



Appendix 1
Site Assessment Proformas

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1. Sites considered in the Deliverable Housing Supply

Site Details			
Site reference: AB76			
Ward: Audley	Site Address: Site off Cross Lane, Audley		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Builders yard	Gross Site Area (Ha): 0.67	
Density Applied:	Developable Area Applied:85%	Developable Area (Ha): 0.57	
Estimated Potential Capacity: 7		Site Gross Capacity: 7	
1wDelivery Period (0-5 years): 7	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: A Green Belt site with planning approval for 7 dwellings (18/00122/FUL) which was granted at appeal. Site status under construction as of 31/03/2023. Site Gross Capacity 17 using the SHELAA methodology but changed to 7 to reflect the planning consent. The site is too small to accommodate employment development of any significance.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Audley Ancient Clay Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: BL7			
Ward: Talke & Butt Lane	Site Address: West Avenue (North West Site), Kidsgrove		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 2.88	
Density Applied: 40	Developable Area Applied:80	Developable Area (Ha): 2.3	
Estimated Potential Capacity: 61		Site Gross Capacity: 66	
Delivery Period (0-5 years): 61	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area, and has planning approval for 66 dwellings (Ref. 20/00501/FUL). Site status complete as of 12/04/2023			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 2	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			

Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:	Flood Zone 3:	
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): Marginally	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <800m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: <1600m

Site Details			
Site reference: BW16			
Ward: Bradwell	Site Address: Talke Road (playing fields), Bradwell		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: NuLBC	Site Use: Playing Field	Gross Site Area (Ha): 2.62	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 2.1	
Estimated Potential Capacity: 85		Site Gross Capacity: 85	
Delivery Period (0-5 years): 85	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and has has outline planning approval for up to 85 dwellings (Ref. 17/00515/DEEM4). Estimated potential capacity reflects the planning approval.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			

Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:	Flood Zone 3:	
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
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: CH12			
Ward: Cross Heath	Site Address: Land between Johnson Avenue and Liverpool Road, Cross Heath		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant property / land	Gross Site Area (Ha): 0.23	
Density Applied: 50	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 8		Site Gross Capacity: 8	
Delivery Period (0-5 years): 8	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and has planning approval for 8 dwellings (Ref. 09/00045/FUL). Estimated potential capacity reflects the planning approval. Holditch Industrial Estate adjoins the northern boundary. As a result of information provided about the site, it is placed within the developable supply.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: CH3			
Ward: Cross Heath	Site Address: Land at Hoon Avenue, Cross Heath		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: SCC	Site Use: Open space	Gross Site Area (Ha): 3.8	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 2.12	
Estimated Potential Capacity: 100		Site Gross Capacity: 100	
Delivery Period (0-5 years): 100	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: No	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for housing development. 20/01078/OUT for up to 100 dwellings approved on appeal 29/02/2024. The site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site is surrounded by residential development. A primary / secondary school and special needs nursery is located in very close proximity to the eastern boundary. The surrounded land usage makes the site unsuitable for employment development. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Amenity Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 1.5800000000000001
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <400m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: CH4			
Ward: Cross Heath	Site Address: Wilmott Drive, Cross Heath, Newcastle-under-Lyme		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Vacant site (demolished housing)	Gross Site Area (Ha): 8.79	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 68		Site Gross Capacity: 276	
Delivery Period (0-5 years): 68	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area and has planning approval for 276 dwellings (Ref. 17/00281/FUL). Site status under construction as of 31/03/2022. Estimated potential capacity is deducted to take into account the remaining number of dwellings to be completed on site. Site status is under construction as majority completed as of June 2024. Developer has provided a likely build out rate. Lymedale Cross Industrial Estate adjoins the northern boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: CT17			
Ward: Holditch & Chesterton	Site Address: Land at High Street / Church Street, Chesterton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Residential and former garages	Gross Site Area (Ha): 4.334	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 3.47	
Estimated Potential Capacity: 13		Site Gross Capacity: 173	
Delivery Period (0-5 years): 13	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
Site has planning approval (Ref. 20/00369/FUL) for demolition of existing buildings and full planning permission for the development of 9 bungalows (C3 Use Class) along with car parking, landscaping and associated amenity space (phase 1); and outline planning permission with all matters reserved except access for (i) 43 dwellings (phase 2a and 2b), (ii) 73 supported living apartments for the over 55's granted 22/05/2020. 8 dwellings (phase 2a) (Ref. 22/00011/FUL) granted 20/07/2022. 35 dwellings (phase 2b) (Ref. 22/00012/REM) granted 11/11/2022. 24/00137/FUL - Detailed (full) planning permission for the erection of 39 dwellings within Use Class C3, formation of open space, hard and soft landscaping, provision of access and associated engineering work at land at Cross Street, Chesterton (phases 3 and 4) has been submitted and is currently pending consideration.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: CT21			
Ward: Holditch & Chesterton	Site Address: Land off Watermills Road, Chesterton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Green space	Gross Site Area (Ha): 1.43	
Density Applied: 40	Developable Area Applied: 85%	Developable Area (Ha): 1.22	
Estimated Potential Capacity: 67		Site Gross Capacity: 67	
Delivery Period (0-5 years): 67	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and has planning approval for 67 dwellings (Ref. 20/00463/FUL). Site status not started as of 31/03/2023. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			

Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:	Flood Zone 3:	
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): Marginally	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: HD18			
Ward: Holditch & Chesterton		Site Address: London Road, Chesterton (Bennett Arms)	
Deliverable: Yes	Developable: No		Greenfield/Brownfield: Brownfield
Land Owner: Private	Site Use: Vacant land		Gross Site Area (Ha): 0.236
Density Applied: 50	Developable Area Applied: 95%		Developable Area (Ha): 0.224
Estimated Potential Capacity: 9		Site Gross Capacity: 9	
Delivery Period (0-5 years): 9	Delivery Period (6-10 years): 0		Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for demolition of a public housing and erection of 7 dwellings (Ref. 09/00155/FUL). The public house was demolished but development ceased. A new outline permission has been granted for for 9 dwellings - 22/00247/OUT. Estimated potential capacity reflects the extant planning approval. The site is in close proximity to Holditch Industrial Estate.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: HD24			
Ward: Holditch & Chesterton	Site Address: Land Between Apedale Road and Palatine Drive		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Woodland / agricultural fields	Gross Site Area (Ha): 16.28	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 330		Site Gross Capacity: 330	
Delivery Period (0-5 years): 120	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 60	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for 330 dwellings (Ref. 21/00655/FUL). Site status not started 31/3/23 (or by June 2024). Estimated potential capacity reflects the planning approval. Build out rate is based on the SHELAA methodology until further information is provided. A Biodiversity Alert Site (Apedale Disused Tip) adjoins part of the western boundary. Flood zones 2 and 3 is confined within parts of the western boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 3.96	FZ3 (% within): 3.1146942900000001		FZ3b (% within): 7.0000000000000007E-2
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: HM3			
Ward: Madeley & Betley	Site Address: Wrinehill Garage, Main Road		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant Land	Gross Site Area (Ha): 0.19	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 9		Site Gross Capacity: 9	
Delivery Period (0-5 years): 9	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: A brownfield site located in the Green Belt with planning approval for 9 dwellings (Ref.17/00968/FUL). Site status under construction as of 31/03/2022 and still under construction as of June 2024. Estimated potential capacity reflects the planning approval. The site is too small to accommodate employment development of any significance.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Strong (GA)	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Betley Ancient Clay Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
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): No	Coal development Low Risk Area (% within): No	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	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: KG15			
Ward: Kidsgrove & Ravenscliffe		Site Address: Former Garages at Gloucester Road, Kidsgrove	
Deliverable: Yes	Developable: No		Greenfield/Brownfield: Brownfield
Land Owner: Part NULBC / Aspire	Site Use: Vacant Land		Gross Site Area (Ha): 0.29
Density Applied:	Developable Area Applied:		Developable Area (Ha):
Estimated Potential Capacity: 8		Site Gross Capacity: 8	
Delivery Period (0-5 years): 8	Delivery Period (6-10 years): 0		Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Kidsgrove urban area, and has planning approval for 8 residential dwellings (Ref. 18/00059/REM & 18/00059/AEA). Site status under construction as of 31/03/2022 and still under construction as of June 2024. Estimated potential capacity reflects the planning approval. The falls within ribbon residential development which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <400m	College: >1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <400m	Train Station: <1600m

