

# Public Document Pack



PLEASE NOTE THAT PRAYERS WILL BE HELD AT 6.50PM BEFORE THE COMMENCEMENT OF THE BUSINESS OF THE COUNCIL.

THE MAYOR REQUESTS THAT ANY MEMBER WISHING TO PARTICIPATE IN PRAYERS BE IN ATTENDANCE IN THE COUNCIL CHAMBER BY NO LATER THAN 6.45PM.

Dear Sir/Madam,

You are summoned to attend the meeting of the Borough Council of Newcastle-under-Lyme to be held in the **Council Chamber, Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffordshire, ST5 2AG** on **Wednesday, 27th January, 2016** at **7.00 pm**.

## B U S I N E S S

(i) Apologies

**1 MINUTES**

**(Pages 5 - 12)**

To consider the minutes of the previous meeting(s)

**2 DECLARATIONS OF INTEREST**

To receive declarations of interest from Members on items contained within this agenda.

**3 Report of the Assets Policy Committee - Capital programme  
Funding Framework and Programme for the Disposal of  
Surplus Assets**

**(Pages 13 - 28)**

**4 QUESTIONS TO THE MAYOR, CABINET MEMBERS AND  
COMMITTEE CHAIRS**

Questions must be submitted at least 24 hours before the meeting. Any questions considered urgent will only be accepted with the agreement of the Mayor prior to the meeting.

**5 MOTIONS OF MEMBERS**

A notice of motion other than those listed in Paragraph 10, Appendix 7 of the Council's Constitution must reach the Chief Executive ten clear days before the relevant Meeting of the Council.

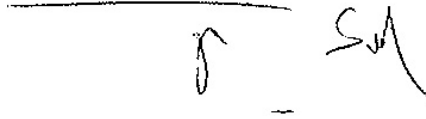
**6 RECEIPT OF PETITIONS**

To receive from Members any petitions which they wish to present to the Council.

**7 URGENT BUSINESS**

To consider any communications which are, in the opinion of the Mayor, of an urgent nature and to pass thereon such resolutions as may be deemed necessary.

Yours faithfully

A handwritten signature in black ink, appearing to be 'S. M.', is written over a horizontal line. The signature is stylized and cursive.

Chief Executive

## **NOTICE FOR COUNCILLORS**

### **1. Fire/Bomb Alerts**

In the event of the fire alarm sounding, leave the building immediately, following the fire exit signs. Do not stop to collect personal belongings, do not use the lifts.

Fire exits are to be found either side of the rear of the Council Chamber and at the rear of the Public Gallery.

On exiting the building Members, Officers and the Public must assemble at the car park at the rear of the Aspire Housing Office opposite to the Civic Offices. DO NOT re-enter the building until advised to by the Controlling Officer.

### **2. Attendance Record**

Please sign the Attendance Record sheet, which will be circulating around the Council Chamber. Please ensure that the sheet is signed before leaving the meeting.

### **3. Mobile Phones**

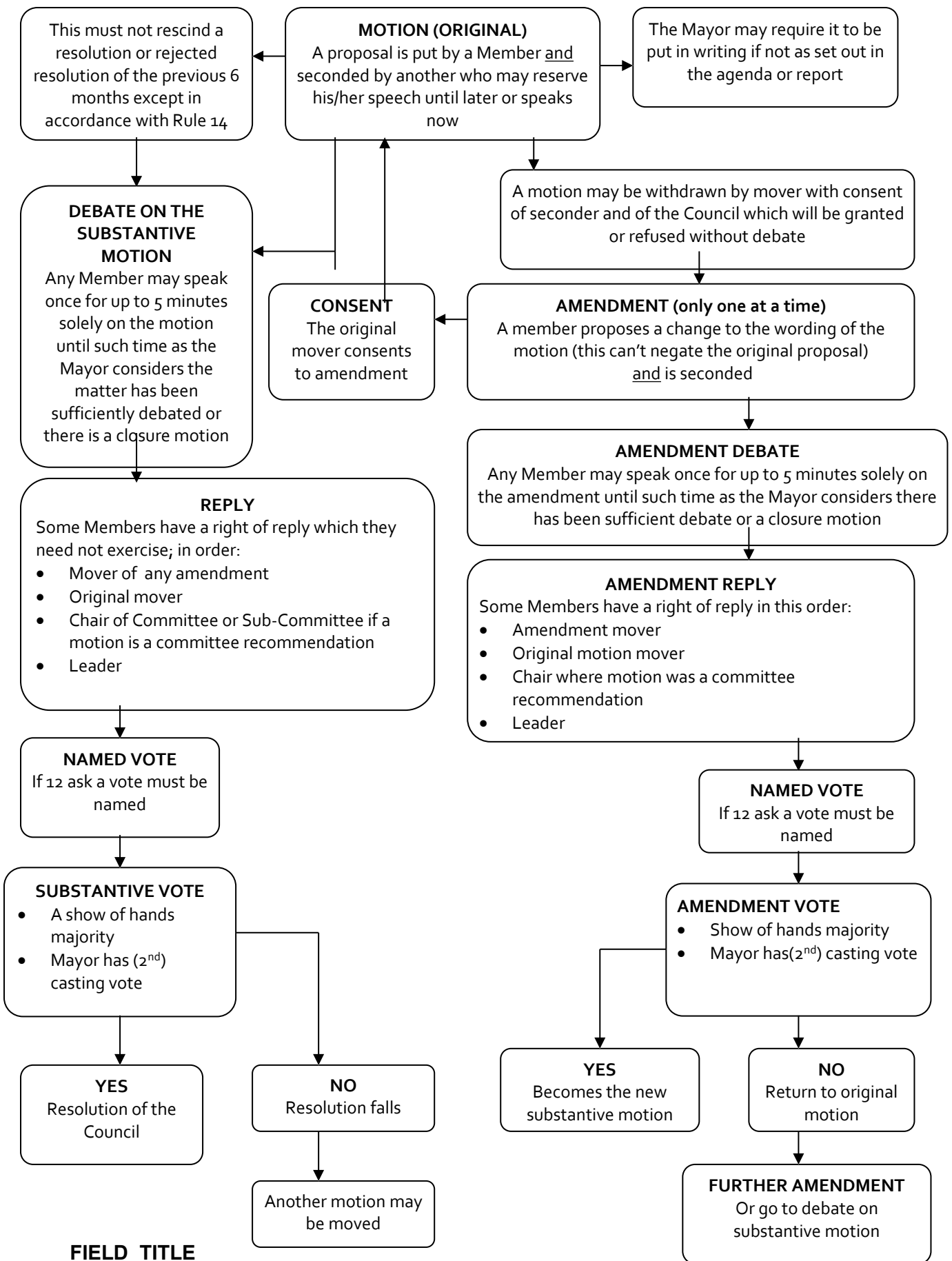
Please switch off all mobile phones before entering the Council Chamber.

### **4. Tea/Coffee**

Refreshments will be available at the conclusion of the meeting, or in the event of a break occurring, during that break.

