

Newcastle-under-Lyme Borough Council

Strategic Housing Land Availability Assessment (SHLAA) 2013/2014



Contents

1.	Introduction	4
2.	Previous and current versions of the SHLAA	6
3.	Planning Policy Context.....	7
	National Planning Policy.....	7
	Local Planning Policy.....	8
	Housing Requirements for Newcastle-under-Lyme.....	8
4.	Methodology.....	10
	Stage 1: Planning the Assessment.....	11
	Stages 2 and 3: Identification of Sites	11
	Stage 4: Determining the Survey Areas.....	12
	Stage 5: Carrying Out the Surveys/Assessments.....	12
	Stage 6: Estimating the Housing Potential for Each Site.....	12
	Stage 7: Assessing the suitability, availability and achievability of sites....	13
	Stage 8: Reviewing the Assessment.....	16
5.	Assessment Findings.....	17
	Overall Capacity.....	17
	Housing Supply Trajectory.....	19
6.	Review of the Assessment.....	21
	Phasing within the Trajectory.....	21
	Initial Findings and Implications.....	21
	Limitations of Research.....	22
	Monitoring and Review.....	22
7.	Appendices	
	Appendix 1 Map showing Spatial Areas	
	Appendix 2 Schedule of Sites	
	Appendix 3 Site Maps	
	Appendix 4 Schedule of excluded sites	
	Appendix 5 Maps of excluded sites	
	Appendix 6 Site Survey Pro forma	

This report and its appendices are available to view and download in separate documents at:

www.newcastle-staffs.gov.uk/landavailabilityassessment.

1. Introduction

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare Strategic Housing Land Availability Assessments.

The Strategic Housing Land Availability Assessment (the Assessment) identifies a future supply of land which is suitable, available and achievable for housing development during the period 2013–2026, to meet the housing need for the Borough, as identified in the Newcastle-under-Lyme and Stoke-On-Trent Joint Core Spatial Strategy (CSS) (2009) (Core Strategy).

The Core Strategy identified a need for 5,700 new homes in the Borough over a twenty year period from 2006 to 2026, known as the plan period. As of 1 April 2013, a total of 1,682 new homes have been delivered and the remaining housing need is for 4,018 new homes.

The Assessment will normally be reviewed on an annual basis and sites can be nominated for inclusion at any time. This version covers the remaining thirteen years of the plan period: 2013-2026 and therefore represents a snapshot of the potential housing land supply as at 1 April 2013. Any housing completions or suitable housing land identified after 31 March 2013 will be included in the next (2014/15) Assessment.

The Assessment is an important step in the preparation of development plan documents, such as Local Plans, as it helps to assess which sites are the most suitable and deliverable for a particular use. At this stage only a preliminary assessment is carried out, but it forms a key component of the evidence which is used to help select sites to go forward into development plan documents to meet objectively assessed needs for housing

However, it is important to note that the inclusion of any site in this document does not guarantee either that the site will be allocated for residential use or that planning permission will be granted for this use. Any proposals to allocate sites will be subject to extensive public consultation.

Sites have been assessed for inclusion and exclusion in the Assessment on the basis of the information available to the Council at the time, including information submitted by landowners, agents and other parties, which is correct to the best of our knowledge. If you consider any of this information to be incorrect or out of date, or if you have further information, please let us know. We will take any fresh information into consideration during the next update of the Assessment.

Any applications for planning permission to develop sites would be considered against the most up-to-date national and local planning policies, together with all material planning considerations. The development of many of the sites included in this document will have certain constraints that will need to be overcome before planning permission could be granted. At this stage, it is assumed that all known constraints could be overcome.

The remaining sections of this document will:

- Outline the planning policy context;
- Detail the assessment methodology;
- Identify sites with potential for residential uses;
- Assess the potential of those identified sites to form part of the housing land supply;
- Assess when sites deemed suitable for residential use are likely to be developed; and
- Provide a summary and analysis of the results of the Assessment in Section 5, 'Assessment Findings'.

2. Previous and current versions of the Assessment

The Council first published a draft Strategic Housing Land Availability Assessment in October 2008 and this was used as part of the evidence base for the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Core Strategy), adopted in October 2009. The Assessment was subsequently updated and published in October 2010 and since this time it has been regularly updated.

The Council has continued to encourage the submission of new site nominations and new information about submitted sites, and to collect information through its normal residential land use monitoring processes. Successive updates of the Assessment reflect this continual process of gathering knowledge about potential housing sites within the Borough and the progress of sites through the planning system.

All sites without planning permission identified in the 2012/13 Assessment were included in the Site Allocations and Policies Local Plan Issues and Options Consultation undertaken in Autumn 2012, and comments received during that process have been taken into account in the preparation of this updated Assessment.

This update also includes changes to the way the information in the schedules of sites is presented, compared to previous Assessments. Previous 'comments on forecast' have now been incorporated into 'comments on the suitability, availability and achievability' of a site. In addition the 'Schedule of Excluded Sites', published in two appendices in the 2012/13 Assessment, have been combined into a single schedule of excluded sites.

The 2013/14 Assessment covers a thirteen-year period from 2013 to 2026 (the remainder of the Core Strategy plan period).

3. Planning Policy Context

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the objective of delivering a wide choice of high quality homes

The National Planning Policy Framework requires local planning authorities to produce robust evidence of land availability through a Strategic Housing Land Availability Assessment, and highlights the Assessment as the main mechanism to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period.

The Strategic Housing Land Availability Assessment Practice Guidance

The preparation of this document has been based on current planning practice guidance, the Strategic Housing Land Availability Assessment Practice Guidance (2007) (hereafter referred to as 'the Guidance'). The Guidance details the requirement for local planning authorities to: -

- Identify specific, deliverable sites for the first five years of a plan, that are ready for development;
- Identify specific, developable sites for years 6–10 and ideally years 11–15;
- Where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
- Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

The Guidance defines the terms deliverable, developable or not currently developable as follows:

Deliverable – a site should be available now, offer a suitable location for housing development and there should be a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. Known constraints are likely to be overcome.

Not currently developable – it is unknown when the site could be developed, perhaps because one of the constraints to development is severe and it is not known when it could be overcome.

Local Planning Policy

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy

The amount of housing needed, together with other key spatial principles guiding the location of development in the Borough of Newcastle-under-Lyme, is set out in the adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (the 'Core Strategy'). This latest Assessment represents the housing land supply position at 1 April 2013 and aims to demonstrate that there are enough potential housing sites to deliver the number of houses required during the remaining plan period (2013–2026). This information is used to inform the development of future planning policy for the Borough.

In accordance with the Spatial Principle of Targeted Regeneration set out in the Core Strategy, housing sites in the urban areas of the Borough have generally been considered as offering suitable locations for development. Focusing development in these areas is considered to be the most effective way of contributing to sustainable development.

The Core Strategy also aims to direct residential development in the rural areas to the key Rural Service Centres of Loggerheads, Audley Parish and Madeley, and to restrict it to a scale that provides for local growth only. These villages provide the most comprehensive range of essential local services within the rural area and so are considered to be the most sustainable locations for housing development to meet local needs in the rural area.

In assessing whether sites offer suitable locations for housing, regard has also been had to policies in the National Planning Policy Framework including the presumption in favour of sustainable development set out in paragraph 14.

The Core Strategy also aims to prioritise the building of new homes on brownfield (previously developed) land rather than on greenfield land. This strategy has been very successful; since 2006, 72% of new homes built have been built on brownfield land. However, as a result of this success, the supply of identified deliverable brownfield land is running out and is now not sufficient to meet the housing land supply need. Just over half of the sites identified in this Assessment are brownfield land, providing half of the total capacity of housing sites within the Borough.

Due to the shortage of brownfield sites, greenfield sites have been identified in the potential housing land supply, in order to maintain a supply of sites to meet housing needs. The Core Strategy makes provision for the development of some greenfield sites if this can support a sustainable pattern of development.

Housing Requirements for Newcastle-under-Lyme

The original forecast of housing delivery set out in the Core Strategy covered the 20 year plan period, 2006–2026. The average net annual target was 285

dwellings per annum. 1,682 (net) dwellings have been built within the Borough in the period 2006–2013. This is not enough to meet the annual target set out in the Core Strategy, falling short by a total of 313 dwellings.

Another 4,018 (net) additional dwellings need to be built over the remaining plan period, to meet the target of 5,700 dwellings by 2026. Recent appeal decisions have indicated that the shortfall of 313 dwellings should be made up within the next five years rather than over the plan period as a whole. Adopting this approach requires an increased annual target of 348 dwellings over the period 2013–2018. If this target is met, the original annual target of 285 dwellings per annum will then apply for the remaining eight years of the plan period.

More detailed information about the five year housing land supply in the Borough is available in the Borough Council's Five Year Housing Supply Assessment for Newcastle-under-Lyme: 1 April 2013 to 31 March 2018 (published May 2013), which is available on the website at <http://www.newcastle-staffs.gov.uk/fiveyearsupply>.

4. Methodology

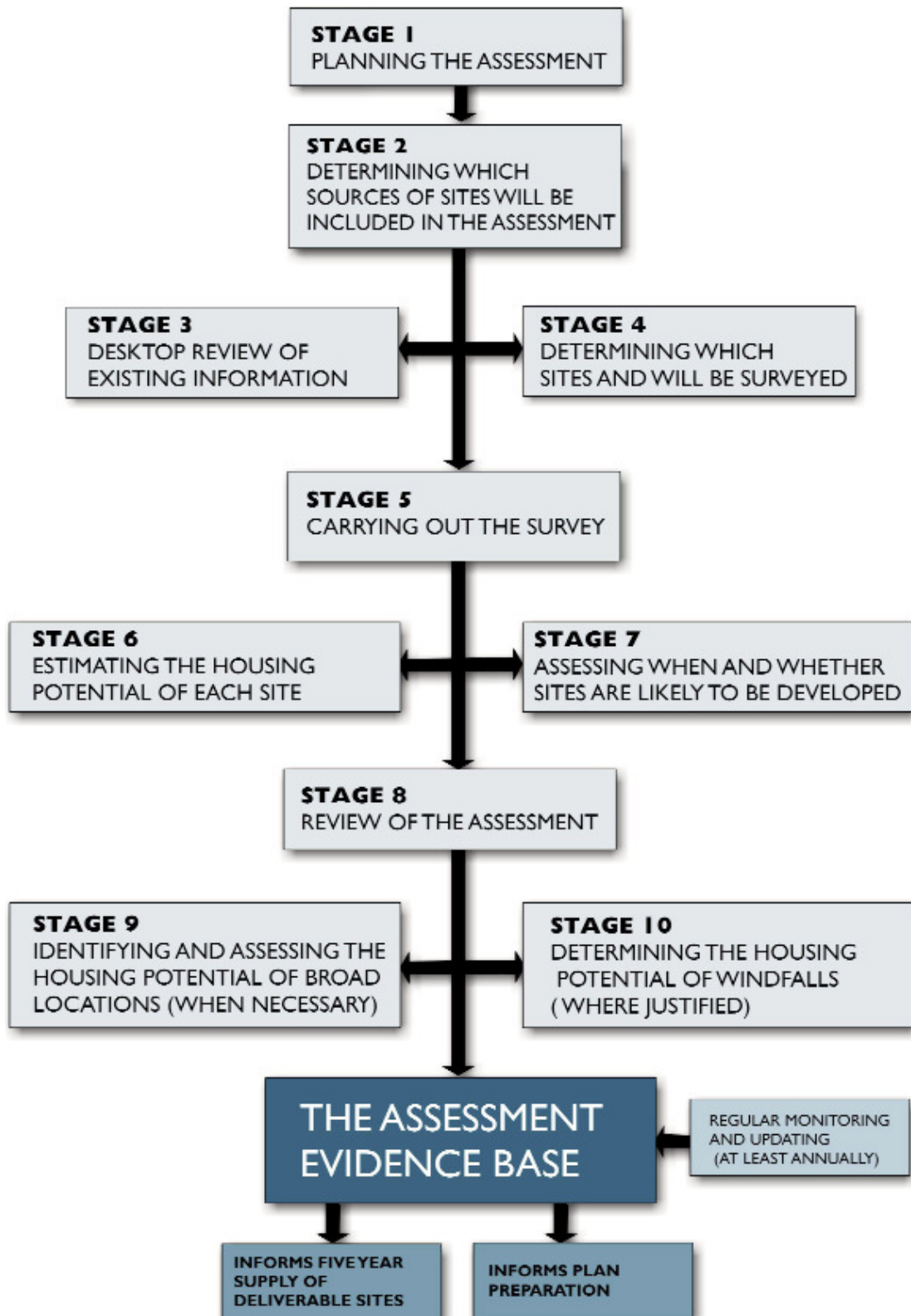


Figure 1
 Assessment Methodology: key stages in producing a Strategic Housing Land Availability Assessment.