Site Details			
Site reference: KL16			
Ward: Keele		Site Address: Pepper Street, Keele	
Deliverable: Yes	Developable: No		Greenfield/Brownfield: Mixed
Land Owner: Private	Site Use: Existing industrial, former land fill and agricultural land		Gross Site Area (Ha): 14.16
Density Applied:	Developable Area Applied:		Developable Area (Ha):
Estimated Potential Capacity: 100		Site Gross Capacity: 100	
Delivery Period (0-5 years): 100	Delivery Period (6-10 years): 0		Delivery Period (11-15 years): 0
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: A Green Belt site with planning approval for 100 dwellings (Ref. 18/00262/REM). A decision for Ref. 22/00094/FUL is currently pending. Site status under construction as of June 2024. Estimated potential capacity reflects the planning approval.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment: Moderate (GA)	GB Parcel Assessment: Yes	Assessed by ARUP: No
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order:	Total TPOs onsite: 1	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: KL28			
Ward: Keele	Site Address: Horwood Hall, Keele University Horwood, ST5 5B		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 7.25	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 406		Site Gross Capacity: 406	
Delivery Period (0-5 years): 168	Delivery Period (6-10 years): 238	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located on Keele University campus. It forms part of SHELAA sites KL29 and KL30, and has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). 1,685 new student bedrooms minus demolition of 732 existing student bedrooms = net increase of 953 student bedrooms = 406 market dwellings equivalent. Site status not started as of 31/03/2022 and still not started as of June 2024. The site falls within Keele Hall Registered Park and Garden and adjoins Keele Hall Conservation Area. Furthermore, the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 9	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 13	Number of Listed Buildings within 500m: 14	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KL29			
Ward: Keele	Site Address: Lindsey Hall, Keele University		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 3.66	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 0		Site Gross Capacity: 0	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located on Keele University campus. It forms part of SHLAA site KL28 and KL30 which has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). See site KL28 for full details of permission. The site partially falls within Keele Hall Registered Park and Garden and Keele Hall Conservation Area. Furthermore, part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Site status not started as of June 2024.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 15	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 1
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: <400m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KL30			
Ward: Keele	Site Address: Barnes Hall, Keele University		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 5.25	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 0		Site Gross Capacity: 0	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located on Keele University campus. It forms part of SHLAA site KL28 and KL29 which has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). See site KL28 for full details of permission. The site falls within Keele Hall Registered Park and Garden. Furthermore, part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Development high risk area on site. Site status not started as of June 2024			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 10	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 10	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: >1600m	College: <400m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS10			
Ward: Knutton	Site Address: Land South of Church Lane, Knutton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Vacant fields	Gross Site Area (Ha): 0.33	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.26	
Estimated Potential Capacity: 6		Site Gross Capacity: 6	
Delivery Period (0-5 years): 6	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is irregular in shape and located within the Newcastle urban area. Decision for planning approval of 6 dwellings is granted on 31/03/2023 (Ref. 22/00621/FUL). Estimated potential capacity calculation is based off of planning approval. The site is predominantly surrounded by residential development, and is in close proximity to a primary school which makes it unsuitable for employment development. Developable area calculation takes the irregular shape of the site into account. The site has access to some services and facilities. Site status not started as of June 2024			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	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: KS16			
Ward: Knutton	Site Address: The Forge, Knutton Lane, Knutton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Demolished public house	Gross Site Area (Ha): 0.68	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 19		Site Gross Capacity: 19	
Delivery Period (0-5 years): 19	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for the demolition of 11 bungalows and the construction of 30 affordable dwellings (Ref. 18/00932/FUL). Site status under construction as of 31/03/2022 and still under construction as of June 2024. Development would result in a net gain of 19 dwellings. Estimated potential capacity reflects this. The site is located in close proximity to a ceramics manufacturing unit. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <800m	College: <800m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW12			
Ward: Loggerheads	Site Address: Tagedale Quarry, Mucklestone Road, Loggerheads		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former quarry	Gross Site Area (Ha): 5.53	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 128		Site Gross Capacity: 128	
Delivery Period (0-5 years): 125	Delivery Period (6-10 years): 3	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Loggerheads settlement, and has planning approval for 128 dwellings (Ref. 20/00201/REM). Under construction 31/3/23. Estimated potential capacity reflects the remaining site capacity at 31/3/23. Site formerly uses as a sand and gravel quarry / landfill. Listed building (milepost) on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
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: LW17			
Ward: Loggerheads	Site Address: Eccleshall Road, Loggerheads		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: NuLBC	Site Use: Vacant fields	Gross Site Area (Ha): 2.33	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 23		Site Gross Capacity: 44	
Delivery Period (0-5 years): 23	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the development boundary of Loggerheads settlement, and has planning approval for 44 bungalows (Ref. 20/00158/REM). Site status under construction as of 31/03/2023. Estimated potential capacity is deducted to take into account the remaining number of dwellings to be completed on site. The site is surrounded by heavily wooded areas which is designated as ancient woodland (Bishops Wood).			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: Yes	RAMSAR Site:	RAMSAR Site within 250m: Yes
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 2	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
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): No	Coal development Low Risk Area (% within): No	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW30			
Ward: Loggerheads	Site Address: Land at Charnes Road, Ashley		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural field	Gross Site Area (Ha): 0.59	
Density Applied: 20	Developable Area Applied: 85%	Developable Area (Ha): 0.5	
Estimated Potential Capacity: 3		Site Gross Capacity: 3	
Delivery Period (0-5 years): 3	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the rural settlement of Ashley, and promoted for housing development. Access via Charnes Road is constrained due to it being single laned, and having no footpaths or street light. The surrounding road network does not lend itself for large scale development, particularly employment. Housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. The site has limited access to a range of services and facilities. Overhead power line on site. Public right of way adjoins a small part of the western boundary. Outline planning permission granted 11th August 2022 (21/01114/OUT) for up to 3 no. serviced plots for self-build and custom housebuilding (all matters reserved except for access). Estimated site capacity reflects the outline planning permission.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	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: LW31			
Ward: Loggerheads	Site Address: Market Drayton Road, Loggerheads		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: NuLBC	Site Use: Agricultural fields / woodland	Gross Site Area (Ha): 3.64	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 56		Site Gross Capacity: 56	
Delivery Period (0-5 years): 56	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the development boundary of Loggerheads settlement, and has planning approval for 56 dwellings (Ref. 21/00365/REM). Site status under construction as of June 2024. Estimated potential capacity reflects the planning approval. Ancient woodland (Bishops Wood) adjoins the southern boundary. Overhead power line and public right of way on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW34			
Ward: Loggerheads	Site Address: Land off Eccleshall Road and Lower Road, Hook Gate, Loggerheads		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.14	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 22		Site Gross Capacity: 22	
Delivery Period (0-5 years): 22	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the development boundary of Loggerheads settlement, and has planning approval for 22 dwellings (Ref. 17/01001/FUL). Site status under construction as of 31/03/2023 (still under construction June 2024). The site falls within a residential area which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
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): No	Coal development Low Risk Area (% within): No	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	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: LW74			
Ward: Maer & Whitmore	Site Address: Land at Baldwin's Gate Farm		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 12.82	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 10.26	
Estimated Potential Capacity: 200		Site Gross Capacity: 200	
Delivery Period (0-5 years): 120	Delivery Period (6-10 years): 80	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Baldwin's Gate settlement. Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) granted on appeal on 12/07/2023. Although development would result in the loss of best and most versatile agricultural land (Grade 2), the appeal proposal demonstrated that a significant amount of land (77 Ha) would remain within Baldwin's Gate that could support dairy farming. Junction improvements are required due to the bend and restricted visibility along the A53. Locally listed building and structure will be retained, and would be visible when travelling from Baldwin's Gate towards the south-west on the A53. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 2 and 3		Landscape Character: Whitmore Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: Yes
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW85			
Ward: Maer & Whitmore	Site Address: Croft Farm, Stone Road (A51), Hill Chorlton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Farm house / agriculture	Gross Site Area (Ha): 0.98	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 11		Site Gross Capacity: 11	
Delivery Period (0-5 years): 11	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is disconnected from the development boundary of Baldwin's Gate, and has planning approval for 11 bungalows (Ref. 18/00507/OUT) granted at appeal (Ref. Ref: APP/P3420/W/19/3225154). Site status under construction as of June 2024. Estimated potential capacity reflects the planning approval. The site sits within ribbon residential development along the A51 which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification:		Landscape Character: Chapel Chorlton Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
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: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD10			
Ward: Madeley & Betley	Site Address: Land at Marley Tiles (1), Keele Works, Madeley Heath		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.9	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 34		Site Gross Capacity: 34	
Delivery Period (0-5 years): 34	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site borders the development boundary of Madeley Heath. Outline planning permission granted for 34 dwellings 24/08/2018 (17/00514/OUT). Reserved Matters application approved 11/02/2022 (21/00593/REM). Conditions have been discharged in relation to both consents. Site status not started as of 31/03/2022 (still not started June 2024). Estimated potential capacity reflects the planning approval. The site is in close proximity to a large industrial site (Marley).			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD31			
Ward: Madeley & Betley	Site Address: Land off New Road, Madeley		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.1	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 27		Site Gross Capacity: 32	
Delivery Period (0-5 years): 27	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site borders the development boundary of Madeley settlement, and has planning approval for 32 residential dwellings (Ref. 19/00036/FUL). Site status under construction 31/3/23. Estimated potential capacity reflects the remaining site capacity. The site falls within a residential area which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 4	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD55			
Ward: Madeley & Betley	Site Address: Hungerford House Farm, Hungerford Lane, Madeley		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 0.52	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years): 5	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: A Green Belt site located outside the development boundary of Madeley settlement, and has planning approval for the change of use from agricultural buildings to 5 residential dwellings (Ref. 21/00995/COUNOT). Site status not started as of 31/03/2023. Estimated potential capacity reflects the planning approval.			
Planning and Sustainability			
Green Belt: Yes	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: More constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <1600m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <1600m	Train Station: >1600m