### **5. Notice of Motion**

A Notice of Motion other than those listed in Standing Order 19 must reach the Chief Executive ten clear days before the relevant Meeting of the Council. Further information on Notices of Motion can be found in Section 5, Standing Order 20 of the Constitution of the Council.



**FIELD\_TITLE**

**COUNCIL**

Wednesday, 25th November, 2015

**Present:-** The Mayor. Councillor Sandra Hambleton – in the Chair

Councillors Allport, Astle, Bailey, Beech, Braithwaite, Burgess, Cooper, Cooper, Dymond, Eagles, Eastwood, Fear, Frankish, Hailstones, Hailstones, Hambleton, Harper, Heesom, Holland, Huckfield, Johnson, Johnson, Kearon, Loades, Mancey, Matthews, Naylor, Northcott, Owen, Parker, Peers, Pickup, Plant, Proctor, Reddish, Robinson, Rout, Shenton, Simpson, Snell, Stringer, Stubbs, Sweeney, Tagg, J Tagg, Turner, Walklate, Waring, Welsh, Wemyss, Wilkes, Williams, Williams, Winfield and Woolley

1. **APOLOGIES**

Apologies were received from Cllr Bates, Cllr Wing and Cllr Wallace.

2. **DECLARATIONS OF INTEREST**

Cllr Pickup and Cllr Stubbs declared an interest in the Leader's Report, paragraph 9.

3. **MINUTES**

**Resolved:** That the minutes of the previous meeting be agreed as a correct record.

4. **MAYORS ANNOUNCEMENTS**

The Mayor confirmed that her Spring Ball would be held in The Ballroom of Keele Hall on 8 April. Tickets were priced at £37 each and would be available from Peter Whalan from 1 January 2016.

The Civic Carol Service was to be held in The Parish Church of St Giles on 20 December 2015 from 6.30pm. All were welcome. The Service would be followed by Tea and mince pies in the church hall.

There would be a ceremony to grant Freedom of the Borough to Sgt Watchman (V) and to Neil Baldwin in Keele Hall on 26 November at 7pm. Many councillors had responded to the invites sent out. Those that had not were still welcome to attend.

5. **REVIEW OF ELECTORAL ARRANGEMENTS - COUNCIL SIZE**

The Monitoring Officer introduced a report requesting Members to consider reviewing the current Council size. The Local Government Boundary Commission for England (LGBCE) had acknowledged that currently this authority with 60 members was at the top of the range when compared to its 'CIPFA nearest neighbours group'.

**Resolved:**

(a) That the current council size of 60 members be reduced.

(b) That the number of elected Members should be in a range between 42 to 48.

**6. LOCALISED COUNCIL TAX REDUCTION SCHEME**

A report was submitted requesting Members to approve a Local Council Tax Reduction Scheme for the borough area for the financial year 2016/17.

**Resolved:**

That the Local Council Tax Reduction Scheme for the Newcastle-under-Lyme Borough Council area as detailed is adopted for the financial year 2016/17.

**7. DRAFT LICENSING POLICY 2015**

A report was submitted to advise Members of the updated draft Licensing Policy as agreed by the Licensing Committee on 22nd October 2015.

**Resolved:**

That the updated Licensing Policy be adopted.

**8. DRAFT GAMBLING POLICY 2015**

A report was submitted to advise Members of the updated draft Gambling Policy as agreed by the Licensing Committee on 22nd October 2015.

**Resolved:**

That the revised Gambling Policy be adopted.

**9. STATEMENT OF THE LEADER OF THE COUNCIL - REPORT WILL BE SENT TO FOLLOW**

A report was submitted to provide an update on the activities and decisions of Cabinet together with the Forward Plan.

A question was raised as to how many meetings had been cancelled recently. The Leader stated that only one Cabinet meeting had been cancelled to help make best use of the available resources.

In relation to Item 4, members queried what was meant by 'significant' regarding land sales at Sheldon Grove. The Leader stated that this item was currently subject to a call in and that and questions should wait until after this had taken place. The same was said of any questions relating to Maxims as this was also subject to a call in.

In relation to Item 6, Members queried whether the actions recommended in the peer review had been completed satisfactorily.

A member also drew the Leader's attention to Item 2 and requested that the Leader remain open to the possibility of some short term borrowing to help finance the capital programme.

The Leader also stated that there was currently no update in relation to the Joint Local Plan with Stoke on Trent City Council.

10. **REPORTS OF THE CHAIRS OF THE SCRUTINY COMMITTEES**

**Resolved:**

That the reports of the Chairs of the Scrutiny Committees be received.

11. **REPORTS OF THE CHAIRS OF THE REGULATORY COMMITTEES**

**Resolved:**

That the reports of the Chairs of the Regulatory Committees be received.

12. **QUESTIONS TO THE MAYOR, CABINET MEMBERS AND COMMITTEE CHAIRS**

No questions had been submitted.

13. **MOTIONS OF MEMBERS**

The following members declared an interest in the item as they were members of a trade union:

Cllr Wemyss  
Cllr Reddish  
Cllr Pickup  
Cllr Stubbs  
Cllr Welsh  
Cllr Williams  
Cllr Robinson  
Cllr Shenton  
Cllr Mrs Williams  
Cllr Hambleton  
Cllr Kearon  
Cllr Rout  
Cllr Bailey  
Cllr Burgess  
Cllr Winfield  
Cllr Eastwood  
Cllr Snell  
Cllr Plant  
Cllr Eagles

A request was made for a named vote:

Astle	YES	Heesom	NO	Shenton	YES
Bailey	YES	Holland	NO	Simpson	YES
Beech	YES			Snell	YES
Braithwaite	ABSTAIN	Huckfield	ABSTAIN	Stringer	YES
Burgess	YES	Johnson (Mrs)	YES	Stubbs	YES
Cooper	NO	Johnson	NO	Sweeney	NO
Cooper (Miss)	NO	Kearon	YES	Tagg (John)	NO
Dymond	YES	Loades	NO	Tagg (Simon)	NO
Eagles	YES	Mancey	NO	Turner	YES
Eastwood	YES	Matthews	NO		
Fear	NO	Naylon	YES	Walklate	YES
Frankish	NO	Northcott	NO	Waring	NO
Hailstones (Mrs)	NO	Owen	ABSTAIN		
Hailstones	NO	Parker	ABSTAIN	Welsh	YES
Hambleton (Mrs)	YES	Peers	NO	Wemyss	YES
Hambleton	YES	Pickup	YES		
Harper	NO	Plant	YES	Wilkes	YES
		Proctor	YES	Williams (Mrs)	YES
		Reddish	YES	Williams	YES
		Robinson	YES	Winfield	YES
		Rout	YES	Woolley	ABSTAIN

For: 31  
 Against: 19  
 Abstain: 5

**Resolved:**

That the Council:

1. Support the UNISON, GMB and the TUC's campaign to protect the right to strike.
2. Write to the Secretary of State for Business, Innovation and Skills stating the council's opposition to the government's proposals on trade unions.
3. Write to the Secretary of State for Communities and Local Government stating the opposition to the interference of central government in local industrial relations as it is against the spirit of localism.
4. Ask the Leader to write to to all Members of Parliament covering the Borough and regional members of the House of Lords informing them of our position and asking them to oppose and vote against the Bill.5. Continue to value the importance of meaningful workforce engagement and representation through trade unions in Newcastle-under-Lyme Council.