The key stages of the methodology shown in Figure 1 have been followed in producing the Assessment, in accordance with best practice and as set out in the Guidance. This section provides more detail on each of those key stages:

Stage 1: Planning the Assessment

The Guidance outlines the possible benefits of preparing the Assessment documents in partnership with other local planning authorities. Although the Core Strategy was prepared jointly with Stoke-on-Trent City Council, a decision was taken to prepare the Assessment for the Borough independently as the Borough Council has independent housing targets.

In carrying out the Assessment and making judgements as to the suitability of sites, information has been gathered from various sources including: Officers within Planning and Environmental Health Services at the Borough Council and in Highway Local Development Projects at the County Council; infrastructure providers; developers and agents; members of the public; and other key stakeholders. All the information gathered has been used to inform the judgements made in this Assessment relating to the deliverability and developability of each site.

Stage 2 and 3: Identification of Sites for Inclusion within the Assessment

Stages 2 and 3 of the Assessment process identify and record sites within the Borough that could be suitable for future housing development.

This process began in 2008, when stakeholders were invited to nominate sites for inclusion within the Assessment. The invitation has remained open, and any newly submitted sites are normally considered during annual reviews of the Assessment.

A 'SHLAA Stakeholder Engagement Survey' was undertaken during 2011. This survey provided an opportunity for key landowners, developers and agents, and some statutory consultees, to comment on a selection of potential housing sites presented in a draft Assessment. It also offered landowners, developers and agents a further opportunity to submit new sites. Responses to the survey generally endorsed the assumptions in the draft Assessment and informed the preparation of the 2012/13 Assessment.

Preparation of the 2013/14 Assessment has taken account of any new information received on existing site nominations, new site nominations received, and commencements and completions identified through the Council's monitoring processes. It has also taken into account information received during the Site Allocations and Policies Local Plan Issues and Options Consultation undertaken in Autumn 2012.

Each site included in, or excluded from, the Assessment has been mapped and assigned a unique reference number.

Stage 4: Determining the Survey Areas

Stage 4 of the Assessment refines the selection of sites to be taken forward for individual appraisal by identifying areas where housing development would not normally be permitted. For example sites within Flood Zone 3b* and undeveloped sites within the North Staffordshire Green Belt have been excluded at this stage.

In accordance with the adopted Core Strategy, housing development in the Borough is primarily focused within the urban areas of Newcastle and Kidsgrove, with limited housing development planned for the rural area.

Stage 5: Carrying Out the Surveys

Sites have been appraised through both desktop analysis and site visits. In order to ensure a consistent approach to site appraisal, a standardised site survey pro-forma is used. A copy of the pro-forma is available in Appendix 6. The information recorded on the pro-forma is based on the judgements required for stages 7a, 7b, 7c and 7d of the Assessment. The data fields on the site survey pro-forma include:-

- Site size;
- Site boundary;
- Physical characteristics;
- Existing or former use;
- Surrounding land uses;
- Policy considerations;
- Market attractiveness; and
- Possible constraints.

Stage 6: Estimating the Housing Potential of Each Site

Where sites have an existing or expired planning permission, the approved capacity has been used as the housing potential.

The capacity of sites without planning permission has been estimated on a site by site basis, generally assuming a density of between 30 and 50 dwellings per hectare. However, in some cases the capacity may be lower than the area of the site would suggest, because only part of the site shown on the map is considered to be developable. Factors taken into consideration are:-

- The individual characteristics of the site;
- The constraints of the site;
- The characteristics of the surrounding area;
- The site's market potential; and
- The site's suitability for different types of residential development.

The capacity of some sites which have previously been considered for schemes including apartments has been revised. This takes into account the current housing market and the type and density of residential development in the surrounding area.

Stage 7: Assessing Suitability, Achievability and Availability of Sites

Determining whether a site can be considered 'deliverable' or 'developable' requires an assessment of:-

- Suitability;
- Availability;
- Achievability; and
- Whether any known constraints can be overcome.

Stage 7a: Determining Suitability

The Guidance suggests that 'a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities'.

In determining the suitability of a site, the following factors have been considered:-

- Is development likely to be precluded by any land contamination?
- Is development likely to be precluded by flood risk?
- Is the site accessible?
- Is the site in an appropriate location for housing development with regard to surrounding land uses?
- Can the site be developed without harming the environmental conditions that would be experienced by prospective residents, or the quality of environment currently experienced by those who neighbour the site?

For sites with planning permission for residential development, their suitability has been proven through the planning process.

Suitability Assumptions

An attempt has been made to identify the key constraints and issues affecting the suitability of each site, in the Schedule of Sites at Appendix 2, and it is assumed that these could be resolved during the planning process. However, the constraints identified do not represent a comprehensive and definitive set of constraints applying to specific sites. For example, the Assessment has not taken into account the quality of any agricultural land that could be lost through the development of sites for housing. A detailed site appraisal would be required in support of any planning application.

Land contamination is a common constraint for brownfield sites in the Borough, and many such sites have been successfully remediated and developed for residential use. However it is difficult to determine the likely extent of contamination without extensive surveys. For the purposes of this Assessment it has been assumed that any land contamination issues for sites in the land supply could be overcome with housing development remaining financially viable.

Sites without good access to key services such as shops and bus services (as specified on the Assessment pro forma) have been considered unsuitable.

Other constraints include policy designations, environmental conditions and site features which may render a particular site or location unsuitable. However, where constraints could be mitigated, then such a site could come forward for housing development and could be considered developable. For example noise could represent a constraint where sites are located next to busy main roads, but this constraint could be mitigated through design measures.

Similarly, an assumption has been made that any housing development on the edge of a Rural Service Centre village envelope would need to be limited in scale and phased later in the plan period to be considered 'suitable.' The inclusion of these sites will ensure that the Council is able to make informed choices when considering the allocation of sites as part of the plan making process.

The Assessment has generally prioritised previously developed sites in the urban areas of the Borough ahead of existing green spaces and rural sites. However, the Core Strategy makes it clear that the allocation of some greenfield sites may be preferable in terms of supporting more sustainable patterns of development.

Filtering of Sites

Following the site appraisal process, all sites considered to be unsuitable were excluded from the Assessment. These are listed in Appendix 4, Schedule of Excluded Sites.

The list of sites was updated to reflect those with valid planning permissions and completions as of 31 March 2013. Recently expired planning permissions that are still considered to be developable and suitable have been included in the 6–10 year supply.

Stage 7b: Determining Availability

The key issues considered in determining the availability of a site have been:-

- Whether a site is in active use;
- Whether a site could be built on immediately; and

- Whether a site is subject to any ownership or tenancy problems.

In accordance with the Guidance, a site has been considered available if it is free of any legal or ownership problems. If a site has been nominated by the landowner or developer in control of the site, and there is nothing to suggest otherwise, then the site has been considered to be available. Generally if a site has been promoted by someone other than the landowner or controlling developer and the site is also in active use, it has been considered to be unavailable.

The site nomination form requests information relating to site ownership and where available a site has been identified as in private ownership and if it is in public ownership the public body is identified.

Sites with an existing planning permission that are considered to be available have been deemed deliverable and included in the 0–5 year supply.

Stage 7c: Determining Achievability

The Guidance states that ‘a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time.’ This is a judgement about economic viability and will depend on a combination of market factors, cost factors and delivery factors. This in turn involves making judgements about the capacity of the developer to complete and sell the housing in the short and long term. Factors taken into consideration include:- whether the site is in an area of established residential use; whether similar sites have previously been successfully developed; and whether there has been active interest in a site.

Detailed appraisals are not undertaken as market fluctuations over time will impact on economic viability.

It has been assumed that sites with existing or lapsed planning permissions for residential development would be economically viable. This is based on an assumption that the applicant would not have invested in planning application fees and the preparation of planning submissions without good prospects that the scheme is economically viable or presents an attractive proposition to the market.

Stage 7d: Overcoming Constraints

General and site-specific constraints have been identified during the Assessment. Considering the action needed to overcome any such constraints and when or whether this is likely to occur, has been an integral part of the Assessment process. The Schedule of Sites at Appendix 2 includes comments on constraints affecting each site and highlights action that would be required to deliver acceptable residential development.

Stage 8: Review of the Assessment

In accordance with the Guidance, following the initial survey and appraisal of sites, the housing potential of all sites has been combined to produce an indicative housing forecast that sets out how much housing can be provided and at what point in the future. This is commonly known as a housing trajectory. The production of the housing trajectory involves making a judgement for each site regarding its deliverability or development potential.

5. Assessment Findings

Overall Capacity

The housing capacity of all sites judged to be deliverable or developable has been estimated during the Assessment process, and the capacity distributed across individual years to form an indicative forecast of the amount of housing that could be delivered over the next thirteen years. Table 1 summarises these findings, showing the potential housing land supply in each of the three key periods (0–5 years; 6–10 years; and 11–13 years) and by Spatial Area. Appendix two contains a Schedule of Sites for each key period.

The Schedule of Sites provides an estimate of the capacity and phasing of each site. Many of the larger sites are expected to be delivered over several periods and may, therefore, appear in more than one schedule.

Spatial Distribution of Housing

The Core Strategy divides the Borough into four Spatial Areas, as listed in Table 1, and identifies a specific housing requirement for each of the Spatial Areas (policies ASP5 and ASP6), shown in column one.

Dwellings by Spatial Area	0 - 5 year capacity	6 - 10 year capacity	11 - 13 year capacity	Total Capacity per spatial area	Needed to meet Core Strategy target
Newcastle Urban Central	586	877	165	1,628	2,262
Newcastle Urban South and East	77	234	9	320	666
Kidsgrove	324	343	120	787	461
Rural	70	317	305	692	629
TOTALS	1,057	1,771	599	3,427	4,018

Table 1: Capacity of Gross Land Supply (including conversions) by Spatial Area

A total capacity of 1,057 has been identified for the 0–5 year period, and of 3,427 for the thirteen year period 2013–2026. The Table highlights a potential undersupply of sites both across the Borough as a whole and more specifically in the Newcastle Urban Central and Newcastle Urban South and East Spatial Areas. There is a potential oversupply of sites in the Kidsgrove and Rural Spatial Areas.