Site Details			
Site reference: NC75			
Ward: Newchapel & Mow Cop	Site Address: Land to the rear of Harriseahead Methodist Memorial Chrch		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Mixed	
Land Owner: Private	Site Use: Former Public House	Gross Site Area (Ha): 0.26	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years): 5	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the urban area of Kidsgrove (Harriseahead), and has planning approval for the demotion of public house and erection of hairdressers with 2 flats above and 3 new dwellings (Ref. 19/00467/OUT). Site status not started as of 31/03/2022, and still not started as of June 2024. Estimated potential capacity reflects the planning approval. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. Development high risk areas on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	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: RC8			
Ward: Kidsgrove & Ravenscliffe		Site Address: Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	
Deliverable: Yes	Developable: No		Greenfield/Brownfield: Greenfield
Land Owner: Private	Site Use: Woodland		Gross Site Area (Ha): 0.38
Density Applied: 40	Developable Area Applied: 95%		Developable Area (Ha): 0.36
Estimated Potential Capacity: 7		Site Gross Capacity: 7	
Delivery Period (0-5 years): 7	Delivery Period (6-10 years):		Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area, and has a lapsed planning approval for residential development (Ref. 15/00818/FUL). The site was formerly used as a colliery including steel, gas and coke works. The Economic Needs Assessment grades the site as 'poor'. Development high risk area on site. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Poor		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: <800m

Site Details			
Site reference: SB12			
Ward: Westbury Park & Northwood	Site Address: Land adjacent to Clayton Lodge Hotel, Clayton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former hotel / car park	Gross Site Area (Ha): 1.79	
Density Applied: 40	Developable Area Applied: 85%	Developable Area (Ha): 1.52	
Estimated Potential Capacity: 48		Site Gross Capacity: 48	
Delivery Period (0-5 years): 48	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and was formerly used as a hotel and car park. A planning application for 48 dwellings (Ref. 22/00284/FUL) was permitted on 08 Jun 2022, and site under construction as of June 2024. Estimated potential capacity is based on the SHELAA methodology until approval is granted. The site is predominantly surrounded by residential development making it unsuitable for employment development. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: SP24			
Ward: Silverdale	Site Address: Site off Sneyd Terrace, Silverdale		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former care home	Gross Site Area (Ha): 0.33	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 19		Site Gross Capacity: 19	
Delivery Period (0-5 years): 19	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for change of use and refurbishment of the former care home (C2) into 19 apartments (C3) for over 55's independent living (Ref. 18/00714/FUL). Site status under construction as of 31/03/2022 and still under construction as of June 2024. Estimated potential capacity reflects the planning approval. The site falls within Silverdale Conservation Area.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban / Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: SP25			
Ward: Silverdale	Site Address: Church Street, Silverdale		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former public house	Gross Site Area (Ha): 0.04	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years): 5	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for the change of use from public house and first floor apartment into 6 self contained apartments (Ref. 21/00131/FUL). Site status not started as of 31/02/2022. The development would result in a net gain of 5 units. Estimated potential capacity reflects this. The site is too small, and surrounded by residential development which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TB5			
Ward: Thistleberry	Site Address: Keele Road, Newcastle (Hamptons Scrapyard and land to the West)		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Scrapyard / green space	Gross Site Area (Ha): 4.97	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 69		Site Gross Capacity: 133	
Delivery Period (0-5 years): 69	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for 133 dwellings (Ref.19/00623/REM). Site status under construction as of 31/03/2023. Estimated potential capacity reflects the remaining number of dwellings to be completed on site as of 31/03/2023. The site is in very close proximity to Whalley's Quarry. Development high risk area and Tree Preservation Order on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order: Yes	Total TPOs onsite: 4	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban / Grade 3		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <800m	College: <1600m	Town Centre: <1600m
Convenience Store: <800m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC14			
Ward: Town	Site Address: Nelson Place (Jubilee Baths)		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former swimming baths	Gross Site Area (Ha): 0.19	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 208		Site Gross Capacity: 208	
Delivery Period (0-5 years): 208	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
<p>The site is located within the Newcastle urban area and has planning permission for the demolition of former swimming baths and construction of 273 bedroom student accommodation (ref. 17/00252/FUL). The approved scheme is for 165 self contained units and 108 shared/communal units = $165 + (108/2.5) = 165 + 43 =$ equivalent of 208 market dwellings. The site capacity reflects this. Site status under construction 31/03/2023 and the developer has confirmed the projected completion of all units by 31/03/2028. The Economic Needs Assessment grades the site as 'good'. The site falls within an Air Quality Management Area and Newcastle Town Centre Conservation Area. Estimated potential capacity is calculated by applying a ratio to determine the release of accommodation in the housing market. As a result the site is placed within the developable supply. The site has access to a range of services and facilities.</p>			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 21	Number of Listed Buildings within 500m: 53	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 2
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC26			
Ward: Town	Site Address: London Road, Newcastle (former Bristol Street Motors)		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Demolished car dealership	Gross Site Area (Ha): 1.4	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 103		Site Gross Capacity: 499	
Delivery Period (0-5 years): 103	Delivery Period (6-10 years):	Delivery Period (11-15 years):	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for 499 self contained student studio apartments (Ref. 16/01106/FUL). The site also has permission to allow temporary occupancy of the apartments for students and non-students until 31/08/2024 (Ref. 21/01070/FUL). Site status under construction 31/03/2023 with 103 units left to deliver. The estimated potential capacity of the site reflects this. The site partially falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 8	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0.28999999999999998	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <800m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC32			
Ward: Town	Site Address: Newcastle Baptist Church, London Road, Newcastle		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant church	Gross Site Area (Ha): 0.1	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 22		Site Gross Capacity: 22	
Delivery Period (0-5 years): 22	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located in the Newcastle urban area, and has planning approval for the demolition of the former Newcastle Baptist Church, and erection of 22 residential apartments (Ref. 14/00477/FUL). Residential development predominantly surrounds the site making it unsuitable for employment development. The site falls within an Air Quality Management Area (AQMA). Application for the variation of condition 1 of 20/00336/FUL (Demolition of former Newcastle Baptist Church and erection of residential apartment development containing 14 no. 2 bed units and 8 no. 1 bed units, formation of new access and associated car parking) to allow for the enclosure of the open air corridors and subsequent changes to the elevations and car parking was permitted on 03/08/23. Demolition complete but construction not started.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 18	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <800m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC41			
Ward: Town	Site Address: Ashfields Grange, Hall Street, Newcastle		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Residential	Gross Site Area (Ha): 0.92	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 17		Site Gross Capacity: 89	
Delivery Period (0-5 years): 17	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planing approval for 89 supported living apartments (Ref. 19/00614/FUL). Site status complete as of June 2024. The existing 72 flats are to be demolished, resulting in a net gain of 17 units in total. Estimated potential capacity reflects this. Part of the site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site partailly falls within an Air Quality Management Area (AQMA).			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Amenity Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 29	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <400m	College: <800m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC42			
Ward: Town	Site Address: Former Newcastle Library, Ironmarket, Newcastle-under-Lyme		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former public library	Gross Site Area (Ha): 0.13	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 36		Site Gross Capacity: 36	
Delivery Period (0-5 years): 36	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the change of use / part demolition of the former library to 36 apartments (Ref. 21/00903/FUL). Site status under construction as of 31/03/2023. Estimated potential capacity reflects the number of units yet to be delivered on site as at 31/03/2023. The site falls within the Newcastle Town Centre Conservation Area, and an Air Quality Management Area (AQMA).			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 37	Number of Listed Buildings within 500m: 54	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC43			
Ward: Town	Site Address: Morston House, Midway, Newcastle-under-Lyme		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former offices	Gross Site Area (Ha): 0.18	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 126		Site Gross Capacity: 126	
Delivery Period (0-5 years): 126	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
<p>SHELAA Comment:</p> <p>The site is located within the Newcastle urban area (Newcastle Town Centre), and has two planning approvals for residential development. This includes the following: (1) change of use from offices to 84 residential units (Ref. 20/00264/COUNOT) and, (2) Conversion of lower / upper ground floors to 31 self contained studio flats for students (Ref. 20/00282/FUL). Site status under construction as of 31/03/2022 but stalled. Change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping.</p> <p>- 24/00202/FUL – pending consideration. The site falls within the Newcastle Town Centre Conservation Area, and an Air Quality Management Area (AQMA). The site has access to a range of services and facilities.</p>			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 26	Number of Listed Buildings within 500m: 39	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <800m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC44			
Ward: Town	Site Address: Garden Street, Newcastle		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Former manufacturing facility	Gross Site Area (Ha): 0.11	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 7		Site Gross Capacity: 7	
Delivery Period (0-5 years): 7	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for the demolition of a window manufacturing facility and construction of 7 dwellings (Ref. 21/00594/FUL). Site status under construction as of June 2024 . Estimated potential capacity reflects the planning approval. The site is in very close proximity to the Newcastle Town Centre Conservation Area			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 8	Number of Listed Buildings within 500m: 49	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 2
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: WL2			
Ward: Westlands	Site Address: Clayton Rd (Near Orchard House), Newcastle		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Mixed	
Land Owner: Private	Site Use: Care home	Gross Site Area (Ha): 0.82	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 42		Site Gross Capacity: 42	
Delivery Period (0-5 years): 42	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and has planning approval for 75 residential apartments with care for persons aged 55 and over (Ref. 18/00693/FUL). Site status under construction as of 31/03/2022 and still under construction as of June 2024. A ratio is applied to determine the release of accommodation into the housing market, on this basis, 75 units with care = 42 market units. The site capacity reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. Flood zones 2 and 3 are confined within the eastern boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 6.29	FZ3 (% within): 5.8049656900000004		FZ3b (% within): 5.3799999999999999
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <800m	Open Space: >400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: WL9			
Ward: Westlands	Site Address: Ash Way, Seabridge (Seabridge Centre)		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: SCC	Site Use: Community Education Centre	Gross Site Area (Ha): 1.94	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 55		Site Gross Capacity: 55	
Delivery Period (0-5 years): 55	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment:	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for housing development. The site has planning approval for circa 55 dwellings (Ref. 19/00515/OUT) which was granted at appeal. Site status not started 31/03/2023. Estimated potential capacity reflects the planning approval. Historically, the site was used as a community education centre. The site has limited access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	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: WS10			
Ward: Wolstanton	Site Address: Site at Keeling Road, Wolstanton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 0.03	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 16		Site Gross Capacity: 16	
Delivery Period (0-5 years): 16	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and consists of two land parcels. The site has planning approval for student accommodation comprising of 16 units with communal areas (Ref. 19/00137/OUT). Site status not started as of 31/03/2022 and still not started as of June 2024. Estimated potential capacity is calculated by applying a ratio to determine the release of accommodation in the housing market. The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: WS9			
Ward: Wolstanton	Site Address: Land off Canary Grove / Lamphouse Way, Wolstanton		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Green space	Gross Site Area (Ha): 1.45	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 43		Site Gross Capacity: 43	
Delivery Period (0-5 years): 43	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for housing development. The site has planning approval for 43 dwellings (22/00796/FUL) . Examples of conditions being discharged. Estimated potential capacity reflects the planning approval. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. Part of the site was formerly a National Coal Board tip. Public right of way adjoins the northern, and part of the western boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: >400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <800m	Train Station: >1600m