This Council further resolves, that in the event that the government's proposals become law, in so far as is lawful for the council as an employer to:

- A. Continue to allow recognised trade unions to use subscriptions through payroll, or otherwise support trade unions' efforts to move members onto direct debit subscriptions, through allowing access to workers and as much notice as possible of any changed arrangements.



B. Maintain current arrangements on "facility time" for trade union reps to represent their members.

C. Commit not to use agency workers to break strikes.

14. **RECEIPT OF PETITIONS**

There were no petitions.

15. **URGENT BUSINESS**

An urgent item had been accepted by the Mayor on the grounds that it met the provisions for such matters as set out in Appendix 7, Section 7 of the Council's Constitution.

The item related to the formulation of a policy at the highest level, on a cross-party basis, to ensure fairness and transparency in the policy for management and disposal of council assets, but particularly with regard to disposal of green spaces for residential use.

The motion was proposed by Cllr Holland and seconded by Cllr Reddish.

It was confirmed that time scales were critical regarding the recommendations as Council would need to agree its budget in February 2016.

A named vote was requested:

Astle	NO	Heesom	YES	Shenton	NO
Bailey	NO	Holland	YES	Simpson	NO
Beech	NO	Huckfield	YES	Stringer	YES
Braithwaite	YES	Johnson (Mrs)	NO	Stubbs	NO
Burgess	NO	Johnson	YES	Sweeney	YES
Cooper	YES	Kearon	NO	Tagg (John)	YES
Cooper (Miss)	YES	Loades	YES	Tagg (Simon)	YES
Dymond	NO	Mancey	YES	Turner	NO
Eastwood	NO	Matthews	YES	Walklate	YES
Fear	YES	Naylon	YES	Waring	YES
Frankish	YES	Northcott	YES	Waring	
Hailstones (Mrs)	YES	Owen	YES	Welsh	NO
Hailstones	YES	Parker	YES	Wemyss	YES
Hambleton (Mrs)	NO	Peers	YES	Wilkes	YES
Hambleton	NO	Pickup	NO	Williams (Mrs)	NO
Harper	YES	Plant	NO	Williams	NO
		Proctor	NO	Winfield	NO
		Reddish	YES		
		Robinson	NO		
		Rout	NO		

For: 29

Against: 23

**Resolved:**

That the Council:

1. Establish an Asset Policy Committee that shall:
  - a) Begin work immediately and exist until the date of the next meeting of Full Council
  - b) Produce a completed report to a Special meeting of the Council by no later than the end of January 2016 so that this can inform the preparation of the Asset Management Strategy 2016/17 and the budget setting process
  - c) Be composed of seven councillors and have authority to co-opt up to two independent members (who shall be non-voting) to assist the Committee in its work
  - d) Have a remit to recommend a policy for the disposal of the Borough Council's land assets for residential use in future
2. Request that Cabinet suspends the sale of land assets solely for residential use and included in the Asset Management Strategy, while the Asset Policy Committee is undertaking its work.

**THE MAYOR. COUNCILLOR SANDRA HAMBLETON**  
Chair

## COUNCIL

Wednesday, 25th November, 2015

**Present:-** The Mayor. Councillor Sandra Hambleton – in the Chair

Councillors Allport, Astle, Bailey, Beech, Braithwaite, Burgess, Cooper, Cooper, Dymond, Eagles, Eastwood, Fear, Frankish, Hailstones, Hailstones, Hambleton, Harper, Heesom, Holland, Huckfield, Johnson, Johnson, Kearon, Loades, Mancey, Matthews, Naylon, Northcott, Owen, Parker, Peers, Pickup, Plant, Proctor, Reddish, Robinson, Rout, Shenton, Simpson, Snell, Stringer, Stubbs, Sweeney, Tagg, J Tagg, Turner, Walklate, Waring, Welsh, Wemyss, White, Wilkes, Williams, Williams, Winfield and Woolley

### 1. **APOLOGIES**

Apologies were received from Cllr Bates, Cllr Wallace and Cllr Wing.

### 2. **PROPOSED CHANGES TO THE ELECTORAL CYCLE**

The Monitoring Officer introduced a report requesting members to consider changing the current electoral cycle from elections by thirds to whole Council Elections.

The Council Leader and Conservative Group Leader expressed their thanks to the Governance Committee Working Group and stated their support for the recommendations. The Liberal Democrat Leader expressed a preference to remain in an cycle of elections by thirds.

A vote was taken on the recommendations as printed in the report:

In favour - 48

Against - 4

Abstentions - 3

### **Resolved:**

- (a) That the Council move to whole borough elections once every four years.
- (b) That the move to whole borough elections be timed to coincide with the implementation of an electoral review undertaken by the Local Government Boundary Commission for England (LGBCE)

**THE MAYOR. COUNCILLOR SANDRA HAMBLETON**  
Chair

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## Capital programme funding framework and programme for the disposal of surplus assets

### Report of the Assets Policy Committee to

### Special Meeting of Council on 27 January 2016

#### Section 1 - Introduction

As members will be aware, at the Council meeting on 25 November 2015 it was resolved that an Assets Policy Committee be established on the basis set out below:

1. *To establish an Assets Policy Committee that shall:*
  - a) *Begin work immediately and exist until the date of the next meeting of Full Council*
  - b) *Produce a completed report to a Special meeting of the Council by no later than the end of January 2016 so that this can inform the preparation of the Asset Management Strategy 2016/17 and the budget setting process*
  - c) *Be composed of seven councillors and have authority to co-opt up to two independent members (who shall be non-voting) to assist the Committee in its work*
  - d) *Have a remit to recommend a policy for the disposal of the Borough Council's land assets for residential use in future*
  
2. *To request that Cabinet suspends the sale of land assets solely for residential use and included in the Asset Management Strategy, while the Asset Policy Committee is undertaking its work.*

#### Section 2 - Committee membership

Nominations were sought for this cross-party Committee on a politically-balanced basis as follows:

3 Labour; 2 Conservative; 1 Liberal Democrat; 1 Newcastle Independent Group. The following members were appointed to these positions:

Cllr Mrs Shenton; Cllr Turner; Cllr John Williams; Cllr Loades; Cllr Simon Tagg; Cllr Ms Reddish and; Cllr Huckfield.

Substitute nominations were made as follows: Cllr Mrs Beech; Cllr Sweeney; Cllr Stringer and; Cllr Mrs Braithwaite. Both Cllr Sweeney and Cllr Mrs Beech participated on one occasion each.

In addition two independent members were sought to provide both support and challenge to the Committee's work (including the review of evidence and the preparation of this report);

- Bryan Carnes (former Chief Executive of the North Staffordshire Chamber of Commerce) and;
- Ron Dougan (former Chief Executive of Trent & Dove Housing Association and former Chair of the Stoke on Trent and Staffordshire Local Enterprise Partnership).