The capacity for the 0–5 year period includes a calculation of dwellings expected to be delivered through conversions or changes of use, identified through existing planning permissions. These sites are not listed in the Schedule of Sites but make an important contribution to the potential housing land supply. The total number of dwellings expected to be delivered by these means is summarised in Table 2.

Dwellings by Spatial Area	New build capacity	Conversions / changes of use	Total
Newcastle Urban Central	565	21	586
Newcastle Urban South and East	77	0	77
Kidsgrove	316	8	324
Rural	45	25	70
TOTALS	1,003	54	1,057

Table 2: Contribution of conversions and changes of use to 0–5 year supply

Sites without Planning Permission that are Considered Deliverable

Two sites without planning permission have been included in the 0–5 year period. Both sites have been subject to extensive developer interest and are considered to offer a realistic prospect of delivering homes within the next five years. The phasing of housing delivery on each site has been estimated based on discussions with the developers concerned.

Site reference	Capacity in 0 – 5 Year Supply
145/145a Apedale South	120
8485 West Avenue South	172

Table 3: Sites without planning permission that are considered deliverable

Capacity of brownfield sites and large sites

Section 3 of this report (Local Planning Policy) noted that the aim of prioritising brownfield sites had been successful to date but that the supply of these sites was now running out. This Assessment has identified 112 brownfield sites, which together could provide a total of 1,607 new dwellings, and 96 greenfield sites, with a total capacity of 1,586 new dwellings. Two sites include both brownfield and greenfield land.

The sites identified in the Assessment are predominantly very small, with only 30% having the capacity to support major housing development (of ten dwellings or more).

Housing Supply Trajectory

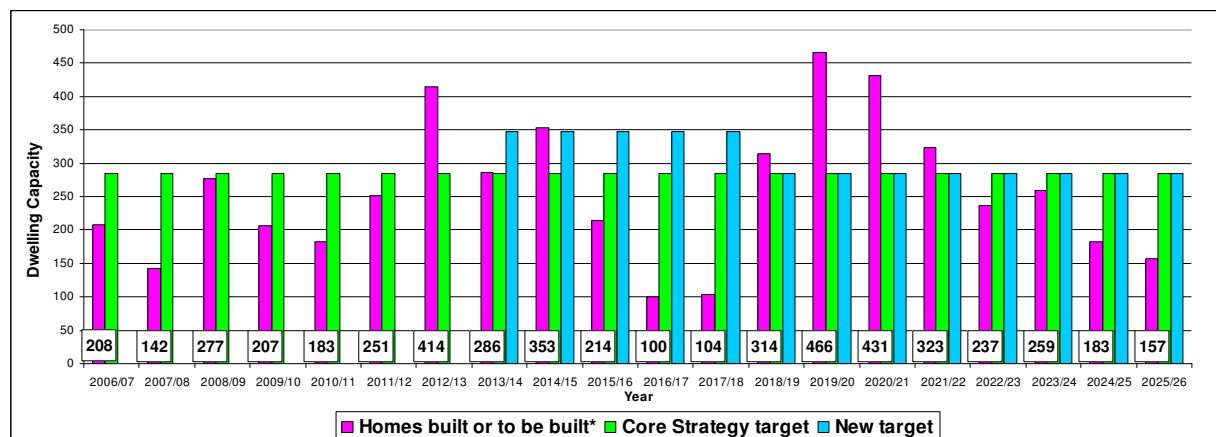


Figure 2: Net Housing Supply Trajectory

(*the number of homes built or to be built each year is in the box at the foot of the graph)

Figure 2 compares:

- The number of homes that have been built each year from 2006 to 2013;
- The number of homes that could potentially be built in each year from 2013 to 2026 (this is the capacity of sites in the land supply);
- The original Core Strategy target of 285 new homes per year;
- The increased target (348 new homes per year) needed to make up the current shortfall within the next five years.

From the start of the plan period in 2006, the number of homes built has fallen short of the Core Strategy target every year until 2012/13, resulting in a shortfall of 313 new homes against the cumulative target (as of 1 April 2013). In previous Assessments, a new target has been calculated on the assumption that the shortfall could be made up over the remaining years of the plan period.

The National Planning Policy Framework and supporting guidance do not specify how the shortfall should be managed. However, recent appeal decisions have favoured a different approach in which the shortfall is made up in the first five years of the remaining plan period. This approach, known as the 'Sedgefield Approach,' has recently been accepted by the Borough Council for the purpose of calculating the five year housing land supply. It forms the basis of the increased target of 348 new homes over the next five years.

The trajectory assumes this increased target can be achieved, and therefore applies the original annual target of 285 new homes over the remaining part of the plan period (2018-2026).

The calculation of the five year housing land supply (published May 2013) included a windfall allowance of 40 homes per year in the last two years of the

five-year period. Adding this allowance to the capacity of sites included in the 0–5 year phase (1,057) increases the capacity to 1,137. However, this figure still falls short of the number of homes required over the next five years (1,738).

Due to its record of persistent under-delivery against the original housing target, the Borough Council is now required to apply an additional buffer of 20% to ensure competition and choice in the market for land. When this is taken into account, the Borough Council should aim to provide a five year supply of sites with a capacity of 2,086 homes.

The Five Year Housing Land Supply Assessment is available on the website at <http://www.newcastle-staffs.gov.uk/fiveyearsupply>.

6. Review of Assessment

Phasing within the Trajectory

Every effort has been made to ensure that the Assessment process does not overestimate supply or completion rates. The build out rates and phasing of sites included in this Assessment have been informed by the expertise and knowledge of development industry stakeholders, such as house builders and property agents. In the five-year supply period, sites with full planning permission and those already under construction have been phased ahead of sites with outline planning permission.

Generally, urban brownfield sites have been prioritised ahead of greenfield (previously undeveloped) land and rural sites. Some comments received through the Assessment Stakeholder Consultation recommended bringing forward rural sites within the housing trajectory to address a perceived imbalance in rural housing supply (an oversupply in later years being preceded by a period of undersupply). However, many rural sites will only be suitable for development once they have been allocated for housing development or included within a revised village boundary. Furthermore, the Core Strategy target for housing in the rural area is a maximum, rather than a minimum, target. The remainder of the rural housing supply has been phased at the end of the plan period as these sites will only be developed if required. Further stages in the plan-making process will determine which rural sites are most suitable for development.

Areas of open space not required for the delivery of the North Staffordshire Urban Green Space Strategy have been considered to be potentially more 'suitable' than sites required for meeting open space standards. However, the allocation of any open spaces for housing development would need to be informed by extensive public consultation as part of the plan-making process.

Initial Findings and Implications

The trajectory included in this Assessment is an indication of how sites in the Borough might come forward, taking into account phasing to reflect priority within the urban areas. Some sites may come forward sooner than indicated and by the same token some may come forward later.

Market uncertainty and factors outside the control of the Borough Council, such as changes in ownership, sites being subject to applications for alternative uses and developers working to alternative timeframes will impact on the supply and phasing of housing sites in future years. It can also be expected that potential housing sites that have not yet been identified will also come forward.

The Assessment demonstrates that the theoretical supply of deliverable and developable sites in the Borough is sufficient to meet housing requirements for only the next 11.2 years. The supply includes a large number of small

sites and is unevenly distributed throughout the Borough. The Borough also has a shortage of sites deliverable within five years (currently sufficient to meet housing requirements for the next 3.27 years).

A key finding from the Assessment is the shortfall in the identified land supply for the Newcastle Urban Central and Newcastle Urban South and East Spatial Areas of the Borough. In contrast the supply in the Kidsgrove and Rural Spatial Areas is in excess of that required to meet the targets identified for these areas in the Core Strategy.

The findings of this Assessment will form part of the evidence base for further stages in the plan-making process. This process will need to consider carefully how the Borough can deliver the housing needed to support its sustainable growth, and balance this against other needs and objectives.

Limitations to Research

This report, the Strategic Housing Land Availability Assessment 2013/14, represents a 'snap shot' of the housing land supply position at 1 April 2013. Although every attempt has been made to ensure that the information is as accurate as possible, it is recognised that there are limitations to this research. A number of assumptions have been made where information was unavailable.

Monitoring and Review

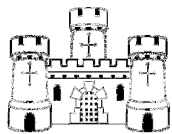
Regular updating of the Assessment will be undertaken as an integral part of the Authority Monitoring Report process. Such updates will ensure that the Assessment is responsive to market information.

During the preparation of the Assessment (2013/14), new National Planning Practice Guidance was issued online in draft form. The next update of the Assessment will reflect this new Guidance. However, the 2007 Guidance will remain current until the new Guidance is published in its final form.

Appendix 1

Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Spatial Area Map for Newcastle-under-Lyme Borough

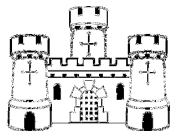


**NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL**

Appendix 2

Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Schedule of Sites



**NEWCASTLE·UNDER·LYME
BOROUGH COUNCIL**

Sites in the 0-5 year housing supply

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9840	Apedale Road (8a), Chesterton	0.04	B	2	Chesterton			2			This site has outline planning permission (ref. 11/00407/OUT). Commencement and completion likely in the 0 – 5 year period.	6
9792	Crackley Bank (148), Chesterton	0.06	B	2	Chesterton	2					This site has full planning permission (ref. 11/00203/FUL) and building work has started. Completion likely in the 0 – 5 year period.	3
9753	Newport Grove (adj 25), Chesterton	0.05	G	1	Chesterton	1					This site has full planning permission (ref. 08/00543/FUL) and building work has started. Completion likely in the 0 – 5 year period.	3
9815	Sandford Street (Corona Park), Chesterton	0.31	B	16	Chesterton	8	8				This site has full planning permission (ref. 10/00480/FUL). Commencement and completion likely in the 0 – 5 year period.	5
25	Charter Road Development, Cross Heath	2.69	B	117	Cross Heath	44	45	28			This site has full planning permission (ref. 12/00036/FUL). Development is targeted for completion within five years. Commencement and completion likely in the 0 – 5 year period.	10
9789	Jason Street (Land between 21 & 23), Newcastle	0.01	G	1	Cross Heath		1				This site has full planning permission (08/00407/EXTN) and building work has started. Completion likely in the 0 – 5 year period.	11
9769a	Lower Milehouse Lane (Former GEC), Knutton	3.97	B	98	Cross Heath	35	35	28			This site has full planning permission (ref. 11/00266/REM). Commencement and completion likely in the 0 – 5 year period.	9