2. Sites considered in the Developable Housing Supply

Site Details			
Site reference: BL24			
Ward: Talke & Butt Lane	Site Address: Land adjacent 31 Banbury Street, Talke		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant Land	Gross Site Area (Ha): 0.27	
Density Applied: 40	Developable Area Applied: 95%	Developable Area (Ha): 0.26	
Estimated Potential Capacity: 10		Site Gross Capacity: 10	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area. A previously promoted site with a lapsed planning approval for 13 dwellings (Ref.14/00027/FUL). Recent information provided indicates the land owner still wants to develop the site. Availability assessment reflects this. The site is predominantly surrounded by residential development and a retail unit which makes it unsuitable for employment development. The site has access to some services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
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: BL32			
Ward: Talke & Butt Lane	Site Address: Land between Congleton Road and Knowles View, Butt Lane		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Green space	Gross Site Area (Ha): 0.85	
Density Applied: 40	Developable Area Applied: 85%	Developable Area (Ha): 0.72	
Estimated Potential Capacity: 20		Site Gross Capacity: 20	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 20	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area, and promoted for multiple uses including including housing, employment, retail, community / sports / entertainment facilities, education, health, tourist accommodation, and renewable energy. The Economic Needs Assessment grades the site as 'average'. Furthermore, the site is predominantly surrounded by residential development and a neighbouring primary school (playing field) which makes it unsuitable for employment development. Access appears to be possible from the adjoining new housing development site to the north via Knowles View. Public right of way runs along the western boundary. Development high risk area on site. The site has access to some services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Marginally
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
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: BL34			
Ward: Talke & Butt Lane	Site Address: The Mill, Congleton Road, Butt Lane		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former offices	Gross Site Area (Ha): 0.09	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 15		Site Gross Capacity: 15	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 15	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area. Planning consent granted for the change of use from offices to 15 apartments (Ref. 18/00430/COUNOT). Planning consent refused for change of use from offices to a nursery on 13/04/2020 (Ref. 20/00081/COUNOT). Permission for apartments expired 02/08/2021. Site status not started as of 31/03/2022. Estimated potential capacity reflects the planning approval. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
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: BL8			
Ward: Talke & Butt Lane	Site Address: Land adjacent roundabout at West Avenue, Kidsgrove		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 1.42	
Density Applied: 40	Developable Area Applied: 85%	Developable Area (Ha): 1.21	
Estimated Potential Capacity: 40		Site Gross Capacity: 40	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 40	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area. The site is promoted for housing development, and has a lapsed planning approval for 44 dwellings (Ref.15/00368/OUT). Planning approval for 63 dwellings refused (Ref. 18/00239/FUL). Estimated potential capacity calculation is based on the SHELAA methodology. Development high risk area occupies a very small proportion of the site. Site has access to some services and facilities. No current permission as of June 2024.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <800m	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: HD24			
Ward: Holditch & Chesterton	Site Address: Land Between Apedale Road and Palatine Drive		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Woodland / agricultural fields	Gross Site Area (Ha): 16.28	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 330		Site Gross Capacity: 330	
Delivery Period (0-5 years): 120	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 60	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has planning approval for 330 dwellings (Ref. 21/00655/FUL). Site status not started 31/3/23 (or by June 2024). Estimated potential capacity reflects the planning approval. Build out rate is based on the SHELAA methodology until further information is provided. A Biodiversity Alert Site (Apedale Disused Tip) adjoins part of the western boundary. Flood zones 2 and 3 is confined within parts of the western boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 3.96	FZ3 (% within): 3.1146942900000001	FZ3b (% within): 7.0000000000000007E-2	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: HM65			
Ward: Audley	Site Address: Land opposite Heathcote Road Junction, High Street, Audley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former retail / post office	Gross Site Area (Ha): 0.28	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 0.24	
Estimated Potential Capacity: 8		Site Gross Capacity: 8	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 8	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the development boundary of Halmer End settlement, and has planning approval for 8 dwellings (Ref. 20/00388/OUT). Site status not started as of 31/01/2022 and permission has expired as of 25/09/2023. The site falls within a residential area which makes it unsuitable for employment development. Estimated potential capacity reflects the planning approval. Public right of way on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: Yes
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: Apedale Coalfield Farmland	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <800m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: HM9			
Ward: Audley	Site Address: Minnie Close, Halmerend (Working Mens Club)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former social club	Gross Site Area (Ha): 0.23	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 7		Site Gross Capacity: 7	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 7	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the development boundary of Halmer End settlement, and has planning approval for 7 dwellings (Ref. 19/00117/FUL). Estimated potential capacity reflects the planning approval. Site status not started as of 31/03/2022 and permission has since expired 15/04/2022. The site falls within a residential area making it unsuitable for employment development. Public right of way adjoins the eastern and southern boundary.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Apedale Coalfield Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <400m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KG6			
Ward: Kidsgrove & Ravenscliffe		Site Address: Site at William Road, Kidsgrove	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: Private	Site Use: Vacant site		Gross Site Area (Ha): 0.18
Density Applied: 40	Developable Area Applied: 95%		Developable Area (Ha): 0.17
Estimated Potential Capacity: 6		Site Gross Capacity: 6	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 6		Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area. An application for 10 town houses had been submitted but has now been withdrawn (Ref. 22/00296/FUL). The site is surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <800m	College: >1600m	Town Centre: <800m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: <800m