In view of the nature of the Committee's work the Council's Chief Executive was appointed to Chair the meetings.

### **Section 3 - Terms of reference for the Assets Policy Committee**

Following minor revisions at its first meeting the Committee agreed the following terms of reference:

1. To review the Council's current and anticipated future capital expenditure requirements;
2. To consider options to fund these future capital expenditure requirements;
3. To review salient national and local policy documents relevant to the disposal of publicly-owned land (inc. Asset Management, Local Plan, Green Spaces, Housing Strategy) in light of other local policy objectives in relation to the future financing of the Council's services (e.g. raising finance through Council Tax and New Homes Bonus);
4. In light of item 3, to develop a draft policy for consideration setting out the Council's requirements and objectives when disposing of land assets to ensure that the widest range of policy considerations is achieved through such disposals;
5. To review the Council's land asset disposal programme and to commission an independent assessment of the anticipated receipts; such assessment to include the likely saleable value of the various sites taking account of current market conditions;
6. To immediately consider identifying a list of non-contentious sites for disposal (derived from a list of disposal sites which have been the subject of previous Asset Management Strategies or Cabinet decisions) and to advise Cabinet of the Committee's support for officers continuing to undertake the necessary work to facilitate their disposal;
7. To commission an independent assessment of the Council's anticipated land disposal strategy in the context of existing Planning policies and the emerging Local Plan (this may form part of the latter commission), taking account of the Government Safeguarding direction in respect of High Speed 2 and;
8. To formulate a medium term financial strategy for funding the council's current and anticipated future capital expenditure (i.e. for the next 4 years).

### **Section 4 - Financial strategy for funding the Council's capital expenditure**

Members received reports at their second meeting (on 16 December 2015) about the options available for funding the Council's capital programme. Having considered all the options, the Committee accepted that the main two sources of funding were the use of receipts from the disposal of land/property and prudential borrowing. The illustration below shows the spectrum of policy approaches which can be adopted to capital expenditure.

<b><u>Make do and mend (do minimum)</u></b> <b>Funding those activities required to maintain the condition of the existing assets</b>	<b><u>Future-proof</u></b> <b>Building a capital fund to meet future major capital expenditure programmes (e.g. building replacement)</b>
<u>Self-funding</u> Speculatively purchasing land as part of a portfolio which would give significant capital yield on sale	<u>Place-shaping</u> Having sufficient capital funds to enable capital expenditure to support the delivery of policy priorities

## A. The proposed Capital Strategy

The consensus of opinion amongst Committee members was to prioritise addressing the relatively short term capital funding requirements by proceeding with the disposal of what members considered to be the uncontroversial sites. At the same time there was agreement that the Council should begin to prepare for prudential borrowing so that this would become an established part of the Council's approach to funding future capital expenditure requirements. In summary this approach is set out below:

### Years 1 and 2

- Sell assets as a first resort to fund Newcastle Investment Programme (NIP)
- Start to create revenue headroom for prudential borrowing

### Years 3, 4 and 5

- Continue to sell assets as a first resort to fund the NIP
- Start to use prudential borrowing with revenue headroom built into the MTFs and annual revenue budgets on ongoing and escalating basis
- Establish the principle of strategic site acquisitions
- Start building capital replacement fund from asset sales

### Longer term

- Establish a dynamically-managed portfolio of assets with land sales and acquisitions
- Establish in the base revenue budget an appropriate level of revenue provision to support prudential borrowing
- Create sufficient capital funds to fund NIP, capital replacement and to achieve policy objectives

## B. An immediate Capital Strategy for 2016/17 and 2017/18 budgets

- Continue asset sales programme with non-contentious and previously-committed non-housing sites included
- Agree the principle of developing headroom in revenue budget to fund a degree of prudential borrowing in the future
- Request Council to continue work of Assets Policy Committee to produce a report on longer term capital strategy and programme of asset sales

## C. A draft capital expenditure policy

- The Council will use a balance of asset sales and prudential borrowing to fund capital expenditure
- The Council may have to use temporary borrowing dependent upon the timing of the receipts from asset sales
- The Council will make provision in its future revenue budgets to fund a level of prudential borrowing
- The Council will bring forward sites for disposal to provide a prudent level of capital resources to be capable of funding known current and future capital expenditure and to hold a sufficient reserve of capital funds in order to be capable of funding a reasonable level of unforeseen expenditure
- The Council will at all times have (until the land bank of disposal sites is exhausted) sufficient sites identified for disposal to fund its known current and future capital expenditure commitments at a 'do minimum' level

For the avoidance of doubt it is important to reflect the fact that the Committee noted that in view of the difficulty of predicting the exact date of any individual capital receipt, the Council may have to use temporary borrowing to address cash flow requirements in capital

programme expenditure and capital receipt income in any individual financial year. This is currently allowable as part of the Council's approved Treasury Management Strategy.

### **Section 5 - Asset disposal strategy**

That the Council holds land and property for one of three reasons:

1. Active service use (operational portfolio) – e.g. formal playing fields, leisure centres, public open spaces, play areas, car parks, crematoria, etc.
2. As a managed commercial portfolio – e.g. enterprise centres, industrial units, shops.
3. Delivery of future policy objective – e.g. to deliver regeneration outcomes such as jobs or housing, to build a new service-based premises such as leisure facilities.

All other land held by the Council should be regarded as surplus to requirements and should be disposed of as a matter of principle to avoid holding cost and land ownership liabilities; to recycle the receipt to fund service needs and; to facilitate private sector delivery of development needs such as housing. The Committee affirmed that the definition of assets for disposal is those which do not fall within one of the three categories above.

A comprehensive review of all Council land has identified 25 sites which are capable of being brought forward for development as meeting the definition of surplus to requirements defined above. These sites have been reviewed as compliant with other key Council policies such as the current Planning Policy framework, the Green Spaces Strategy and the Playing Pitch Strategy.

The Committee commissioned an independent review of these sites in accordance with its terms of reference. A copy of the full report was provided to all members of the Asset Policy Committee. This report was considered to be confidential and released to members solely for the purposes of their work on this Committee.

The findings of the consultant's work were presented to the Committee at its meeting on 6 January 2016 and they clarified the basis of their valuations (including the assumptions made and the likely market appeal of the respective sites). Summary level information from the consultants work is intended for sharing with all Council members in order to provide a reasonable level of confidence about the potentially realisable capital receipts from a proactive and sustained disposal programme.

#### **A. An emerging disposal framework and delivery programme**

The Strategy recommended by the Consultants was that in order to achieve its medium term financial requirements and in the context of current market conditions, the Council should:

- Retain its presumption to the disposal of sites upon which it has secured outline planning permission for the intended (preferred) end use. The rationale being that this would maximise the potential capital receipt and was therefore consistent with the requirement for the Council to achieve "best consideration" (in accordance with S.123 of the Local Government Act 1972 (as amended)).
- Progress sites which are compliant with current planning policies. The rationale being that such sites could be brought forward for disposal in the shortest timescale therefore giving the Council the best likelihood of achieving its required capital receipt.