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9877	Milehouse Lane (126), Cross Heath	0.02	B	1	Cross Heath		1				This site has full planning permission (ref. 12/00480/FUL). Commencement and completion likely in the 0 – 5 year period.	7
9872	Apedale Road (35), Chesterton	0.04	G	2	Holditch		2				This site has full planning permission (12/00197/FUL). Commencement and completion likely in the 0 – 5 year period.	12
145/145a	Apedale South, Apedale Road, Chesterton	16.28	G	350 (includes 120 in years 0-5 and 230 in years 6-10)	Holditch			40	40	40	The site is in a sustainable location close to other housing. Availability: Extensive pre-application discussions have taken place and a planning application is expected to be submitted in the 2013-14 monitoring year. Site constraints: Flood zones 2 & 3 on western boundary. Probable soil and groundwater contamination from previous uses. Area of Landscape Regeneration (Local Plan N22). Access: Would require improvements to junction of Apedale Road, Audley Street and Victoria Street, and to public transport provision. Commencement likely in the 0 – 5 year period.	12
9870	Beasley Place (34) and Beasley Avenue (96), Chesterton	0.11	B	5	Holditch		5				This site has full planning permission (ref. 12/00034/FUL). Commencement and completion likely in the 0 – 5 year period.	13
9767	Sutton Street (Land at) Chesterton	0.03	B	4	Holditch			4			This site has full planning permission (ref. 13/00020/FUL). Commencement and completion likely in the 0 – 5 year period.	12

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9777	Wolstanton Road (41-43), Chesterton	0.05	G	2	Holditch	2					This site has full planning permission (ref. 07/01040/EXTN). Commencement and completion likely in the 0 – 5 year period.	13
9814	Cherry Hill Lane (Cherry Hill Farm), Silverdale	0.08	G	3	Knutton and Silverdale	3					This site has full planning permission (ref. 10/00551/FUL). Commencement and completion likely in the 0 – 5 year period.	18
9579	Peake Street/Cotswold Avenue (junction of), Knutton	0.09	G	3	Knutton and Silverdale	3					This site has outline planning permission (ref. 12/00669/FUL). Commencement and completion likely in the 0 – 5 year period.	15
9812	Spice Avenue / Silverdale Road, Knutton	0.10	B	5	Knutton and Silverdale	2	3				This site has full planning permission (ref. 10/00445/FUL). Commencement and completion likely in the 0 – 5 year period.	18
9796	Daly Crescent (8), Silverdale	0.05	G	2	Silverdale and Parksite	2					This site has full planning permission (ref. 08/00832/FUL) and building work has started. Completion likely in the 0 – 5 year period.	21
9766 / 9766a	Silverdale Colliery, Scot Hay Road, Silverdale	9.35	B	86	Silverdale and Parksite	32	30	24			This site has full planning permission (ref. 09/00698/REM). Building work has started and 214 dwellings had been completed by the end of 2012/13 monitoring year. Completion likely in the 0 – 5 year period.	19
9825	Station Road, (Silverdale Goods Yard), Silverdale	0.53	B	23	Silverdale and Parksite		12	11			This site has full planning permission (ref. 11/00284/FUL). Commencement and completion likely in the 0 – 5 year period.	21

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9747	Cross May Street (adj 29), Thistleberry	0.03	G	1	Thistleberry		1				This site has full planning permission (ref. 11/00526/REM). Commencement and completion likely in the 0 – 5 year period	22
9648a	Keele Road, Thistleberry	12.4	G	21	Thistleberry	21					This site has full planning permission (ref. 11/00430/FUL). Building work has started and 272 dwellings have been completed up to the end of the 2012/13 monitoring year. Completion likely in the 0 – 5 year period.	25
9876	Keele Rd (Thistleberry House), Thistleberry	0.89	B	37	Thistleberry	20	17				This site has full planning permission (12/00512/FUL). Commencement and completion likely in the 0 – 5 year period	24
9801	Poolfields Avenue, Thistleberry (Garden of 1)	0.10	G	1	Thistleberry		1				This site has full planning permission (09/00097/EXTN). Commencement and completion likely in the 0 – 5 year period.	22
9829	Whitfield Avenue (4), Thistleberry	0.03	B	1	Thistleberry			1			This site has outline planning permission (ref. 10/00562/OUT). Commencement and completion likely in the 0 – 5 year period.	24
9431	Harrison Street (land at), Newcastle	0.04	B	3	Town		3				This site has full planning permission (12/00590/FUL). Commencement and completion likely in the 0 – 5 year period.	29
9761	Victoria Street (7), Newcastle	0.06	B	8	Town	4	4				This site has full planning permission (ref 07/01145/EXTN). Commencement and completion likely in the 0 – 5 year period.	29

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9663	Dimsdale Parade (adj. 261), Wolstanton	0.24	G	2	Bradwell		1	1			This site has outline planning permission (refs. 12/00148/OUT & 12/00225/OUT). Commencement and completion likely in the 0 – 5 year period.	33
9874	Hillport Avenue (34a), Bradwell	0.01	B	1	Bradwell		1				This site has full planning permission (ref. 13/00024/FUL). Commencement and completion likely in the 0 – 5 year period.	31
9873	Turnhill Grove (5), Wolstanton	0.05	B	1	Bradwell		1				This site has full planning permission (ref. 12/00289/FUL). Commencement and completion likely in the 0 – 5 year period.	31
9787	Brampton Road (May Cottage), May Bank	0.16	G	2	May Bank		2				This site has full planning permission (ref. 09/00685/EXTN). Commencement and completion likely in the 0 – 5 year period.	37
9623	Sandy Lane (Adj. Gaunts Heath), May Bank	0.13	B	1	May Bank	1					This site has full planning permission (ref. 10/00197/FUL). Commencement and completion likely in the 0 – 5 year period.	38
9821	Sandy Lane, (High View), May Bank	0.16	B	1	May Bank	1					This site has full planning permission (ref. 10/00077/FUL). Completion likely in the 0 – 5 year period.	38
9824	Sandy Lane (18 The Hill), May Bank	0.17	B	1	May Bank	1					This site has full planning permission (ref. 11/00640/REM) and building work has started. Completion likely in the 0 – 5 year period.	38
9695	Bradwell Lane (rear No 4), Porthill	0.24	G	2	Porthill	2					This site has full planning permission (ref. 08/00205/FUL) and construction has started. Completion likely in the 0 – 5 year period.	39

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
9878	Dimsdale View East (adj.58), Porthill	0.02	G	1	Porthill			1			This site has full planning permission (ref. 12/00223/FUL). Commencement and completion likely in the 0 – 5 year period.	39
9781	Lawson Terrace (former builders store), Wolstanton	0.01	B	1	Porthill		1				This site has outline planning permission (ref. 11/00091/OUT). Commencement and completion likely in the 0 – 5 year period.	39
9879	Clayton Road (rear of The Orchard), Seabridge	0.05	G	1	Seabridge			1			This site has outline planning permission (ref. 12/00832/OUT). Commencement and completion likely in the 0 – 5 year period.	42
9799	Knutton Road, (former T G Holdcroft garage), Wolstanton	0.24	B	12	Wolstanton	6	6				This site has full planning permission (ref. 11/00629/REM). Commencement and completion likely in the 0 – 5 year period.	47
9828	Moreton Parade (Oxford Arms), May Bank	0.28	B	8	Wolstanton	4	4				This site has full planning permission (ref. 11/00649/REM). Commencement and completion likely in the 0 – 5 year period.	49
9664b	Wolstanton Colliery (North), Wolstanton	1.4	G	1	Wolstanton	1					This site has full planning permission (ref. 11/00129/FUL). Building work has started and 38 dwellings had been completed by the end of the 2012/13 monitoring year. Completion likely in the 0 – 5 year period.	48
9664a	Wolstanton Colliery (South), Wolstanton	3.48	B	40	Wolstanton	20	20				This site has full planning permission (ref. 11/00129/FUL). Building work has started and 158 dwellings had been completed by the end of 2012/13 monitoring year. Completion likely in the 0 – 5 year period.	48

Sites in the 0-5 year housing supply

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
8455	Cedar Ave / Banbury Street (former Warehouse & Bakery), Butt Lane	0.42	B	12	Butt Lane			12			This site has outline planning permission (ref. 07/00256/EXTN). Commencement and completion likely in the 0 – 5 year period.	50
8478	Chapel St (Methodist Church), Butt Lane	0.11	B	9	Butt Lane		9				This site has full planning permission (ref. 11/00656/FUL). Commencement and completion likely in the 0 – 5 year period.	51
8448	Congleton Rd (adj 26), Butt Lane	0.04	B	2	Butt Lane	2					This site has full planning permission (ref. 07/00483/EXTN). Commencement and completion likely in the 0 – 5 year period.	51
8481	Grove Avenue (adj. 19), Butt Lane	0.09	G	2	Butt Lane	2					This site has outline planning permission (ref. 12/00169/DEEM4). Commencement and completion likely in the 0 – 5 year period.	52
8458	Skellern Street, (16 & 18), Butt Lane	0.02	B	2	Butt Lane		2				This site has full planning permission (ref. 08/00150/EXTN). Commencement and completion likely in the 0 – 5 year period.	50
8459	St Saviours Street (17), Butt Lane	0.06	G	2	Butt Lane		2				This site has full planning permission (ref. 08/00715/EXTN and 13/00043/REM) and building work has started. Completion likely in the 0 – 5 year period.	50

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
8453	West Avenue (Land at), Butt Lane	2.20	B	32	Butt Lane	20	12				This 2.2 ha site has full planning permission for housing and outline planning permission for employment uses on an adjacent site (ref. 11/00237/OUT). Construction has started and 55 dwellings have been completed by the end of the 2012/13 monitoring year. Completion likely in the 0 – 5 year period.	50
8485	West Avenue South (former Revelan site), Butt Lane	6.64	G	172	Butt Lane		40	40	45	47	A planning application (ref. 12/00127/OUT) has been permitted subject to the agreement of Section 106 obligations. The site is expected to begin delivering homes in this five year period. Commencement and completion of part of the site is likely in the 0 – 5 year period.	50
8484	Church Street, (St Saviours Church), Rookery	0.05	B	1	Kidsgrove			1			This site has outline planning permission (ref. 12/00295/OUT). Commencement and completion likely in the 0 – 5 year period.	57
8472	High Street (Adj.4), Kidsgrove	0.02	G	1	Kidsgrove	1					This site has full planning permission (ref. 10/00705/FUL). Commencement and completion likely in the 0 – 5 year period.	57
8475	Lincoln Road (20), Kidsgrove	0.04	G	1	Kidsgrove		1				This site has full planning permission (ref. 11/00569/FUL). Commencement and completion likely in the 0 – 5 year period.	54
8477	William Road (Site of The Galley Public House), Kidsgrove	0.18	B	10	Kidsgrove		10				This site has full planning permission (ref. 11/00494/FUL). Commencement and completion likely in the 0 – 5 year period.	54

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
8476	High Street (Former Castle View Works), Harriseahead	0.04	B	1	Newchapel		1				This site has full planning permission (ref. 11/00563/FUL). Commencement and completion likely in the 0 – 5 year period.	60
8468	High Street (30), Mow Cop	0.06	B	1	Newchapel	1					This site has full planning permission (ref. 11/00227/FUL). Commencement and completion likely in the 0 – 5 year period.	58
8483	Pennyfields Road (working men's club), Newchapel	0.31	B	9	Newchapel	5	4				This site has full planning permission (ref. 12/00271/FUL). Commencement and completion likely in the 0 – 5 year period.	61
8486	Sands Road (18), Harriseahead	0.07	G	1	Newchapel	1					This site has outline planning permission (12/00490/DEEM4). Commencement and completion likely in the 0 – 5 year period.	59
8467	Sands Road (24), Harriseahead	0.05	B	1	Newchapel	1					This site has full planning permission (ref. 10/00054/FUL) and construction has started. Completion likely in the 0 – 5 year period.	59
8473	Mount Road (former Squires Copper), Kidsgrove	0.58	B	12	Ravenscliffe		6	6			This site has outline planning permission (ref. 10/00278/OUT). Commencement and completion likely in the 0 – 5 year period.	63
8487	Ravenscliffe Road (adj 79), Kidsgrove	0.10	G	1	Ravenscliffe			1			This site has outline planning permission (ref. 12/00640/OUT). Commencement and completion likely in the 0 – 5 year period.	64
8488	Windmill Avenue (rear of 66), Kidsgrove	0.05	G	1	Ravenscliffe			1			This site has outline planning permission (ref. 12/00621/OUT). Commencement and completion likely in the 0 – 5 year period.	64