Site Details			
Site reference: KL13			
Ward: Keele	Site Address: Keele Science Park Phase 3, University of Keele		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 26.13	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 11.21	
Estimated Potential Capacity: 220		Site Gross Capacity: 220	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 70	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT & 20/00162/REM). Site promotion includes provision of approximately 220 units of student residential accommodation in addition to employment use. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good'. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosemary Hill Wood) partially adjoin the eastern boundary. Site of Biological Importance (Springpool Wood) partially adjoins the western boundary. Keele Hall Registered Park and Garden also adjoins the western boundary. The site has limited access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 3	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmland	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 9	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
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: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: KL28			
Ward: Keele	Site Address: Horwood Hall, Keele University Horwood, ST5 5B		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 7.25	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 406		Site Gross Capacity: 406	
Delivery Period (0-5 years): 168	Delivery Period (6-10 years): 238	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located on Keele University campus. It forms part of SHELAA sites KL29 and KL30, and has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). 1,685 new student bedrooms minus demolition of 732 existing student bedrooms = net increase of 953 student bedrooms = 406 market dwellings equivalent. Site status not started as of 31/03/2022 and still not started as of June 2024. The site falls within Keele Hall Registered Park and Garden and adjoins Keele Hall Conservation Area. Furthermore, the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 9	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 13	Number of Listed Buildings within 500m: 14	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <1600m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KL29			
Ward: Keele	Site Address: Lindsey Hall, Keele University		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 3.66	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 0		Site Gross Capacity: 0	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located on Keele University campus. It forms part of SHLAA site KL28 and KL30 which has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). See site KL28 for full details of permission. The site partially falls within Keele Hall Registered Park and Garden and Keele Hall Conservation Area. Furthermore, part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Site status not started as of June 2024.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 15	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area: Yes	Conservation Area within 150m: 1
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: >1600m
Primary School: <1600m	Secondary School: >1600m	College: <400m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KL30			
Ward: Keele	Site Address: Barnes Hall, Keele University		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Student accommodation	Gross Site Area (Ha): 5.25	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 0		Site Gross Capacity: 0	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located on Keele University campus. It forms part of SHLAA site KL28 and KL29 which has planning approval for the demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms and social hub at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls (Ref. 18/00698/FUL). See site KL28 for full details of permission. The site falls within Keele Hall Registered Park and Garden. Furthermore, part of the site is identified as high quality / high value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Development high risk area on site. Site status not started as of June 2024			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 10	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 10	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: Yes		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <1600m	Secondary School: >1600m	College: <400m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS11			
Ward: Knutton	Site Address: Knutton Community Centre, High Street, Knutton		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Community centre	Gross Site Area (Ha): 0.58	
Density Applied: 50	Developable Area Applied: 85%	Developable Area (Ha): 0.49	
Estimated Potential Capacity: 9		Site Gross Capacity: 9	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 9	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site has planning approval for the demolition of the community centre (Ref. 20/01087/DEEM3). The site is surrounded by residential development which makes it unsuitable for employment development. Part of the site is identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. The site has access to a range of services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Amenity Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS17			
Ward: Knutton	Site Address: Former Knutton Recreation Centre, Knutton Lane		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Former recreation centre	Gross Site Area (Ha): 2.33	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 1.86	
Estimated Potential Capacity: 55		Site Gross Capacity: 55	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 55	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located in the Newcastle urban area, and has previously been subject to a masterplan exercise proposing 75 dwellings. Future intentions for the site are still being considered. The site has planning approval for the demolition of the former recreational centre (Ref. 16/00804/DEM) which is now complete. Part of the site is identified as Amenity Greenspace and Provision for Children and Teenagers in the Open Space Strategy 2022. Part of the eastern boundary adjoins Newcastle Enterprise Centre. The site has access to some services and facilities. Public right of way on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy: Dispose		Open Space Strategy: Multiple typologies (2 in total)	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS18			
Ward: Knutton	Site Address: Land North of Lower Milehouse Lane, Knutton		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Car park	Gross Site Area (Ha): 0.12	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.11	
Estimated Potential Capacity: 10		Site Gross Capacity: 10	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and is currently being considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. The site is too small to accommodate employment development of any significance. The site has access to a range of services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <400m	Secondary School: <1600m	College: <800m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS19			
Ward: Knutton		Site Address: Knutton Lane, Knutton	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: Aspire	Site Use: Garages		Gross Site Area (Ha): 0.08
Density Applied: 50	Developable Area Applied: 95%		Developable Area (Ha): 0.076
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 5		Delivery Period (11-15 years):
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: This site comprises of 14 garages, 6 of these are currently void. The site has 2 large houses behind that potentially severely restrict the developable area and 2 substantial 'boulevard' trees. Housing management are in support of developing the site and it would compliment the redevelopment of Stanton Close that is currently on site just up the road. The Call for Sites submitted is for 5 dwellings (2 x 2bed semi detached houses and 3 x 2bed terraced houses).			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification:		Landscape Character:	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Superficial Sand and Gravel		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <800m	College: <400m	Town Centre: <1600m
Convenience Store: <800m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: KS3			
Ward: Knutton	Site Address: Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: SCC	Site Use: Playing fields	Gross Site Area (Ha): 3.76	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 3.01	
Estimated Potential Capacity: 150		Site Gross Capacity: 150	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and has previously been considered as part of a masterplan exercise for Knutton. Estimated potential capacity reflects the number of dwellings proposed. Site is identified as a football pitch in the Playing Pitch Strategy 2020 with the recommendation to be protected and enhanced. The land owner is promoting the site for housing development, and has declared the pitch surplus to requirements. Suitability assessment for housing reflects this. The site is predominantly surrounded by residential development which makes it unsuitable for employment. The site has access to some services and facilities. Public right of way adjoins the western boundary. Development high risk area and overhead power line on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4 / Urban		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: <1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: LW12			
Ward: Loggerheads	Site Address: Tagedale Quarry, Mucklestone Road, Loggerheads		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former quarry	Gross Site Area (Ha): 5.53	
Density Applied:	Developable Area Applied:	Developable Area (Ha):	
Estimated Potential Capacity: 128		Site Gross Capacity: 128	
Delivery Period (0-5 years): 125	Delivery Period (6-10 years): 3	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Loggerheads settlement, and has planning approval for 128 dwellings (Ref. 20/00201/REM). Under construction 31/3/23. Estimated potential capacity reflects the remaining site capacity at 31/3/23. Site formerly uses as a sand and gravel quarry / landfill. Listed building (milepost) on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
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: LW53			
Ward: Loggerheads	Site Address: Land at corner of Mucklestone Wood Lane & Rock Lane, Loggerheads		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 8.35	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 6.68	
Estimated Potential Capacity: 130		Site Gross Capacity: 130	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 130	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Loggerheads settlement, and promoted for housing development and open space. Mucklestone Wood Lane has no public footpaths on the boundary side of the site. Further along Mucklestone Wood Lane to the east an appeal site for a single dwellings (Ref. 17/00450/FUL) was dismissed 22/05/2018 due to foreseen harm to the character and appearance to the rural area, and conflicts with Core Strategy Policy CSP1 and R12 of the NUL & SOT Urban Design Guidance (Ref. APP/P3420/W/17/3191086). Furthermore, housing development on site would not be compliant with Policy LNPG1 of the Loggerheads Neighbourhood Development Plan. Suitability assessment reflects this. The site has limited access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 2	Number of Listed Buildings within 500m: 3	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
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: <800m	Supermarket: <1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: LW74			
Ward: Maer & Whitmore	Site Address: Land at Baldwin's Gate Farm		
Deliverable: Yes	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 12.82	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 10.26	
Estimated Potential Capacity: 200		Site Gross Capacity: 200	
Delivery Period (0-5 years): 120	Delivery Period (6-10 years): 80	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? Yes	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Baldwin's Gate settlement. Planning approval for up to 200 dwellings (Ref. 21/01041/OUT) granted on appeal on 12/07/2023. Although development would result in the loss of best and most versatile agricultural land (Grade 2), the appeal proposal demonstrated that a significant amount of land (77 Ha) would remain within Baldwin's Gate that could support dairy farming. Junction improvements are required due to the bend and restricted visibility along the A53. Locally listed building and structure will be retained, and would be visible when travelling from Baldwin's Gate towards the south-west on the A53. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 2 and 3		Landscape Character: Whitmore Ancient Redland Farmlands	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: Yes
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: LW87			
Ward: Loggerheads	Site Address: Former Petrol Station, Eccleshall Road, Loggerheads		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former petrol station	Gross Site Area (Ha): 0.19	
Density Applied: 20	Developable Area Applied: 95%	Developable Area (Ha): 0.18	
Estimated Potential Capacity: 12		Site Gross Capacity: 12	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 12	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes		
SHELAA Comment:			
The site is located within the development boundary of Loggerheads settlement. Decision is pending on planning permission for the redevelopment of the former petrol station to form 12 apartments for over 55's (Ref. 21/00677/FUL). Estimated potential capacity is based on the SHELAA methodology until permission is granted. The site has access to some services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Loggerheads Sandstone Hills & Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 1000 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): No
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: >1600m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: >1600m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD32			
Ward: Madeley & Betley	Site Address: Land Adjacent to Rowley House, Moss Lane		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 1.64	
Density Applied: 30	Developable Area Applied: 85%	Developable Area (Ha): 1.39	
Estimated Potential Capacity: 42		Site Gross Capacity: 42	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 42	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site borders the development boundary of Madelery settlement, and promoted for housing development. Planning approval for up to 42 dwellings (Ref. 13/00990/OUT) but has now lapsed. An application for 38 dwellings was recently withdrawn (Ref. 20/00143/FUL). Estimated potential capacity is based on the SHELAA methodology. The site is predominantly surrounded by residential development making it unsuitable for employment development. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 4	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 4	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: MD40			
Ward: Madeley & Betley	Site Address: Land adjacent to Fern Dene, Madeley		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Garden	Gross Site Area (Ha): 0.24	
Density Applied: 30	Developable Area Applied: 95%	Developable Area (Ha): 0.15	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 5	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: Site is located within the development boundary of Madeley settlement, and promoted for housing development. Mature trees on site. Estimated potentially capacity reflects this. Sewage works to the north could raise amenity concerns (odour). The site is small, and predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded: Yes	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1:1000	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <800m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: <400m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: SP2			
Ward: Silverdale	Site Address: Site at Cheddar Drive, Silverdale		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Green space	Gross Site Area (Ha): 0.26	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.25	
Estimated Potential Capacity: 8		Site Gross Capacity: 8	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 8	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for housing development. Site promoter proposes 12 affordable units. Estimated potential capacity reflects this. The site has a lapsed planning approval for 4 dwellings (Ref. 14/00886/OUT). The site is small, and predominately surrounded by residential development which makes it unsuitable for employment development. The site has limited access to a range of services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 1	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
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): Yes	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	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: SP22			
Ward: Silverdale	Site Address: Site at St Luke's Close, Silverdale		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Open space	Gross Site Area (Ha): 0.7	
Density Applied: 50	Developable Area Applied: 85%	Developable Area (Ha): 0.6	
Estimated Potential Capacity: 36		Site Gross Capacity: 36	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 36	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for housing development. The site promoter proposes 51 units. There are 15 existing units on site which would be demolished, resulting in a net gain of 36 units. Estimated potential capacity reflects this. The site is surrounded by residential development which makes the site unsuitable for employment development. The site is in close proximity to Silverdale Conservation Area. The site has access to some services and facilities. Site capacity (29) minus units on site to be demolished (15) = site capacity of 14 dwellings.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 1	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: >1600m	College: <1600m	Town Centre: >1600m
Convenience Store: <1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TB23			
Ward: Thistleberry	Site Address: Land West of Galingale View, Thistleberry		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agricultural	Gross Site Area (Ha): 4.37	
Density Applied: 40	Developable Area Applied: 80%	Developable Area (Ha): 3.1	
Estimated Potential Capacity: 124		Site Gross Capacity: 124	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 124	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and promoted for housing development and open space. A small part of the site within the eastern boundary is identified as high quality / low value Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Flood zones 2 and 3 are confined to a very small area within the north-western boundary. Developable area calculation takes this into account. Whalley's Quarry is located in very close proximity to the western boundary which could raise amenity concerns. The site has access to some services and facilities. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 2	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2: Yes		Flood Zone 3: Yes
FZ2 (% within): 1.7	FZ3 (% within): 1.4726570446735401		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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: <800m	Supermarket: <1600m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TB6			
Ward: Thistleberry	Site Address: Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Former pub site, vacant land	Gross Site Area (Ha): 0.34	
Density Applied: 40	Developable Area Applied: 95%	Developable Area (Ha): 0.32	
Estimated Potential Capacity: 13		Site Gross Capacity: 13	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 13	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area. The site is predominantly surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities. Call for sites submitted 07/11/2022 for 10 dwellings.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
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: <400m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC19			
Ward: Town	Site Address: West Street, Newcastle (Hassell Street Car Park)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Car park	Gross Site Area (Ha): 0.1	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.1	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 5	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and is in active use as a car park which appears to serve the surrounding residential properties. Availability assessment reflects this. The site is small, and surrounded by residential development which makes it unsuitable for employment development. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 12	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 2