- Bring forward immediately three of the largest residential end use sites for early disposal. The rationale being that it is more financially beneficial for the Council to bring forward three large sites and that such sites would be attractive to the market and at this level would be in line with prevailing market demand for development sites.
- Acknowledge the lead time of typically two years required to bring sites forward for disposal taking account of the Council's approach to community consultation; the seeking of planning permission; the site marketing and; the final securing of the capital receipt (which may be the subject of negotiations).

In addition the consultants recommended that the Council should keep an open mind about the smaller sites and should consider how these might be packaged in a manner which would make them most attractive to the market in the medium term.

Having considered the 25 sites within the context of this strategy, the Committee considered the potential scope for the following large (and high value; >£1m) sites to be brought forward for immediate consideration and disposal:

- Market Drayton Road, Loggerheads
- Eccleshall Road, Loggerheads
- Newchapel Road / Pennyfields Road, Kidsgrove/Newchapel (packaged together as advised by the consultants)
- Clayton Road, Clayton
- Knype Way, Bradwell
- Clayhanger Close, Bradwell
- Dean's Lane, Chesterton

Within its terms of reference the Committee was asked to consider whether there were any less controversial sites which could be considered for priority disposal with the potential to deliver capital receipts in the next two financial years (2016/17 and 2017/18). A majority of members of the Committee identified the following as being in this group:

- Knype Way, Bradwell (2016/17)
- Dean's Lane, Chesterton (2016/17)
- Newchapel Road/Pennyfields Road, Kidsgrove/Newchapel (2016/17)
- Clayhanger Close, Bradwell (2017/18)
- Market Drayton Road, Loggerheads (2017/18)

The Committee would therefore recommend that these be prioritised for detailed site investigation and scheduling for disposal, subject to first obtaining planning permission for residential development and the undertaking of other actions required by the approved Asset Management Strategy, including public consultation if not previously undertaken.

In addition a majority of members of the Committee identified the following small site for immediate disposal (given that it had been on the market for over twelve months and had been granted planning permission):

- Gloucester Road, Kidsgrove

A majority of members of the Committee also considered that the following commercial sites should be included in the category of immediate disposal prospects:

- Crackley Bank, Chesterton
- Meadows Road, Kidsgrove
- Former toilet block, Merrial Street, Newcastle town centre

The Consultants recommended that in order to avoid the risk of creating an over-supply of land in the market that the Council would be advised to not release more than three large sites at any one time and that there should be a reasonable geographical spread (to minimise local market competition). The Consultants have also advised that the assessment about the marketability of the sites which they have reviewed is based upon the known site constraints. They have advised that more detailed assessment of these sites may reveal considerations which may delay the Council's ability to dispose of the sites or which may require remediation which would reduce the net overall receipt. The Consultants indicated that it would be advisable for the Council to consider commissioning relevant surveys of each of those sites which it considers it may bring forward for sale in the medium term so that a more accurate assessment can be made of the likely level of receipt and the potential impact which remediation might have on the final timescale for sale.

The Committee therefore wishes to recommend that more detailed site assessments be made of the five large housing sites listed above along with the potential employment site at Crackley Bank. In addition it was agreed that Consultants be asked to advise on a schedule of disposals designed to ensure that the Council is capable of generating capital receipts from these in line with its committed capital expenditure programme.

Whilst the focus of consideration was upon sites for residential end-use, the Committee has noted that within the list of 25 sites that there are three which are identified for commercial end use (see above). In the light of the Council's commitment to promote economic regeneration in the Borough it is considered that the commercial sites should continue to be considered as available for disposal but that the actual disposal of such sites should be assessed so as to ensure that the economic development, as well as the capital receipt objectives, are met. For financial purposes, therefore, these sites could be regarded as being held to enable a future policy objective to be delivered (economic regeneration). Nevertheless, given the present paucity of available employment sites in the Borough, the Committee agreed that there may be merit in bringing forward all three sites as part of the immediate disposal portfolio to achieve both economic regeneration and financial outcomes.

#### B. The former Keele Golf Course

The valuation review undertaken by the Consultants also included land in the Borough Council's ownership which lies to the west of Newcastle's urban area, including the former Keele Golf Course, and which is to be the subject of a specific master plan as agreed by Cabinet in 2014.

Due to the nature of the sites (in terms of their location, use and form) and the fact that they lie within the designated green belt, a valuation on the same terms as the other 25 sites could not be appropriately prepared. However, in order to give an indicative assessment of the potential market value of the sites owned by the Council in this area the Consultants provided a notional market value of ten acres of the land on the former Keele golf course on the future assumption (for the purposes of this review process) that at least some of the land may have been excluded from the Green Belt as part of the emerging Local Plan process.

The Committee noted that there is a significant amount of the Council-owned sites in the Newcastle-west/Keele area which are within the scope of the emerging master plan. Nevertheless a majority of members of the Committee considered that the former Keele Golf Course should be identified as surplus to current policy requirements at this stage and therefore should be within the council's schedule of sites for disposal. The Committee assessed the former Keele Golf Course against the strategy criteria and a majority of members confirmed that:

- The potential development of the former golf course site would not conform with current planning policy (because of the Green Belt designation) therefore not making the land suitable for immediate disposal (because any capital receipts would not be optimised).
- However, it was noted that the emerging master plan of the wider area and, in due course, local plan may well identify some parts of the former golf course site as suitable for alternative longer term development-led use and if this were to be the case would create a suitable policy framework for disposal with an appropriate (and potentially valuable) end use.
- The Committee noted that in view of the fact that this site could not be brought forward for development immediately that it should not be included for short term disposal.
- Further, the Committee had noted (on the advice of its consultants) that the scale of the former golf course site in the context of the Newcastle-west/Keele master plan area would require a phased release of land to avoid creating a market oversupply with a potential consequence on financial receipts and the Council's ability to achieve best consideration. In addition the Committee noted the consultant's advice that likely annual build rate of between 60 and 100 dwellings per annum, taken together with potentially significant infrastructure costs and the likely developer approach to cashflow, would make it unlikely that large up-front capital receipts would be realised.

A majority of members on the Committee therefore recommend that it is reasonable for the Council to consider that the former Keele Golf Course site should be disposed of and should be included on medium term list of sites for disposal with an expectation that the local plan would identify some or all of the land within the master plan area as suitable for residential or other appropriate end use.

The Committee has been advised that the most prudent route for consideration of the future of this site is through the master plan and local plan which are already in hand. However, Members of the Committee have asked, in light of recent Government announcements, that consideration should be given to bringing forward some development within the former golf course ahead of that plan and the local plan being completed. Within the timeframe of the Committee's work in this matter it is not necessary or practically possible to provide more conclusive advice on this subject. Nevertheless the relative merits of the Plan-led approach versus a planning application route could be considered within a short time period after the conclusion of this Committee's work.

### C. Other sites in the Borough Council's ownership

The Committee requested, and was supplied with, a full list of all land and property assets in the Council's ownership. The Committee was asked to identify any sites on this register which members considered might be suitable for further development. Whilst the Committee noted that the Council owned a significant amount of land it was accepted that none of these

currently met the definition of being surplus to requirements (in accordance with the definition referred to earlier in this report).