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
8394	Coalpit Hill (Former Social Club), Talke	0.22	B	8	Talke	5	3				This site has full planning permission (ref. 08/00014/FUL) and construction work has started. Completion likely in the 0 – 5 year period.	66
8465	Coalpit Hill (Imperial Works), Talke	1.06	B	32	Talke				15	17	This site has outline planning permission (ref. 09/00599/OUT). Commencement and completion likely in the 0 – 5 year period.	66
8466	Coalpit Hill (89-93), Talke	0.02	G	1	Talke	1					This site has full planning permission for residential development (ref. 10/00117/FUL). Commencement and completion likely in the 0 – 5 year period.	66
8479	Jamage Road (land adj 119), Talke	0.08	B	1	Talke			1			This site has outline planning permission (ref. 11/00692/OUT). Commencement and completion likely in the 0 – 5 year period.	68
8471	Mere Lake Road (Mill Heath), Talke	0.08	B	1	Talke		1				This site has full planning permission (ref. 11/00493/FUL). Commencement and completion likely in the 0 – 5 year period.	65

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
7822	Apedale Road (Woodhouse Farm), Wood Lane	0.18	B	1	Audley and Bignall End	1					This site has full planning permission (ref. 11/00281/FUL) and building work has started. Commencement and completion likely in the 0 – 5 year period.	72
7620	Apedale Road (adj 118), Wood Lane	0.04	B	2	Audley and Bignall End			2			This site has full planning permission (ref. 08/00686/EXTN). Commencement and completion likely in the 0 – 5 year period.	72
7454	Boon Hill Road (land adj 10), Bignall End	0.04	B	1	Audley and Bignall End		1				This site has full planning permission (ref. 09/00543/EXTN). Commencement and completion likely in the 0 – 5 year period.	71
7642	Boon Hill Road (adj 10 and 8A), Bignall End	0.06	G	1	Audley and Bignall End		1				This site has full planning permission (ref. 12/00168/FUL). Commencement and completion likely in the 0 – 5 year period.	71
7605	New Road (New Hall), Bignall End	0.02	B	2	Audley and Bignall End	1	1				This site has full planning permission (ref. 07/00650/EXTN). Commencement and completion likely in the 0 – 5 year period.	70
7617	Ravens Lane (51), Bignall End	0.03	G	1	Audley and Bignall End		1				This site has full planning permission (ref. 12/00297/FUL). Commencement and completion likely in the 0 – 5 year period.	71
7592	Church Lane, (Opp. 1 Church Villas, The Butts), Betley	0.03	G	1	Halmerend		1				This site has full planning permission (ref. 12/00338/FUL). Commencement and completion likely in the 0 – 5 year period.	74

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
75603	High Street (land rear of Boars Head), Halmer End	0.14	G	8	Halmerend		4	4			This site has outline planning permission (ref. 12/00388/OUT) and is considered suitable, available and achievable. Commencement and completion likely in the 0 – 5 year period.	75
7644 (333)	Heathcote Rd, (Former Boars Head) (288), Halmer End	0.12	B (0.06) / G (0.06)	4	Halmerend		4				This site has full planning permission (ref. 08/00046/REM) and building work has started. Completion likely in the 0 – 5 year period.	75
7647	Heathcote Road (adj 288), Halmer End	0.05	G	1	Halmerend		1				This site has full planning permission (ref. 12/00659/FUL). Commencement and completion likely in the 0 – 5 year period.	75
7623	High Street (Rear 186), off Podmore Lane, Halmer End	0.02	G	1	Halmerend		1				This site has full planning permission (ref. 12/00805/FUL). Commencement and completion likely in the 0 – 5 year period.	75
7528	Main Road (Wrinehill Garage), Wrinehill	0.14	B	7	Halmerend	4	3				This site has full planning permission (ref. 08/00631/FUL) and building work has started. Commencement and completion likely in the 0 – 5 year period.	73
7793	Podmore Lane, Halmer End	0.07	G	1	Halmerend	1					This site has full planning permission (ref. 09/00624/FUL). Commencement and completion likely in the 0 – 5 year period.	75
7513	Eastwood Rise (plot 34), Madeley Park Wood	0.48	G	1	Loggerheads and Whitmore		1				This site has full planning permission (ref. 12/00301/FUL). Commencement and completion likely in the 0 – 5 year period.	84

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
7579	Holloway Lane (183), Aston	0.12		1	Loggerheads and Whitmore	1					This site has full planning permission (ref. 12/00301/FUL). Commencement and completion likely in the 0 – 5 year period.	83
7559	Newcastle Road (The Croft), Loggerheads	0.15	G	1	Loggerheads and Whitmore	1					This site has full planning permission (ref. 05/00159/EXTN). Suitable, available and achievable.	78
7515	Newcastle Road (adj.'Green Bungalow'), Loggerheads	0.12	B	2	Loggerheads and Whitmore	1	1				This site has full planning permission (ref. 05/00337/EXTN). Commencement and completion likely in the 0 – 5 year period.	78
7572	Park Road (Butterton Nurseries), Butterton	0.39	G	2	Loggerheads and Whitmore	1	1				This site has full planning permission (ref. 10/00621/FUL). Commencement and completion likely in the 0 – 5 year period.	85
7614	Moss Lane (TK Phillips Workshop), Madeley	0.11	B	3	Madeley	1	2				This site has full planning permission (ref. 11/00006/REM and 12/00028/FUL). Commencement and completion likely in the 0 – 5 year period.	89
7645	Newcastle Road (land rear of 2), Madeley	0.06	G	1	Madeley			1			This site has outline planning permission (ref. 12/00655/OUT). Commencement and completion likely in the 0 – 5 year period.	87
7646	Newcastle Road (adj 28), Madeley	0.03	B	1	Madeley			1			This site has full planning permission (ref. 12/00785/FUL). Commencement and completion likely in the 0 – 5 year period.	87

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2013/14	2014/15	2015/16	2016/17	2017/18	Comments on Suitability, Availability and Achievability	Page no. for map
226	Moorland Road (Garage Site), Mow Cop	0.20	B	2	Newchapel			2			This site has outline planning permission (ref. 12/00282/OUT). Commencement and completion likely in the 0 – 5 year period	58

Sites in the 6-10 year housing supply

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
21	Bells Hollow (21), Red Street	0.20	G	2	Chesterton			2			The site is in a sustainable location close to other residential uses and has an expired planning permission (04/00196/OUT). Ownership: Private. Site constraints: Suitable for development subject to the loss of the garages on site. Suitable, available in the plan period and achievable.	2
430	Birch House Road, Chesterton	0.46	B	10	Chesterton		5	5			The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing / Private. Site constraints: Suitable for development subject to the loss of the garages on site. Suitable, available in the plan period and achievable.	4
43	Church Walk/Victoria Place, Chesterton	0.15	B	10	Chesterton	10					The site is in an area with a substantial residential element and is a sustainable location for housing. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Suitable for development subject to the loss of the parking facilities on site. Suitable, available and achievable.	6
118	Deans Lane, Red Street	1.47	G	48	Chesterton		24	24			The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Possible soil and groundwater contamination, and land stability issues. Investment in wastewater infrastructure capacity	2

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
											may be required. Access: Access could be created off Moss Drive, with visibility improvements at Deans Lane junction. Suitable, available in the plan period and achievable.	
9786	Heathcote Street (Chesterton Ex-Servicemans Club), Chesterton	0.41	B	19	Chesterton	10	9				The site is a brownfield site in an urban area, and is in a sustainable location for housing. It has an expired planning permission (ref. 08/00800/REM). Ownership: Private. Suitable, available and achievable.	5
51	Kent Grove/ Cross Street, Chesterton	0.40	B	5	Chesterton		5				The site is a brownfield site in a residential area and a sustainable location for housing. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Currently provides parking facilities. Access: Access is constrained although vehicular access could be gained via Rosedale Court, with pedestrian access from Kent Grove. Suitable, available and achievable.	5
9901	Shrewsbury Drive (site 1), Chesterton	0.05	G	1	Chesterton	1					The site is in a residential area and a sustainable location for housing. Ownership: NULBC. Suitable, available in the plan period and achievable.	3
9902	Shrewsbury Drive (site 2), Chesterton	0.02	G	1	Chesterton	1					The site is in a residential area and a sustainable location for housing. Ownership: NULBC. Suitable, available in the plan period and achievable.	2

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9903	Wenlock Close, Chesterton	0.05	G	1	Chesterton		1				The site is in a residential area and a sustainable location for housing. Ownership: NULBC. Site constraints: Path running through site. Suitable, available in the plan period and achievable.	2
9899	Whitchurch Grove (site 1), Chesterton	0.04	G	1	Chesterton		1				The site is in a residential area and a sustainable location for housing. Ownership: NULBC. Suitable, available in the plan period and achievable.	3
9900	Whitchurch Grove (site 2), Chesterton	0.03	G	1	Chesterton		1				The site is in a residential area and a sustainable location for housing. Ownership: NULBC. Suitable, available in the plan period and achievable.	3
9775	Ashfields New Road (land adjacent to Sainsburys), Cross Heath	0.64	B	56	Cross Heath			20	20	16	The site is in a sustainable location close to other residential uses and the town centre, and has an expired outline planning permission for residential development (ref. 06/01180/OUT). Ownership: Private. Suitable, available and achievable.	11
9800	Liverpool Road (243), Cross Heath	0.23	B	8	Cross Heath		4	4			The site is in a residential area and a sustainable location for housing. The site has an expired planning permission for residential development (ref. 09/00045/FUL). Ownership: Private. Suitable, available and achievable.	7
9794	Lower Milehouse Lane (18), Cross Heath	0.07	G	1	Cross Heath	1					The site is in a residential area and a sustainable location for housing in an Area of Major Intervention. The site has an expired planning permission for a single dwelling (ref.	7

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
											08/00856/FUL). Ownership: Private. Suitable, available and achievable.	
337	Lower Milehouse Lane (Wilmot Drive), Cross Heath	7.04	B	240 (includes 120 in years 6 – 10 and 120 in years 11-13)	Cross Heath		30	30	30	30	The site is in a sustainable location close to other residential uses in an Area of Major Intervention. Development may include a Local Area Equipped for Play. Ownership: Aspire Housing. Site has been cleared during housing regeneration activity. Site constraints: Possible soil and groundwater contamination. Access: Good access onto Lower Milehouse Lane. Pedestrian links to be retained. Suitable, available and achievable.	8
145/145a	Apedale South, Apedale Road, Chesterton	16.28	G	350 (includes 120 in years 0-5 and 230 in years 6-10)	Holditch	40	45	45	50	50	The site is in a sustainable location. Ownership: Private. Site constraints: Flood zones 2 & 3 at western boundary of site. Previous uses include quarrying and sewage works – probable soil and groundwater contamination. Area of Landscape Regeneration (Local Plan N22). Access: Improvements to the Apedale Road / Audley Street / Victoria Street junction, and to public transport provision, required. Suitable, available and achievable.	12
9887	Brutus Road, Chesterton	0.08	G	4	Holditch	4					The site is in a sustainable location surrounded by housing. Ownership: Aspire Housing. Site constraints: Currently provides playground, but not identified in Green Space Strategy. Suitable, available and achievable.	12