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
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): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC20			
Ward: Town	Site Address: King Street Car Park, Newcastle		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Car park	Gross Site Area (Ha): 0.34	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.33	
Estimated Potential Capacity: 10		Site Gross Capacity: 10	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and is in active use as a car park. Availability assessment reflects this. The site is surrounded by residential, retail and commercial development. Brampton Conservation Area is located in very close proximity to the site. Former landfill on site. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 11	Number of Listed Buildings within 500m: 29	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 3
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? Yes		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <800m	Secondary School: <1600m	College: <1600m	Town Centre: <1600m
Convenience Store: >1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC22			
Ward: Town	Site Address: Marsh Parade, Newcastle (former Zanzibar night club)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Former nightclub / car park	Gross Site Area (Ha): 0.35	
Density Applied: 180	Developable Area Applied: 95%	Developable Area (Ha): 0.33	
Estimated Potential Capacity: 70		Site Gross Capacity: 70	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 70	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site is promoted for 70 apartments. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average'. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 14	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 3

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 0	FZ3 (% within): 0		FZ3b (% within): 0
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC40			
Ward: Town	Site Address: Car Park, Blackfriars Road, Newcastle		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Vacant car park	Gross Site Area (Ha): 0.2	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.19	
Estimated Potential Capacity: 10		Site Gross Capacity: 10	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area, and is currently in use as an informal / overspill car park. Information provided indicates the site is up for sale. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 34	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
FZ2 (% within): 6.4900000000000002	FZ3 (% within): 1.1478423600000001		FZ3b (% within): 4.0000000000000001E-2
Surrounding uses raise amenity concerns? No		Air Quality Management Area: No	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC45			
Ward: Town	Site Address: York Place, Newcastle Town Centre		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Retail	Gross Site Area (Ha): 0.3	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.29	
Estimated Potential Capacity: 15		Site Gross Capacity: 15	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 15	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes		
SHELAA Comment:			
The site is located within the Newcastle urban area (Newcastle town centre) and is being considered as part of a masterplan exercise for retail and employment (office) development. The site falls within the Newcastle Town Centre Conservation Area, and is surrounded by listed buildings and locally important building and structures. The site also falls within an Air Quality Management Area, and has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 29	Number of Listed Buildings within 500m: 50	Local Listing: No

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

Site Details			
Site reference: TC50			
Ward: Town	Site Address: Cherry Orchard Car Park		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NULBC	Site Use: Car Park	Gross Site Area (Ha): 0.068	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.065	
Estimated Potential Capacity: 5		Site Gross Capacity: 5	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 5	Delivery Period (11-15 years):	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: This site is located within Newcastle Urban Area and is in active use as a car park for visitors of the town centre, due to its close proximity to Ironmarket. It is within close proximity of a range of services and facilities including a GP, supermarket, bus stops and the town centre.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - Urban Area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 25	Number of Listed Buildings within 500m: 48	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 2

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC52			
Ward: Town		Site Address: Goose Street Car Park	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: NULBC	Site Use: Car Park		Gross Site Area (Ha): 0.35
Density Applied: 50	Developable Area Applied: 95%		Developable Area (Ha): 0.33
Estimated Potential Capacity: 25		Site Gross Capacity: 25	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 25		Delivery Period (11-15 years):
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Unsuitable	
Availability: Likely to become available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: This site is located within Newcastle Urban Area and is in active use as a car park. It has access to a range of services and facilities including GP, Primary School, Post office and bus stops. Site initially promoted for 25 apartments.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - Urban Area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 6	Number of Listed Buildings within 500m: 36	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC7			
Ward: Town	Site Address: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Former offices and car park	Gross Site Area (Ha): 1.92	
Density Applied: 50	Developable Area Applied: 85%	Developable Area (Ha): 1.63	
Estimated Potential Capacity: 75		Site Gross Capacity: 75	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 75	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (Ref. 21/00908/DEM). Site status complete as of 31/03/2022. The site has previously been subject to a masterplan exercise, and its future uses are currently under consideration. The Economic Needs Assessment grades the site as 'good'. Part of the site falls within the Newcastle Town Centre Conservation Area. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. The site promoter proposes 75 units.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 33	Number of Listed Buildings within 500m: 51	Local Listing: No