The Committee confirmed that the 25 sites which had been subject to independent review are those which meet the definition of 'surplus' (i.e. not being in active service use; held as part of the managed commercial portfolio or; held for other policy use). These are therefore the sites which are currently surplus and therefore should be agreed for release as a matter of principle (subject to relevant processes regarding Planning and marketability).

However, a majority of members of the Committee resolved to recommend that a comprehensive review of all the sites currently in active service or policy usage should be undertaken and proposed that a series of area reviews be commissioned to inform a full refresh of the Council's Asset Management Strategy.

#### D. The Council's approach to the disposal of surplus assets

The Council has sought to sell land assets over a number of years and has learned some lessons from these experiences. The national and local considerations in this regard were presented in a policy review document as part of this Committee's work and the Committee was set up with the title and an objective to develop an asset sales policy for the Council. In making recommendations, the Committee has considered these past experiences and best practice. To that end the Committee has identified the following as a potential outline asset disposal policy:

1. Achieve best consideration in accordance with the requirements of the Local Government Act 1972 (as amended). All funds generated from the sale of council land will be returned to the Council's capital funds in order to fund public services within the Borough.
2. Consider the scope for furthering other policy objectives of the Council which may include but not be limited to the provision of affordable and keyworker housing, provide employment land thereby facilitating job creation, provide local community facilities/spaces or improve play facilities.
3. Take account of other policy objectives set out in relevant Council strategies, policies and plans.
4. Consider any known technical, environmental or other site-specific consideration which may constrain the potential use or development of the subject land. In some instances there may be merit in commissioning further, intrusive, surveys; the standard desktop evaluation will assist in informing such decisions.
5. Consult with local members about any proposed sale in accordance with the Council's consultation procedure explained in the approved Asset Management Strategy but extended for a further week to enable the most appropriate member-led approach to public consultation to be determined (in addition to the approved notification procedure),. All comments received will be considered and will form part of a public report prior to any formal disposal being initiated.
6. Prepare a communications briefing to support the public consultation process to explain the rationale underpinning the land disposal programme and to explain the

process for local representations being taken into account in any disposal decision(s).

7. Commission and then consider an indicative layout of any site-specific scheme which may arise following the sale of the land (taking account of any issues arising from the technical assessments referred to at item 4) and ensure that this promotes high standards of development and in particular which contributes to the amenities and needs of local communities.
8. Consider the case to earmark a proportion of the overall capital receipt to invest in local capital projects. Such funds would be in addition to any requirement arising from the Town Planning process (e.g. s106 obligations or similar receipts associated with any a successful planning application) but monies from these two sources could be combined if it were appropriate and there was a case to do so.

Whilst the Committee wishes to recommend this as a potential approach further work would need to be done, since adopting such a policy would have resource and potentially other impacts which would need to be considered, particularly where the pursuit of such policies would have an impact on the overall level of receipt which would be achieved. For example it may be necessary for any 'local' contributions to be capped to minimise the risk of adversely affecting the corporate capital programme needs.

The Committee considered in particular the proposals set out in 6 and 7 above. The Committee believes that it would be good practice for the Council to set out its intentions for the final end use of a particular site at the point at which it puts forward a piece of land for potential disposal; this would then form the basis of any planning application made by the council prior to sale. However, this would require the investment of monies up front and resources would need to be identified to undertake this. Under the current accounting regulations, local authorities may use up to 4% of the capital receipt from each sale to fund any preliminary expenditure associated with that sale. Further any measures taken by the council to mitigate the impact of the development by not maximising the full development of the potential of the site could reduce any final capital receipt. Inevitably this would put pressure on the need to identify additional surplus land for disposal.

Regarding the case to potentially earmark a proportion of the overall receipt in local capital projects again this may be considered to be good practice but will have an impact on the overall availability of capital receipts. In addition there are likely to be viability issues in the assessment of some sites which would limit the availability of funds for local distribution. So if such a policy were to be adopted it may be advisable to set parameters around such an approach to ensure that the benefits of the capital receipt were appropriately balanced between the Borough as a whole and the immediate locality (see reference to capping above).

In the time available to it the Committee has not been able to develop a policy approach further than these initial thoughts. Should the Council consider that it would be worth investing further work in progressing this thinking then it might wish to consider asking for this work to be developed further. However, the Committee could not recommend this as policy without more detailed work particularly in relation to the financial implications of taking such an approach.

## **Section 6 – Conclusions (Recommendations highlighted in bold)**

With regard to the preferred approach to funding the capital programme the consensus of opinion amongst Committee members was to prioritise addressing the relatively short term capital funding requirements by proceeding with the disposal of uncontroversial sites. At the same time there was agreement that the Council should begin to prepare for prudential borrowing so that this would become an established part of the Council's approach to funding future capital expenditure requirements. Accordingly:

**(a) The Committee reaffirmed the decision of Cabinet taken in October 2014 “that the Council as a first resort, will seek to fund its known capital programme needs through the annual asset management planning process by the identification of land or property in its ownership that is capable of, and appropriate for, disposal”.**

In addition:

**(b) The Committee recommends to full Council that provision is made in future revenue budgets for prudential borrowing.**

Taking account of this preferred approach to funding the capital programme requirements the Committee recognises that there is an urgent need to identify sites which are capable of being disposed of immediately to provide funds to support the Council's 2016/17 and 2017/18 capital programmes. Therefore:

**(c) The majority of Committee members wish to recommend that the following sites be considered suitable for disposal within the next two financial years subject to confirmation of the appropriate level of capital receipt following a site condition survey (and any other appropriate surveys such as ecology Part 1 reports):**

- Knype Way, Bradwell
- Dean's Lane, Chesterton
- Crackley Bank, Chesterton
- Gloucester Road, Kidsgrove
- Newchapel Road/Pennyfields Road, Kidsgrove/Newchapel
- Clayhanger Close, Bradwell
- Market Drayton Road, Loggerheads
- Meadows Road, Kidsgrove
- Former toilet block, Merrial Street, Newcastle town centre

**(d) The Committee wishes to recommend that in light of the advice which has been received that the Council should seek to be marketing actively no more than three of its larger sites at any one time and that as sites are sold further sites should be brought forward.**

**(e) The majority of Committee members identified the following sites as falling within the group of sites referred to at (d) and that the sequencing of disposals should be prioritised in the financial years stated taking account of geographical spread, deliverability and potential value of receipts:**

- Knype Way, Bradwell (2016/17)
- Dean's Lane, Chesterton (2016/17)

- **Newchapel Road / Pennyfields Road, Kidsgrove/Newchapel (2016/17)**
- **Market Drayton Road, Loggerheads (2017/18)**
- **Clayhanger Close, Bradwell (2017/18)**

Based on the desk-top evaluations which have been made these sites would have the potential to fund the Council's capital programme over the short to medium term. The Committee has been advised that the actual value which could be derived from these sites could be reduced due to adverse ground conditions or other factors not discernible from a desk-top study. It is for this reason that the Committee would wish to recommend that resources be identified to undertake condition surveys of these sites so that a more accurate assessment of their potential net sale value can be made. This information, along with the responses from community consultation, will enable Members to make a better assessment of when particular sites should be brought forward taking into account site condition-assessed market value and the council's capital expenditure requirements.