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9802	London Road (Bennett Arms), Chesterton	0.12	B	7	Holditch	7					The site is in a sustainable location adjacent to other residential uses. The site has an expired planning permission (ref. 09/00155/FUL). Ownership: Private. Suitable, available and achievable.	14
9904	London Road (Cheshire vehicle rental et al), Chesterton	0.42	B	12	Holditch	6	6				This is a mixed use commercial site in an area of both commercial and residential uses and is considered to be a sustainable location for housing. Ownership: Private. Site constraints: Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable, available and achievable.	14
56	Camillus Road, Knutton	0.05	G	2	Knutton and Silverdale	2					The site is in a sustainable location close to other residential uses in an Area of Major Intervention. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Suitable, available and achievable.	17
359	Cherry Hill Lane (land at Cherry Hill Farm), Knutton	0.35	G	6	Knutton and Silverdale					6	The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Possible soil and groundwater contamination. The site is next to a busy main road and so may require a noise assessment. Suitable, available in the plan period and achievable.	18
293	Church Lane / Cherry Hill Lane, Knutton	0.23	G	3	Knutton and Silverdale				3		The site is in a sustainable location close to other residential uses. Ownership: Private.	18

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
											<p>Site constraints: The site is next to a busy main road and so may require a noise assessment.</p> <p>Suitable, available and achievable.</p>	
308	Cotswold Ave, Knutton	0.24	G	6	Knutton and Silverdale	6					<p>The site is in a sustainable location close to other residential uses in an Area of Major Intervention.</p> <p>Ownership: NULBC.</p> <p>Site constraints: Adverse topography. Possible soil and groundwater contamination. The site is next to a busy main road and so may require a noise assessment.</p> <p>Suitable, available and achievable.</p>	15
115	Knutton Lane Knutton Recreation Centre, Knutton	2.16	B	55	Knutton and Silverdale	20	20	15			<p>The site is in a sustainable location close to other residential uses in an Area of Major Intervention.</p> <p>Ownership: NULBC.</p> <p>Site constraints: Possible soil and groundwater contamination. Existing playspace will need to be relocated.</p> <p>Access: Existing access could be used. Pedestrian link through site to be retained.</p> <p>Suitable, available and achievable.</p>	17
9774	Knutton Lane (The Forge Inn), Knutton	0.19	B	7	Knutton and Silverdale	7					<p>The site is in a sustainable location close to other residential uses in an Area of Major Intervention. The site has an expired planning permission (ref. 09/00379/FUL).</p> <p>Ownership: Private.</p> <p>Suitable, available and achievable.</p>	18
357	Knutton Lane / Church Lane, Knutton	0.22	B	6	Knutton and Silverdale			6			<p>The site is in a sustainable location close to other residential uses and community facilities in an Area of Major Intervention.</p> <p>Ownership: Lichfield Diocese.</p> <p>Site constraints: Proximity to busy road junction.</p> <p>Suitable, available and achievable.</p>	17

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
62	Land at Mill Street, Silverdale	0.16	G	9	Knutton and Silverdale	5	4				The site is in a sustainable location close to residential uses. Ownership: Aspire Housing. Site constraints: Capacity could be restricted by the shape of the site. Suitable, available and achievable.	16
307	Land north of Church Lane, Knutton	0.96	G	12	Knutton and Silverdale		6	6			The site is in a sustainable location close to other residential uses in an Area of Major Intervention. Ownership: NULBC. Site constraints: Adverse topography. Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable, available and achievable.	17
294	Land south of Church Lane, Knutton	0.33	G	8	Knutton and Silverdale				4	4	The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable, available and achievable.	17

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9804	Nash Street (22a), Knutton	0.25	B	12	Knutton and Silverdale		6	6			The site is in a sustainable location close to other residential uses, in an Area of Major Intervention. The site area represents the remaining available part of the site covered by an expired planning permission for 24 dwellings (ref. 09/00092/OUT) which is not covered by full planning permissions ref. 12/00669/FUL (SHLAA ref. 9579) and 12/00668/FUL (residential care home). Ownership: Private. Site constraints: Currently in use as builders' yard. Suitable, available and achievable.	15
61	Pentland Grove (garage site), Knutton	0.11	B	2	Knutton and Silverdale	2					The site is in a sustainable location close to other residential uses in an Area of Major Intervention. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Narrow access, irregular shape. Currently provides garages. Suitable, available and achievable.	15
80	Ash Grove, Silverdale	0.11	G	3	Silverdale and Parksite					3	The site is a disused recreational facility in a sustainable location close to other residential uses. Ownership: Aspire Housing. Suitable, available in the plan period and achievable.	21

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
75	Bath Road, Silverdale	0.15	B	4	Silverdale and Parksite	4					The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Tree Preservation Order covers all trees on site. Access: Improved visibility required at access. Additional information: The site is part of a wider area identified in the Green Space Strategy, but is separated from it by a line of trees and was formerly used as a playground. Suitable, available and achievable.	20
65	Chapel Street, Silverdale	0.06	G	3	Silverdale and Parksite		3				The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Suitable, available and achievable.	21
9754	Chapel Street (adj 16), Silverdale	0.05	G	1	Silverdale and Parksite	1					The site has an expired planning permission (06/00549/FUL) and is partly covered by a restrictive covenant. Ownership: Private. Suitable, available and achievable.	21
67	High Street, Silverdale	0.06	B	3	Silverdale and Parksite	3					The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable, available and achievable.	21

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9702	Tunbridge Drive (between 18 & 20), Silverdale	0.06	B	1	Silverdale and Parksite			1			This site has an expired planning permission for residential development (ref. 03/00692/FUL). Ownership: Private. Suitable, available and achievable.	20
247	Gallowstree Lane, Thistleberry	0.30	G	10	Thistleberry	5	5				The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Included in Green Space Strategy but considered suitable for development towards end of plan period, if required. Pedestrian links through site to adjoining green space to be retained. Suitable, available and achievable towards the end of the plan period.	27
288	Keele Road, Hamptons Scrap yard and land to the west, Thistleberry	4.92	B / G	100 (includes 75 in years 6-10 and 25 in years 11-13)	Thistleberry			25	25	25	The site is in a sustainable location on the edge of the urban area, close to other residential uses. Ownership: Private. Site constraints: Development would be subject to relocation of current occupier. Part of the site is considered unsuitable for housing and a buffer zone between housing and the adjacent landfill site would be required. Suitable, available and achievable towards the end of the plan period.	23

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
365	Orme Road (The Orme Centre), Thistleberry	0.36	B	6	Thistleberry				6		The site is in a sustainable location close to other residential uses and the town centre. Ownership: SCC. Site constraints: Site currently houses pupil referral unit and community facility, which are to be relocated. Grade II Listed Building on site. Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable for development at the end of the plan period, if required.	26
83	Rotterdam Road, Poolfields	0.06	G	2	Thistleberry				2		The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Proximity to Pool Dam LNR. Suitable, available and achievable.	22
358	Seabridge Road (The Rectory), Thistleberry	0.21	B	6	Thistleberry	6					The site is in a sustainable location close to other residential uses. Ownership: Lichfield Diocese. Site constraints: Possible soil and groundwater contamination. Tree Preservation Orders on site. Additional information: A noise assessment would be required. Suitable, available and achievable.	26

Newcastle Urban Central Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
35	London Road (former Bristol Street Motors), Newcastle	1.4	B	65	Town	20	20	25			The site is in a sustainable location close to other residential uses and the town centre. Ownership: Private. Site constraints: Planning permission for housing has previously been refused (ref. 07/00869/FUL) although it is considered possible that the reasons for refusal could be overcome. Proximity to Flood Zone 2. Possible soil and groundwater contamination. Location close to the A34 and to light industry may cause noise and air quality issues. Access: Main access to be off Lyme Valley Road, pedestrian link to Lyme Valley Park. Suitable, available and achievable.	29
9751	Marsh Parade (former Zanzibar nightclub), Newcastle	0.35	B	25	Town				25		The site is in a sustainable location close to other residential uses and the town centre. The site has expired planning permission for mixed use including apartments (ref. 05/00902/OUT). However the commercial attractiveness and viability of apartments is uncertain in the short term. Ownership: Private. Site constraints: Close proximity to conservation area. Suitable, available and achievable.	28
424	Water Street (former Station), Newcastle	0.20	B	8	Town		8				The site is in a sustainable location close to other residential uses and the town centre. Ownership: Staffordshire Police. Suitable, available and achievable.	28

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
53	Bradwell Lane, Bradwell	0.20	B	5	Bradwell	5					The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Development may result in increased on-street parking and this will require further investigation. Access: Access arrangements to avoid a cross road with Chell Grove. Suitable, available and achievable.	30
131	Hillport Avenue, Bradwell	0.34	G	6	Bradwell	6					The site is in a sustainable location close to other residential uses. Ownership: NULBC/Aspire Housing. Site constraints: Part of wider recreation area, but separated from this area by a watercourse and identified as suitable for development. Possible soil and groundwater contamination. Dense woodland. The site is close to the A500 and a noise assessment could be required. Suitable, available and achievable.	31
364	Riceyman Road (Bradwell Youth and Community Centre), Bradwell	0.70	B	20	Bradwell				10	10	The site is in a sustainable location close to other residential uses. Ownership: SCC. Site constraints: Possible land contamination issues. Suitable, available and achievable.	30

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9896	Talke Road (playing fields), Bradwell	2.57	G	75	Bradwell	25	25	25			The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Currently not in formal use as playing fields. Possible drainage issues. Additional information: A noise assessment would be required. Suitable, available and achievable.	32
223	Buckmaster Ave (Land at), Clayton	0.13	B	4	Clayton	4					The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Suitable, available and achievable.	34
417	Clayton Road (Service Station), Clayton	0.20	B	5	Clayton			5			The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Probable soil and groundwater contamination. Suitable, available and achievable.	36
92	Rutland Place (garage site), Clayton	0.09	B	5	Clayton		5				The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Currently provides parking facilities. Possible soil and groundwater contamination. Protected by covenant. Suitable, available and achievable.	35
9771	Brampton Road (Victoria Court), May Bank	0.17	B	4	May Bank		4				This site has an expired planning permission for residential development (ref. 07/00472/OUT). Ownership: Private. Suitable, available and achievable.	37