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

Site Details			
Site reference: TC71			
Ward: Town	Site Address: Midway Car Park		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NULBC	Site Use: Car Park	Gross Site Area (Ha): 0.326	
Density Applied: 180	Developable Area Applied: 95%	Developable Area (Ha): 0.31	
Estimated Potential Capacity: 100		Site Gross Capacity: 100	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 100	Delivery Period (11-15 years):	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Potentially suitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: This site is currently in use as a car park. The site sits within Newcastle Town Centre boundary and is therefore close to a number of services and facilities. Site promoted for apartments.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification:		Landscape Character:	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 29	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	

Physical Environment			
Surface Water Flood Risk:	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area:		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <400m
Primary School: <400m	Secondary School: <800m	College: <1600m	Town Centre: <400m
Convenience Store: <1600m	Supermarket: <400m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TK6			
Ward: Talke & Butt Lane	Site Address: Site at Coalpit Hill, Talke		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: SCC	Site Use: Former school playing field	Gross Site Area (Ha): 0.46	
Density Applied: 40	Developable Area Applied: 95%	Developable Area (Ha): 0.37	
Estimated Potential Capacity: 10		Site Gross Capacity: 10	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 10	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area, and promoted for housing development. Development high risk areas on site. The site has limited access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 3	Number of Listed Buildings within 500m: 4	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			

Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:	Flood Zone 3:	
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): Yes	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <1600m	Hospital: >1600m	Open Space: <400m	Post Office: <1600m
Primary School: <800m	Secondary School: <1600m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <400m	Train Station: <1600m

3. Suitable Employment Sites

Site Details			
Site reference: BL34			
Ward: Talke & Butt Lane		Site Address: The Mill, Congleton Road, Butt Lane	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Brownfield
Land Owner: Private	Site Use: Former offices		Gross Site Area (Ha): 0.09
Density Applied:	Developable Area Applied:		Developable Area (Ha):
Estimated Potential Capacity: 15		Site Gross Capacity: 15	
Delivery Period (0-5 years):	Delivery Period (6-10 years): 15		Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Kidsgrove urban area. Planning consent granted for the change of use from offices to 15 apartments (Ref. 18/00430/COUNOT). Planning consent refused for change of use from offices to a nursery on 13/04/2020 (Ref. 20/00081/COUNOT). Permission for apartments expired 02/08/2021. Site status not started as of 31/03/2022. Estimated potential capacity reflects the planning approval. Development high risk area on site.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 2	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: >1600m	Open Space: <400m	Post Office: <400m
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: BW1			
Ward: Bradwell	Site Address: Chatterley Valley, Lowlands Road, Bradwell		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Green space	Gross Site Area (Ha): 6.4	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 5.2	
Estimated Potential Capacity: 260		Site Gross Capacity: 260	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is located within the Newcastle urban area. The site forms part of Ravendale Industrial Estate. The site had planning approval for employment use (Ref. 07/00995/EXTN) but has now expired. Neighbouring SHELAA site reference BW19 to the south currently has planning approval for employment use. The Economic Needs Assessment grades the site as 'good'. Development high risk areas and mineshafts on site. Bus services do not appear to operate along Peacock Hay Road. The site has poor access to a range of services and facilities. Site understood to have recently been subject to pre app discussions.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: None Agricultural		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
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: >1600m	Train Station: >1600m

Site Details			
Site reference: BW19			
Ward: Bradwell	Site Address: Chatterley Valley, Chatterley Sidings		
Deliverable: Yes	Developable: No	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Agriculture	Gross Site Area (Ha): 43.32	
Density Applied: 50	Developable Area Applied: 80	Developable Area (Ha): 26.49	
Estimated Potential Capacity: 1325		Site Gross Capacity: 1325	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes		
SHELAA Comment:			
<p>The site is located within the Newcastle urban area. The site has outline planning approval (Ref. 18/00736/OUT) for employment development - B1(b), B1(c), B2 and B8 (previous Use Class Order). Variation of condition application approved 16/01/2020 (19/00846/OUT). Reserved Matters applications to be submitted by 16/01/2030 (10 year permission). Conditions being discharged. Site status: site works under construction as of June 2024 (however, the buildings themselves cannot be commenced until the Reserved Matters have been submitted and approved). Ravensdale Industrial Estate adjoins the northern boundary. The Economic Needs Assessment grades the site as 'average'. A Site of Biological Importance (Bradwell Pit) is identified on site to the south-east (approx. 10.21ha). Developable area calculation takes this into account. Development high risk areas on site. Site has poor access to a range of services and facilities.</p>			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance: Yes	Number of SBIs within 150m: 3	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: None Agricultural		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Yes		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: Yes		Rural Site outside development boundary: No
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: <1600m	Train Station: >1600m

Site Details			
Site reference: CT10			
Ward: Holditch & Chesterton	Site Address: Parkhouse Road West, Chesterton		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: NuLBC	Site Use: Open space	Gross Site Area (Ha): 4.16	
Density Applied: 50	Developable Area Applied: 80%	Developable Area (Ha): 2	
Estimated Potential Capacity: 100		Site Gross Capacity: 100	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years):	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Potentially suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and identified as low quality / low value Amenity Greenspace in the Open Space Strategy 2022. Parkhouse Industrial Estate (West) adjoins the eastern boundary of the site. The Economic Needs Assessment grades the site 'poor', but recognises the site falls within an established location for employment. Furthermore, the assessment also considers the site appropriate for housing development. The land owner has confirmed the site is promoted for employment development only. As a result, the site is taken out of the deliverable and developable supply for housing. Site was used as a former marl pit. Development high risk area on site. Areas of mature trees are excluded from the developable area calculation. The site has access to some services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Amenity Greenspace	
Economic Needs Assessment: Poor		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: None Agricultural		Landscape Character: None - urban area	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:		Flood Zone 3:
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): Marginally		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
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: CT20			
Ward: Holditch & Chesterton		Site Address: Rowhurst Close, Chesterton	
Deliverable: No	Developable: Yes		Greenfield/Brownfield: Greenfield
Land Owner: Part NuLBC / unknown	Site Use: Vacant land		Gross Site Area (Ha): 8.88
Density Applied: 50	Developable Area Applied: 80%		Developable Area (Ha): 7.11
Estimated Potential Capacity: 355		Site Gross Capacity: 355	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0		Delivery Period (11-15 years): 0
Call for Site: No			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes		Viable: Yes
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and adjoins Rowhurst Close Industrial Estate. Developable area calculation takes into account the remaining land available for development. The site is surrounded by employment development which makes it unsuitable for housing development. The Economic Needs Assessment grades the site as 'average'. Development high risk areas, mineshafts and former landfills on site. The site has some access to services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 4		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 1	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	Hospital: >1600m	Open Space: <400m	Post Office: <800m
Primary School: <1600m	Secondary School: <800m	College: >1600m	Town Centre: >1600m
Convenience Store: >1600m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: KL13			
Ward: Keele	Site Address: Keele Science Park Phase 3, University of Keele		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Greenfield	
Land Owner: Private	Site Use: Vacant land	Gross Site Area (Ha): 26.13	
Density Applied: 20	Developable Area Applied: 80%	Developable Area (Ha): 11.21	
Estimated Potential Capacity: 224		Site Gross Capacity: 224	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 150	Delivery Period (11-15 years): 74	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site has planning approval for mixed use development for employment and academic purposes with some student residence (Ref. 17/00934/OUT & 20/00162/REM). Site promotion includes provision of approximately 220 units of student residential accommodation in addition to employment use. Developable area calculation excludes existing developments on site (e.g. Hotel and Autism Centre). The Economic Needs Assessment grades the site as 'good'. The site is part of a master planning exercise for the Keele University Growth Corridor. Two Biodiversity Alert Sites (Barker's Wood and Rosemary Hill Wood) partially adjoin the eastern boundary. Site of Biological Importance (Springpool Wood) partially adjoins the western boundary. Keele Hall Registered Park and Garden also adjoins the western boundary. The site has limited access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 1	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 3	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Keele Ancient Redland Farmland	
Heritage			

Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 9	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: Yes	
Physical Environment			
Surface Water Flood Risk: 1 in 30 years	Flood Zone 2:		Flood Zone 3:
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): Marginally	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Within 250m		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: Yes
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: <800m	Supermarket: >1600m	Bus Stop: <800m	Train Station: >1600m