The Committee has received detailed market information about a range of other sites as set out at Appendix 1 (the appendix includes market value summarised within ranges and other relevant information about 25 sites referred to in this report, including those referred to above which have been prioritised for disposal). It has been advised that whilst these have the potential to provide capital receipts at the assessed value, due to their size further consideration should be given by the Council as to whether these sites should be packaged to increase their market attractiveness and therefore the potential receipt value.

The Committee has noted that there are sites which are in the Council's ownership which have the potential for development (see list of 25 sites above), and it is accepted that all other land and property is either in active service use, held as part of the Council's managed commercial property portfolio, or are held for other policy objectives. In summary a majority of the Committee's members propose that there should be a comprehensive review of the Council's entire property estate so that this can inform a full refresh of the Council's Asset Management Strategy.

**(f) The majority of Committee members wishes to recommend that all of the Council owned land/sites together (including the smaller sites set out above) be the subject of a comprehensive area review process.**

The Committee has considered the sites which are within the Council's ownership within the Newcastle-west/Keele master plan area. A majority of the Committee members consider that the former Keele Golf Course is surplus and that it should be disposed of as it is not in active service use, held as part of the commercial portfolio or held for another policy purpose. The Committee has noted that the master plan will consider this site in the context of the emerging master plan (which will inform the local plan) and that whilst this may identify other sites as suitable for future development the former golf course should be identified for disposal at this time.

**(g) The majority of Committee members wish to recommend that the former Keele Golf Course be regarded as surplus and therefore suitable for disposable at the appropriate time should the planning policy framework support an alternative development-led use.**

The Committee considered that there was scope to improve the currently approved approach to public consultation relating to the disposal of surplus land (as set out in the approved Asset Management Strategy). Therefore:

**(h) The Committee wishes to recommend to Council that the preferred approach to local consultation about the disposal of surplus assets should be to consult with local members about any proposed sale in accordance with the Council's current consultation procedure but that it be extended for a further week to enable the most appropriate member-led approach to public consultation to be determined (in addition to the approved notification procedure). All comments received will be considered and will form part of a public report prior to any formal disposal being initiated.**

Further to the point about enhanced consultation the Committee considered that there should be a clear briefing framework to enable local members to support effective public consultation. Accordingly:

**(i) The Committee wishes to recommend to Council that a communications briefing should be prepared to support the public consultation process to explain the rationale underpinning the land disposal programme and to explain the process for local representations being taken into account in any disposal decision(s).**

The Committee has considered the potential to formulate an Asset Disposal Policy however in view of the other requirements of its terms of reference and the priorities of its very short timescale to report has not been able to undertake a detailed assessment of such a policy and in particular of the financial implications of adopting such an approach. Therefore:

**(j) The Committee wishes to recommend that Council may wish to consider whether further work needs to be undertaken to develop the Asset Disposal Policy from the outline formulated by the Committee.**

### **Appendices**

Appendix 1 – schedule of sites including broad and summarised market value information.

### **Background papers**

Various reports and evidence reported to the Assets Policy Committee.



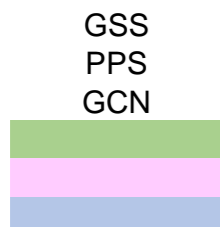
## SITE SCHEDULE

Site No.	Address		Gross site area - acres	Status of site in terms of policy compliance	Current Position	Site Constraints	Potential use(s) subject to obtaining Planning Permission	No. of house Plots	No. of Affordable Housing Units	Information provided by Consultants	
										Estimated Market Value (net of section 106 and assuming Planning Permission obtained for the potential use(s))	Market Demand - Potential disposal period (in months) from obtaining Planning Permission
1	St Edmunds Avenue	Porthill	0.59	Site located in urban area. Doesn't form part of GSS or PPS	Hardstanding area. An initial planning application was refused on grounds it had not been demonstrated that the site could accommodate 8 dwellings and further site investigations required.	Not aware of any major issues	Residential	8	0	less than £0.5m	9 to 12
2	Stafford Avenue	Clayton	0.5	Site located in urban area. Part of GSS but only forms a small part of a larger site and the removal of which would not impact significantly on the green space.	Grassland area. Planning application submitted and withdrawn.	Not aware of any major issues	Residential	2	0	less than £0.5m	9 to 12
3	Hillport Avenue	Porthill	0.64	Site located in urban area. Part of GSS but only forms a small part of a larger site and the removal of which would not impact significantly on the green space.	Part open space, (0.38 acres) plus former garage site (0.26 acres) owned by Aspire Housing. Council's share of any sale receipt is to be agreed as its part is the most challenging to develop because of trees. Plans and associated reports prepared for planning application submission	There are a significant number of trees on the site which constrains the development	Residential	8	0	less than £0.5m	9 to 12
4	Wedgwood Avenue (adj. community centre)	Westlands	0.32	Site located in urban area. Identified in GSS as part of Westlands tennis ground, but this area is not utilised for sport	Brownfield site currently used as an overflow car park for the adjacent community centre. Plans and associated reports prepared for planning application submission	Noise issues from adjacent tennis courts	Residential	2	0	less than £0.5m	9 to 12
5	Sandy Lane	May Bank	2.22	Site located in urban area <u>within the H7 area of special character</u> of the Conservation area. GSS identifies the use/maintenance regime for this site should be reconsidered as may have better alternative use.	Grassland area. Plans and associated reports have been prepared by consultants for planning application submission.	Not aware of any major issues	Residential	8	0	Between £0.5m-£1m	9 to 12
6	Eccleshall Road	Loggerheads	5.56	Site located outside the Green Belt, adjacent to the village envelope of Loggerheads therefore not fully planning policy compliant (subject to 5 yr Housing Land Supply issue). Doesn't form part of the GSS or PPS	Grassland area. Let on Grazing licence for less than £1,000 per annum. Planning application prepared and submitted by consultants. Application withdrawn pending outcome of Assets Policy Committee.	Not aware of any major issues	Residential	55	14	greater than £1m	12 to 15
7	Dean's Lane	Red Street	3.36	Site located in urban area. Doesn't form part of GSS or PPS	Grassland area. Previously let on Grazing licence. Site now vacant.	Not aware of any major issues	Residential	68	17	greater than £1m	12 to 15
9	Knype Way	Bradwell	6.33	Site located in urban area. Declared surplus under GSS and PPS.	Grassland area. Site no longer used as playing pitch.	Access required from A34.	Residential	94	24	greater than £1m	12 to 15
10	Sheldon Grove	Chesterton	5.92	Site located in urban area. Declared surplus under GSS and PPS.	Grassland area. Site no longer used as playing pitch	A geological fault runs across the site but this can be incorporated into the development. It is believed that the site may form part a former Roman Road	Residential	60	15	Between £0.5m-£1m	12 to 15
11	Crackley Bank	Chesterton	9.9	Site located in urban area. It forms part of GSS but could consider development of part of site. Possible use of some of any capital receipt to enhance nearby POS	Grassed area	Ground site investigations are required.	Industrial	n/a	n/a	Between £0.5m-£1m	12