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
282	Brampton Road (land at), May Bank	0.92	G	10	May Bank		5	5			This site is in an area with a substantial residential element and a sustainable location for housing. Ownership: NULBC. Site constraints: In conservation area and Area of Special Character (Local Plan H7). Suitable, available and achievable.	38
9528	Sandy Lane (Cornwall House), May Bank	0.18	G	2	May Bank		2				This site has an expired planning permission for residential development (ref. 05/00351/FUL). Ownership: Private. Site constraints: In Area of Special Character (Local Plan H7). Suitable, available and achievable.	38
299	Sandy Lane (Fairmont), May Bank	0.28	B	3	May Bank					3	The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Tree Preservation Orders on boundary. Suitable, available and achievable.	38
9898	Sandy Lane (Field House), May Bank	0.57	B	5	May Bank					5	The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Site density and design need to take account of Area of Special Character (Local Plan H7). Tree Preservation Orders on boundary. Suitable, available and achievable.	38
410	Hillport Avenue (site at), Porthill	0.69	B	15	Porthill		15				The site is in a sustainable location close to other residential uses. Ownership: NULBC. Suitable, available and achievable.	40

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
89	Seabridge Lane (garage Site at)	0.17	B	2	Seabridge		2				The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Currently provides parking. Possible soil and groundwater contamination. Suitable, available and achievable.	41
329	Ash Way (Seabridge Centre), Seabridge	2.40	B	50	Westlands			25	25		The site is in a sustainable location close to other residential uses. Ownership: SCC. Site constraints: The impact of any loss of community and recreation facilities would need to be considered. Possible soil and groundwater contamination. Tree Preservation Orders close to boundary. Access: Existing access onto Ash Way could be used, although emergency access may be required to the north. Suitable, available and achievable.	45
9712	Clayton Rd. Near Orchard House, Westlands	0.87	G	10	Westlands				10		The site has an expired planning permission for residential development (ref. 03/01108/FUL). Ownership: Private. Suitable, available and achievable.	43
9783	Seabridge Lane (land west of Seabridge Hall), Seabridge	0.31	G	3	Westlands				3		The site has an expired outline planning permission for residential use (ref. 07/00604/OUT). Ownership: Private. Suitable, available and achievable.	46

Newcastle Urban South and East Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
9797	Southlands Avenue (31), Wolstanton	0.05	B	4	Wolstanton	1	3				The site has an expired planning permission for residential development (ref. 08/00388/FUL). Ownership: Private. Suitable, available and achievable.	47

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
8463	Congleton Road (244), Butt Lane	0.02	B	1	Butt Lane		1				The site has an expired planning permission for residential development (ref. 09/00268/OUT). Ownership: Private. Suitable, available and achievable.	50
8460	Congleton Road (Millstone Inn), Butt Lane	0.13	B	8	Butt Lane	4	4				The site has an expired planning permission for residential development (ref. 08/00770/FUL). Ownership: Private. Suitable, available and achievable.	51
18	Grove Avenue (garage site at), Butt Lane	0.33	B	8	Butt Lane		8				The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Currently provides garages and parking facilities. Soil and groundwater contamination. Access constraints may limit capacity. Suitable, available and achievable.	52
423	Lower Ash Road (Woodshutts Inn), Butt Lane	0.50	B	4	Butt Lane			4			The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Suitable, available and achievable.	52

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
5/5a	Slacken Lane, Butt Lane	8.10	G	140	Butt Lane		35	35	35	35	<p>The site is in a sustainable location close to other residential uses.</p> <p>Ownership: NULBC (site 5) and multiple private owners (site 5a). Site 6 could be developed together with this site.</p> <p>Site constraints: Proximity to Trent and Mersey canal conservation area, although separated by railway line. Part identified as semi-natural open space in Green Space Strategy. Possible soil and groundwater contamination, possible air quality issues. Public sewers cross site. Investment in wastewater infrastructure capacity may be required.</p> <p>Access: Access could be gained via Slacken Lane, although improvements would need to be made and a controlled junction onto Congleton Road may need to be created. The alternative access considered is through a section of South Cheshire Green Belt, although this is unlikely to be acceptable.</p> <p>Suitable, available in the plan period and achievable.</p>	51
411	Gloucester Road (140), Kidsgrove	0.49	B	10	Kidsgrove			10			<p>The site is in a sustainable location close to other residential uses.</p> <p>Ownership: SCC.</p> <p>Access: The access road will need to be widened and a footway provided onto Gloucester Road.</p> <p>Suitable, available and achievable.</p>	55

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
8462	Highfield Avenue, Kidsgrove	0.03	G	1	Kidsgrove		1				The site has an expired planning permission for residential development (ref. 09/00067/FUL). Ownership: Private. Suitable, available and achievable.	55
8461	Lamb Street (adj. 33), Kidsgrove	0.04	G	1	Kidsgrove		1				The site has an expired planning permission for residential development (ref. 09/00590/REM). Ownership: Private. Suitable, available and achievable.	54
3	Rutland Road (Land next to Dove Bank School), Kidsgrove	0.80	B	20	Kidsgrove				10	10	The site is in a sustainable location close to other residential uses. Ownership: SCC. Site constraints: Access constraints may limit capacity. Possible soil and groundwater contamination. Public sewer across north of site. Suitable, available and achievable.	54
104	Whitehill Road / Galleys Bank, White Hill	0.73	G	18	Kidsgrove	9	9				The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Part of a site identified in the Green Space Strategy. However the loss of a small part of the site for housing development is considered acceptable. Suitable, available and achievable.	55

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
132	Heathcote Street (land at), Kidsgrove	0.26	B	10	Ravenscliffe				5	5	The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Currently provides parking facilities. Sewerage infrastructure capacity in area. Possible soil and groundwater contamination. Additional information: A noise assessment would be required. Suitable, available and achievable.	62
8496	Land at Liverpool Road / Birchenwood Way, Kidsgrove	1.93	G	57	Ravenscliffe	20	20	17			The site is part of a historic landfill site, now restored to open space and a skate park. The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Soil and groundwater contamination. Skate park will need to be relocated. Additional information: A noise assessment would be required. Suitable, available and achievable.	63
342	Mount Road / Winghay Road, Kidsgrove	0.15	B	4	Ravenscliffe		4				The site is in a sustainable location close to other residential uses. Ownership: Unknown. Site constraints: Possible soil and groundwater contamination. Suitable, available and achievable.	56

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
19	Valentine Road, Kidsgrove	0.17	B	8	Ravenscliffe			8			The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Proximity to conservation area. Sewerage infrastructure capacity in area. Possible soil and groundwater contamination. Additional information: Noise and air quality assessments would be required. Suitable, available and achievable.	62
8438	Wellington Rd. (former Nursery School), Kidsgrove	0.11	B	6	Ravenscliffe		6				The site has an expired outline planning permission for residential development (ref. 05/01022/OUT). Ownership: SCC. Suitable, available and achievable.	63
8421a	Chester Rd (139a), Talke	0.18	G	5	Talke			5			The site has an expired outline planning permission for residential development (ref. 09/00661/OUT). Ownership: Private. Suitable, available and achievable.	66
362	Chester Road (Former Talke Library), Talke	0.11	B	4	Talke	2	2				The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: The site has become available due to the relocation of Talke library to Springhead Primary School. Suitable, available and achievable.	67
8449	High Street (82-84), Talke	0.05	B	1	Talke		1				This site has an expired planning permission for residential development (ref. 06/00935/FUL). Ownership: Private. Suitable, available and achievable.	67

Kidsgrove Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
363	Former Hilltop Primary and Talke Youth Centre, Coalpit Hill	0.89	B	25	Talke			15	10		The site is in a sustainable location close to other residential uses. Ownership: SCC / Private. Site constraints: Site gradient. Possible soil and groundwater contamination. The site is currently vacant. Additional information: The site is in two ownerships and parts may come forward separately. Suitable, available and achievable.	66
314	Jamage Road, Talke	0.23	G	5	Talke					5	The site is in a sustainable location close to other residential uses. Site in private ownership. Ownership: Private. Suitable, available and achievable.	68
13	Wedgwood Road (Land South of), Talke	0.26	B	7	Talke		7				The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Site constraints: Possible soil and groundwater contamination. Suitable, available and achievable.	67

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
344	Apedale Road, Wood Lane	0.31	G	6	Audley and Bignall End					6	This site is located within the village envelope of Wood Lane and is considered a sustainable location for housing Ownership: Unknown. Site constraints: Topography. Public right of way across site. Previous mining activity. Southern boundary of site in Green Belt. Suitable for development towards the end of the plan period, if required.	72
7664	High Street, Wood Lane	0.09	G	1	Audley and Bignall End	1					This is a residential infill plot located within the village envelope of Wood Lane and is considered a sustainable location for housing. Ownership: Private. Suitable and achievable, subject to availability.	72
7580	New Road (Spring Bank), Bignall End	0.13	B	2	Audley and Bignall End			2			This site has an expired planning permission for residential development (ref. 05/01081/FUL). Ownership: Private. Suitable, available and achievable.	70
7663	Wesley Street / High Street, Wood Lane	0.10	B	4	Audley and Bignall End					4	This site is located within the village envelope of Wood Lane and is considered a sustainable location for housing. Ownership: Private. Site constraints: Currently provides parking and a disused chapel. Suitable and achievable, subject to availability.	72

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
78	Westfield Avenue (garage site), Audley	0.22	B	5	Audley and Bignall End				5		This site is located within the village envelope of Audley and is considered a sustainable location for housing. Ownership: Aspire Housing. Site constraints: Irregular shape would limit capacity. Suitable, available and achievable.	69
7657	Minnie Close (Working Mens Club), Halmer End	0.23	B	6	Halmerend	6					This site is located within the village envelope of Halmer End and is considered a sustainable location for housing. Ownership: Private. Site constraints: Redevelopment subject to existing use no longer being required. Suitable and achievable, subject to availability.	75
40	Station Road (The Hawthorns), Keele	5.57	B	55	Keele	25	30				The site is currently used for student accommodation and university buildings. Ownership: Private. Site constraints: Previously developed site in Green Belt. About a quarter of the site is in Keele conservation area. There are many Tree Preservation Orders on the site and this will limit the capacity. Access: existing access off Station Road and Quarry Bank Road. Suitable, available and achievable.	76

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
7678	Broom Lea, Loggerheads	0.36	G	6	Loggerheads and Whitmore	6					The majority of the site is located within the village envelope of Loggerheads and is considered a sustainable location for housing. Ownership: NULBC. Site constraints: Currently provides playground facilities and open space. Suitable, available and achievable.	81
97	Market Drayton Road, Loggerheads	4.56	G	120	Loggerheads and Whitmore	25	25	25	25	20	The site is located outside of, but adjacent to, the village envelope of Loggerheads. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken. Ownership: NULBC. Site constraints: Planning permission has been granted for a community fire station on an adjoining site. Access and traffic issues. Proximity to Burnt Wood SSSI and ancient woodland. Dormouse habitat requirements would need consideration. Area of Landscape Restoration (Local Plan N21). Possible soil and groundwater contamination. Access: A transport assessment would be required, reviewing capacity of mini-roundabouts and roads in Loggerheads village. Public right of way to be retained. Additional information: A noise assessment would be required. Suitable for development towards the end of the plan period, if required.	80