Site Details			
Site reference: LW86			
Ward: Maer & Whitmore	Site Address: Land to the rear of Slaters Village, Baldwin's Gate		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Mixed	
Land Owner: Private	Site Use: Car park and green space	Gross Site Area (Ha): 2.11	
Density Applied: 20	Developable Area Applied: 85%	Developable Area (Ha): 1.79	
Estimated Potential Capacity: 36		Site Gross Capacity: 36	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 36	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Potentially suitable		Suitable for employment: Potentially suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
<p>The site is disconnected from the development boundary of Baldwin's Gate settlement. Promoted for housing, offices, warehousing and other commercial uses (retail, health, and food and drink) in the 2021 Call for Sites. The site adjoins an existing shopping / craft village along with a wedding venue (Hotel & Inn). The site could provide an extension to the existing commercial uses. Employment suitability assessment reflects this. Housing development on site would not be compliant with Policy HG1 of the Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood Development Plan. The site is in very close proximity to Maer Conservation Area. The site appears landlocked, but the site promoter has confirmed access can be achieved within the existing premises. The Economic Needs Assessment grades the site as 'average'. The site has poor access to a range of services and facilities.</p>			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Less constrained	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification:		Landscape Character: Maer Sandstone Hills & Farmlands	

Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 1
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1:1000	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: None		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
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: MD11			
Ward: Madeley & Betley	Site Address: Land Area 6 at Marley Eternit Tiles, Madeley Heath		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Industrial yard	Gross Site Area (Ha): 2.93	
Density Applied: 30	Developable Area Applied: 80%	Developable Area (Ha): 2.34	
Estimated Potential Capacity: 70		Site Gross Capacity: 70	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Potentially suitable	
Availability: Likely to become available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment: The site is disconnected from the development boundary of Madeley Heath settlement, and promoted for housing, employment and commercial development. The Economic Needs Assessment grades the site as 'poor'. A Site of Biological Importance adjoins part of the northern boundary. Access via Honeywall Lane is narrow and has no footpaths or street lighting. Housing development on site would not be compliant with Policy HOU1 of the Madeley Neighbourhood Development Plan. The site has poor access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: Yes	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Poor		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 2	Ancient Woodland:
Number of Ancient Woodlands within 150m: 1	Regionally Important Geological Site:	RIGS within 150m: Yes	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Grade 3		Landscape Character: Madeley Ancient Redland Farmlands	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 30	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: Yes	Public Right of Way: No		Rural Site outside development boundary: Yes
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: SP9			
Ward: Silverdale	Site Address: Silverdale Business Park, Cemetery Road		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Employment	Gross Site Area (Ha): 0.63	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.37	
Estimated Potential Capacity: 19		Site Gross Capacity: 19	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 0	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Unsuitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and is in active use for employment and ancillary uses (car park). The Economic Needs Assessment grades the site as 'good'. Planning permission approved for a two story / commercial building 17/04/2018 (18/00008/FUL). Permission expired 17/04/2021. Site status not started as of 31/03/2022. Part of the site to the north-west (0.2ha) is identified as Natural and Semi-Natural Greenspace in the Open Space Strategy 2022. Developable area calculation excludes the open space. Neighbouring landfill site (Whalleys Quarry) to the east could raise amenity concerns. The site has access to some services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy: Natural and Semi-Natural Greenspace	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 0	Number of Listed Buildings within 500m: 0	Local Listing: No

Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 0
Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: 1 in 100 years	Flood Zone 2:		Flood Zone 3:
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): No		Coal development Low Risk Area (% within): Yes
Mineral Safeguard Area: On site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <800m	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: TC22			
Ward: Town	Site Address: Marsh Parade, Newcastle (former Zanzibar night club)		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Aspire Housing	Site Use: Former nightclub / car park	Gross Site Area (Ha): 0.35	
Density Applied: 180	Developable Area Applied: 95%	Developable Area (Ha): 0.33	
Estimated Potential Capacity: 59		Site Gross Capacity: 59	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 59	Delivery Period (11-15 years): 0	
Call for Site: Yes			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area, and promoted for a variety of uses including housing, employment (office), retail, food and drink. The site is promoted for 70 apartments. The site has planning approval for demolition of the former nightclub (Ref. 20/00810/DEM). Demolition is now complete. The Economic Needs Assessment grades the site as 'average'. The site partially falls within a Air Quality Management Area. The site has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Average		Low Zero Carbon Opportunities: Unsuitable	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 14	Number of Listed Buildings within 500m: 41	Local Listing: No
Scheduled Ancient Monument: No	Scheduled Ancient Monument within 150m: No	Conservation Area:	Conservation Area within 150m: 3

Registered Park and Gardens: No		Registered Park and Gardens within 150m: No	
Physical Environment			
Surface Water Flood Risk: None	Flood Zone 2:	Flood Zone 3:	
FZ2 (% within): 0	FZ3 (% within): 0	FZ3b (% within): 0	
Surrounding uses raise amenity concerns? No		Air Quality Management Area: Yes	
Coal Authority High Risk Area: No	Coal development High Risk Area (% within): No	Coal development Low Risk Area (% within): Yes	
Mineral Safeguard Area: Partially on site		Adverse Topography: No	
Accessibility			
Constrained Access: No	Public Right of Way: No		Rural Site outside development boundary: No
GP/ Health Centre: <400m	Hospital: <1600m	Open Space: <400m	Post Office: <800m
Primary School: <400m	Secondary School: <1600m	College: <1600m	Town Centre: <800m
Convenience Store: <1600m	Supermarket: <800m	Bus Stop: <400m	Train Station: >1600m

Site Details			
Site reference: TC45			
Ward: Town	Site Address: York Place, Newcastle Town Centre		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: Private	Site Use: Retail	Gross Site Area (Ha): 0.3	
Density Applied: 50	Developable Area Applied: 95%	Developable Area (Ha): 0.29	
Estimated Potential Capacity: 15		Site Gross Capacity: 15	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 15	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? Yes		
SHELAA Comment:			
The site is located within the Newcastle urban area (Newcastle town centre) and is being considered as part of a masterplan exercise for retail and employment (office) development. The site falls within the Newcastle Town Centre Conservation Area, and is surrounded by listed buildings and locally important building and structures. The site also falls within an Air Quality Management Area, and has access to a range of services and facilities.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment:		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 29	Number of Listed Buildings within 500m: 50	Local Listing: No

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

Site Details			
Site reference: TC7			
Ward: Town	Site Address: Land bound by Ryecroft, Ryebank, Merrial Street, Corporation Street and Liverpool Road		
Deliverable: No	Developable: Yes	Greenfield/Brownfield: Brownfield	
Land Owner: NuLBC	Site Use: Former offices and car park	Gross Site Area (Ha): 1.92	
Density Applied: 50	Developable Area Applied: 85%	Developable Area (Ha): 1.63	
Estimated Potential Capacity: 81		Site Gross Capacity: 81	
Delivery Period (0-5 years): 0	Delivery Period (6-10 years): 81	Delivery Period (11-15 years): 0	
Call for Site: No			
Summary Comments			
Suitable for housing: Suitable		Suitable for employment: Suitable	
Availability: Available	Achievable: Yes	Viable: Yes	
Does the site have planning permission for housing? No	Does the site have planning permission for employment? No		
SHELAA Comment:			
The site is located within the Newcastle urban area (Newcastle Town Centre), and has planning approval for the demolition of the former civic offices (Ref. 21/00908/DEM). Site status complete as of 31/03/2022. The site has previously been subject to a masterplan exercise, and its future uses are currently under consideration. The Economic Needs Assessment grades the site as 'good'. Part of the site falls within the Newcastle Town Centre Conservation Area. The site falls within an Air Quality Management Area (AQMA). The site has access to a range of services and facilities. The site promoter proposes 75 units.			
Planning and Sustainability			
Green Belt: No	Green Belt Assessment:	GB Parcel Assessment: N/A	Assessed by ARUP: N/A
Playing Pitch Strategy:		Open Space Strategy:	
Economic Needs Assessment: Good		Low Zero Carbon Opportunities: Unsuitable area	
Natural Environment			
Local Nature Reserve:	LNR within 150m: No	Special Protection Area:	Special Area of Conservation:
SSSI:	SSSI within 250m: No	RAMSAR Site:	RAMSAR Site within 250m: No
Biodiversity Alert Site:	Site of Biological Importance:	Number of SBIs within 150m: 0	Ancient Woodland:
Number of Ancient Woodlands within 150m: 0	Regionally Important Geological Site:	RIGS within 150m: No	
Tree Preservation Order:	Total TPOs onsite: 0	Heavily Wooded:	Carbon Capture Site: No
Agricultural Land Classification: Urban		Landscape Character: None - urban area	
Heritage			
Listed Building:	Number of Listed Buildings within 250m: 33	Number of Listed Buildings within 500m: 51	Local Listing: No

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