Site No.	Address		Gross site area - acres	Status of site in terms of policy compliance	Current Position	Site Constraints	Potential use(s) subject to obtaining Planning Permission	No. of house Plots	No. of Affordable Housing Units	Estimated Market Value (net of section 106 and assuming Planning Permission obtained for the potential use(s))	Market Demand - Potential disposal period (in months) from obtaining Planning Permission
12	Market Drayton Road	Loggerheads	11.5	Site located outside but adjacent to the village envelope of Loggerheads, therefore not fully planning policy compliant (subject to 5yr Housing Land Supply issue). Does not form part of the GSS or PPS	Grassland area. Currently let on Agricultural Tenancy for less than £1,000 per annum. Plans and associated reports have been prepared by consultants for planning application submission. Awaiting result of GCN survey	Not aware of any major issues	Residential	100	25	greater than £1m	12 to 15
13	Bower End Lane	Madeley	0.94	Site located outside the Green Belt and adjacent to the village envelope of Madeley. Forms part of the GSS, however disposal can be supported by securing a contribution to provision of an alternative park/garden area	Brownfield site, formerly a Council depot. Now grassed scrub land area.	Ground condition issues due to previous use. Former land-fill site - potential gas and chemical contamination. Land is located close to railway - noise and vibration issues	Residential/ Employment	4	0	less than £0.5m	6
14	Repton Drive	Westlands	0.28	Site located in urban area. GSS identifies that the use/maintenance regime for this site should be reconsidered as may have better alternative use	Grassed area <u>which is subject to an outstanding Village Green Application</u>	Not aware of any major issues	Residential	2	0	less than £0.5m	6
15	Winchester Drive	Westlands	0.3	Site located in urban area. GSS identifies that the use/maintenance regime for this site should be reconsidered as may have better alternative use	Grassed area <u>which is subject to an outstanding Village Green Application</u>	Not aware of any major issues	Residential	1	0	less than £0.5m	6
16	Clayton Road	Westlands	9.12	Site located in urban area. GSS identifies that the use/maintenance regime for this site should be reconsidered as may have better alternative use	Grassed area <u>which is subject to an outstanding Village Green Application</u>	Not aware of any major issues	Residential	130	33	greater than £1m	12 to 15
17	Newchapel Road/Pennyfields road	Kidsgrove	9.86	Site located in urban area. GSS identifies that the use/maintenance regime for this site should be reconsidered as may have better alternative use	Grassed areas, parts used for informal play, e.g cycle course. <u>These sites are subject to an outstanding Village Green Application</u>	Past mine /mineral workings.	Residential	148	37	greater than £1m	12 to 15
18	Clayhanger Close	Bradwell	6.25	Site located in urban area - identified as not required to meet local standards for green space	Grassed area	Land is adjacent to a former landfill / waste disposal site - there is a methane trench on its boundary	Residential	94	24	greater than £1m	12 to 15
19	Coalpit Hill/Thomas Street	Talke Pits	1.5	Site located in urban area - Part of GSS but only forms a small part of a larger site and the removal of which would not impact significantly on the green space.	Mainly grassed area, part used as informal car park. <u>This site is subject to an outstanding Village Green Application</u>	Former housing (clearance) area - possibility of filled cellar voids. Challenging topography.	Residential	14	0	less than £0.5m	9 to 12
20	Kinnersley Street	Kidsgrove	1.61	Site located in Kidsgrove urban area. Does not form part of the GSS or PPS	Grassland and tree covered area. Housing Association expressed an interest in this site in conjunction with Heathcote Street, did not proceed as development costs considered prohibitive	Challenging topography	Residential	8	0	less than £0.5m	9 to 12
21	Heathcote Street	Kidsgrove	0.73	Site located in Kidsgrove urban area. Does not form part of the GSS or PPS	Used for informal car parking. Housing Association expressed an interest in this site in conjunction with Heathcote Street, did not proceed as development costs considered prohibitive.	Not aware of any major issues	Residential	10	0	less than £0.5m	9 to 12
22	Cotswold Avenue	Knutton	0.44	Site located in the urban area. GSS identifies that the use/maintenance regime for this site should be reconsidered as may have better alternative use.	Grassland area. Site offered to Housing Associations, but no interest.	Possible access and topography issues	Residential	6	0	less than £0.5m	6

Site No.	Address		Gross site area - acres	Status of site in terms of policy compliance	Current Position	Site Constraints	Potential use(s) subject to obtaining Planning Permission	No. of house Plots	No. of Affordable Housing Units	Estimated Market Value (net of section 106 and assuming Planning Permission obtained for the potential use(s))	Market Demand - Potential disposal period (in months) from obtaining Planning Permission
23	Meadows Road	Kidsgrove	0.17	Site located in Kidsgrove urban area.	Currently used as a public car park. May become surplus if additional car parking is provided at nearby Kidsgrove railway station.	Not aware of any major issues	Commercial	n/a	n/a	less than £0.5m	
24	Gloucester Road	Kidsgrove	0.7	Site located in Kidsgrove urban area. Does not form part of the GSS or PPS	Brownfield, former garage site owned in conjunction with Aspire Housing. Planning permission approved for 8 dwellings. Site currently being marketed by agents.	Not aware of any major issues	Residential	8	0	less than £0.5m	12 to 15
25	Former Public Toilets, Merrial Street	Newcastle	0.02	Site located in Newcastle Town Centre	Closed in 2015, alternative uses being considered	Building still configured as public convenience	Commercial/Car Parking	n/a	n/a	less than £0.5m	12 to 23
								Total estimated market value.		<b>£21,470,000</b>	
26	Keele & Seabridge Development Area (10 acre sample)	Various		Site located in Green Belt adjoining urban area.	Subject to master planning	No surveys have been undertaken.	Residential			greater than £1m	24 plus

**Key**



- Green Space Strategy
- Playing Pitch Strategy
- Great Crested Newts

- Estimated Market Value (net of Section 106 and assuming a planning permission for the potential use) - less than £0.5m
- Estimated Market Value (net of Section 106 and assuming a planning permission for the potential use) - between £0.5m-£1m
- Estimated Market Value (net of Section 106 and assuming a planning permission for the potential use) - greater than £1m

**Village Green Application (VGA)**

**VGAs have been submitted to Staffordshire County Council (SCC) by local residents. Newcastle Borough Council submitted objections to these applications and is now waiting on a decision from SCC. SCC is unable to give a timescale for determination at this time. If a VGA is successful then it would be unlawful for any development to take place therefore these sites should not be promoted as viable development sites at this stage**

Any amendments made since the last document issue on 14/01/16 at 17:17 (Masterschedulesv5valbands.pdf) are in **bold/italics/underlined**

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