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
402	Mucklestone Road, Loggerheads	3.78	B	70	Loggerheads and Whitmore		25	25	20		<p>The site is located outside of, but adjacent to, the village envelope of Loggerheads. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken.</p> <p>Ownership: Private.</p> <p>Site constraints: Proximity to sewerage works on western boundary. Proximity to Burnt Wood SSSI and ancient woodland. Dormouse habitat requirements would need consideration. Possible flood risk from watercourse on northern boundary. Area of Landscape Restoration (Local Plan N21). Tree Preservation Order.</p> <p>Access: Would require transport assessment reviewing capacity of mini-roundabouts and roads in Loggerheads village, right turn lane into site and pedestrian link into village.</p> <p>Suitable for development towards the end of the plan period, if required.</p>	79
73	Rowney Close, Loggerheads	0.20	B	6	Loggerheads and Whitmore	6					<p>The site is inside the village envelope of a key rural service centre and is a sustainable location for housing.</p> <p>Ownership: Aspire.</p> <p>Site constraints: Loss of open space play area may need mitigation.</p> <p>Suitable, available in the plan period and achievable.</p>	79

Rural Spatial Area												
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2018/19	2019/20	2020/21	2021/22	2022/23	Comments on Suitability, Availability and Achievability	Page no. for map
7591	Beresford Dale (rear of 18), Madeley	0.06	G	1	Madeley		1				This site has an expired planning permission (ref. 08/00857/FUL) and is considered a sustainable location for housing. Ownership: Private. Suitable and achievable, subject to availability.	87
7672	Old Wharf, Madeley Heath	0.85	B	35	Madeley	12	12	11			The site is a brownfield site within the village envelope of Madeley Heath and is a sustainable location for housing. Provides employment facilities, although these are understood to be no longer commercially attractive. Ownership: Private. Site constraints: Soil and groundwater contamination – site adjoins historic landfill site to the south. Access: Access is via an unadopted road, which would require improvement to adoptable standards. Suitable, available and achievable.	90

Sites in the 11-13 year housing supply

Newcastle Urban Central Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
337	Lower Milehouse Lane (Wilmot Drive), Cross Heath	7.04	B	240 (includes 120 in years 6-10 and 120 in years 11 – 13)	Cross Heath	40	40	40	The site is in a sustainable location close to other residential uses in an Area of Major Intervention. Ownership: Aspire Housing. Site has been cleared during housing regeneration activity. Site constraints: Possible soil and groundwater contamination. Development should include a Local Area Equipped for Play. Access: Good access onto Lower Milehouse Lane. Pedestrian links to be retained. Suitable, available and achievable.	8
48	Gainsborough Road, Chesterton	1.80	G	20	Holditch	20			The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: The site is currently included in the Green Space Strategy and is considered developable only if the loss of playing fields could be satisfactorily mitigated. Suitable, available in the plan period and achievable subject to mitigating loss of playing fields.	12
288	Keele Road, Hamptons Scrap yard and land to the west, Thistleberry	4.92	B / G	100 (includes 75 in years 6-10 and 25 in years 11-13)	Thistleberry	25			The site is in a sustainable location on the edge of the urban area, close to other residential uses. Ownership: Private. Development would be subject to relocation of current occupier. Site constraints: Part of the site is considered unsuitable for housing and a buffer zone between housing and the adjacent landfill site would be required. Suitable, available and achievable towards the end of the plan period.	23

Newcastle Urban South and East Spatial Area										
SHLAA Ref	Site Name/Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
413	St Edmunds Avenue (land at), Wolstanton	0.14	G	1	Porthill	1			The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: Culverted stream running under site may reduce capacity. Restrictive covenant. Topographical constraints. Tree Preservation Orders. Possible air quality issues. Suitable, available in the plan period and achievable.	40
217	Cambourne Crescent, Westlands	0.58	G	8	Westlands			8	The site is in a sustainable location close to other residential uses. Ownership: NULBC. Site constraints: The shape of the site may limit its capacity. Suitable, available in the plan period and achievable.	44

Kidsgrove Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
483	Clough Hall Road, Butt Lane	0.57	G	20	Butt Lane		10	10	The site is in a sustainable location close to other residential uses. Supersedes Site 155. Ownership: NULBC. Access: Access constraints would need to be resolved. Suitable, available in the plan period and achievable.	53
6	Millstone Avenue (land rear of 15-35), Butt Lane	0.40	B	15	Butt Lane	15			The site is in a sustainable location close to other residential uses. It could be developed in conjunction with site 5/5a. Ownership: Aspire Housing. Site constraints: Spoil heap and associated infrastructure on site. Probable soil and groundwater contamination. Suitable, available in the plan period and achievable.	51
8494	Slacken Lane (Wood Shutt Farm), Butt Lane	1.59	G	25	Butt Lane	25			The site is in a sustainable location close to other residential uses. It could be developed in conjunction with site 5/5a. Ownership: Private. Site constraints: Listed Buildings on site. Constrained access. Suitable, available in the plan period and achievable.	51
341	High Street, Harriseahead	0.25	G	8	Newchapel	8			The site is in a sustainable location close to other residential uses. Ownership: Unknown. Site constraints: Topography could limit capacity. Access: Highway visibility at High Street junction would need to be enhanced. Suitable, available in the plan period and achievable.	60
8495	Gill Bank Road, Kidsgrove	0.20	G	4	Ravenscliffe	4			The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Narrow access, topography and shape could limit capacity, but could be developed in conjunction	64

Kidsgrove Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
									with site 350. Development is likely to require demolition of the existing house on the site to provide adequate access. Suitable, available and achievable in the plan period.	
124	Kinnersley Street, Kidsgrove	0.72	G	8	Ravenscliffe	8			The site is in a sustainable location on the edge of Kidsgrove town centre. Ownership: NULBC. Site constraints: Topography could limit capacity. Public sewers run through site. Suitable, available in the plan period and achievable.	62
350	Stone Bank Road (Land at the Rear of), Kidsgrove	1.34	G	30	Ravenscliffe	15	15		The site is in a sustainable location close to other residential uses. Ownership: Private. Site constraints: Public footpath through site. Previous mining activity next to northern boundary. Possible drainage issues. Investment in wastewater infrastructure capacity may be required. Topography could limit capacity. Access: adequate access arrangements would be likely to involve major junction redesign or demolition of an existing property. Suitable if adequate access arrangements can be made, available in the plan period and achievable.	64
11	Walton Grove / Coppice Grove (land at), Talke	0.41	G	10	Talke	5	5		The site is in a sustainable location close to other residential uses. Ownership: Aspire Housing. Suitable, available in the plan period and achievable.	65

Rural Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
9888	Albert Street, Bignall End	0.06	B	4	Audley and Bignall End		4		The site is located within the village envelope of Bignall End (a key rural service centre) and is considered a sustainable location for housing. Ownership: Aspire Housing. Site constraints: Currently provides garages. Suitable for development towards the end of the plan period, if required.	70
116d	Rileys Way, Ravens Park Estate, Bignall End	0.16	G	3	Audley and Bignall End			3	The site is located within the village envelope of Bignall End (a key rural service centre) and is considered a sustainable location for housing. Ownership: NULBC. Site constraints: Possible soil and groundwater contamination, and land stability issues. Suitable for development towards the end of the plan period, if required.	70
116a	Stephens Way, Ravens Park Estate, Bignall End	0.47	G	8	Audley and Bignall End		4	4	This site is located within the village envelope of Bignall End (a key rural service centre) and is considered a sustainable location for housing Ownership: NULBC. Site constraints: Topography may constrain capacity. Possible soil and groundwater contamination, and land stability issues. Public sewer on north of site. Provides access to Marion Platt Walkway. Suitable for development at the end of the plan period, if required.	71

Rural Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
111	Eccleshall Road, Loggerheads	2.47	G	30	Loggerheads and Whitmore	15	15		<p>The site is located outside of, but close to, the village envelope of Loggerheads (a key rural service centre). The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken.</p> <p>Ownership: NULBC.</p> <p>Site constraints: Surrounded on three sides by Burnt Wood SSSI / ancient woodland. In area of importance for dormice. Area of Active Landscape Conservation (Local Plan N20). Groundwater investigations required.</p> <p>Access: A transport assessment would be required, reviewing capacity of mini-roundabouts and roads in Loggerheads village. Improved visibility required.</p> <p>Suitable for development towards the end of the plan period, if required.</p>	81
304	Mucklestone Road (Tadgedale Quarry), Loggerheads	5.87	B / G	95	Loggerheads and Whitmore	30	30	35	<p>The site is located outside of, but close to, the village envelope of Loggerheads (a key rural service centre). The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken. Only the southern part of the site is considered to be suitable for development.</p> <p>Ownership: Private.</p> <p>Site constraints: Proximity to Burnt Wood SSSI and ancient woodland. Area of importance for dormice. Soil and groundwater contamination including risk to Controlled Waters. Area of Landscape Maintenance (Local Plan N19).</p> <p>Transport: Requires transport assessment and pedestrian link into village.</p> <p>The southern half of the site is considered suitable for development at the end of the plan period, if required.</p>	77

Rural Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
202	Arbour Close, Madeley	0.43	G	8	Madeley	8			The site is inside the village envelope of a key rural service centre and is considered a sustainable location for housing. Ownership: NULBC. Site constraints: Utility services running under site. Suitable, available at the end of the plan period if required and achievable.	86
128	Bower End Lane, Madeley	0.35	G	10	Madeley	10			The site is located outside of, but close to, the village envelope of a rural service centre. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken. The site could be developed in conjunction with site 347, although its capacity could be reduced as a consequence. Ownership: NULBC. Site constraints: Telegraph cables across site may limit capacity. Possible soil and groundwater contamination. Access: Bower End Lane would require upgrading with street lighting, drainage and footways. Suitable for development at the end of the plan period, if required.	88

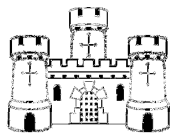
Rural Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
347	Bridle Path (land to rear of), Madeley	1.64	G	35	Madeley	5	15	15	<p>The site is located adjacent to the village envelope of a key rural service centre. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken. The site could be developed in conjunction with site 128.</p> <p>Ownership: Private.</p> <p>Site constraints: Possible risk of surface water flooding. Soil and groundwater contamination due to previous landfill activity. Investment in wastewater infrastructure capacity may be required.</p> <p>Access: Access could be made through site 128 or off Moss Lane. Bower End Lane would require upgrading with street lighting, drainage and footways.</p> <p>Suitable for development at the end of the plan period, if required.</p>	88
346	New Road, Madeley	1.08	G	32	Madeley		20	12	<p>The site adjoins the village envelope of a key rural service centre. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken.</p> <p>Ownership: Private.</p> <p>Site constraints: Investment in wastewater infrastructure capacity may be required.</p> <p>Access: Footway would need extending.</p> <p>Suitable for development at the end of the plan period, if required.</p>	86

Rural Spatial Area										
SHLAA Ref	Site Name/ Address	Site Area (Ha)	Brownfield / Greenfield	Capacity	Ward	2023/24	2024/25	2025/26	Comments on Suitability, Availability and Achievability	Page no. for map
373	Site to the west of Madeley	15.70	G	80	Madeley	25	25	30	<p>The site is separated from the village envelope of Madeley (a key rural service centre) by a road and a railway line. The site could be considered for inclusion within the village envelope if a review of the village envelope is undertaken.</p> <p>Ownership: Private.</p> <p>Site constraints: Tree Preservation Order along western boundary. Potential wastewater infrastructure capacity constraints. Area of Landscape Enhancement (Local Plan N20).</p> <p>Access: Access issues would need to be resolved.</p> <p>Suitable, available towards the end of the plan period and achievable.</p>	89

Appendix 3

Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

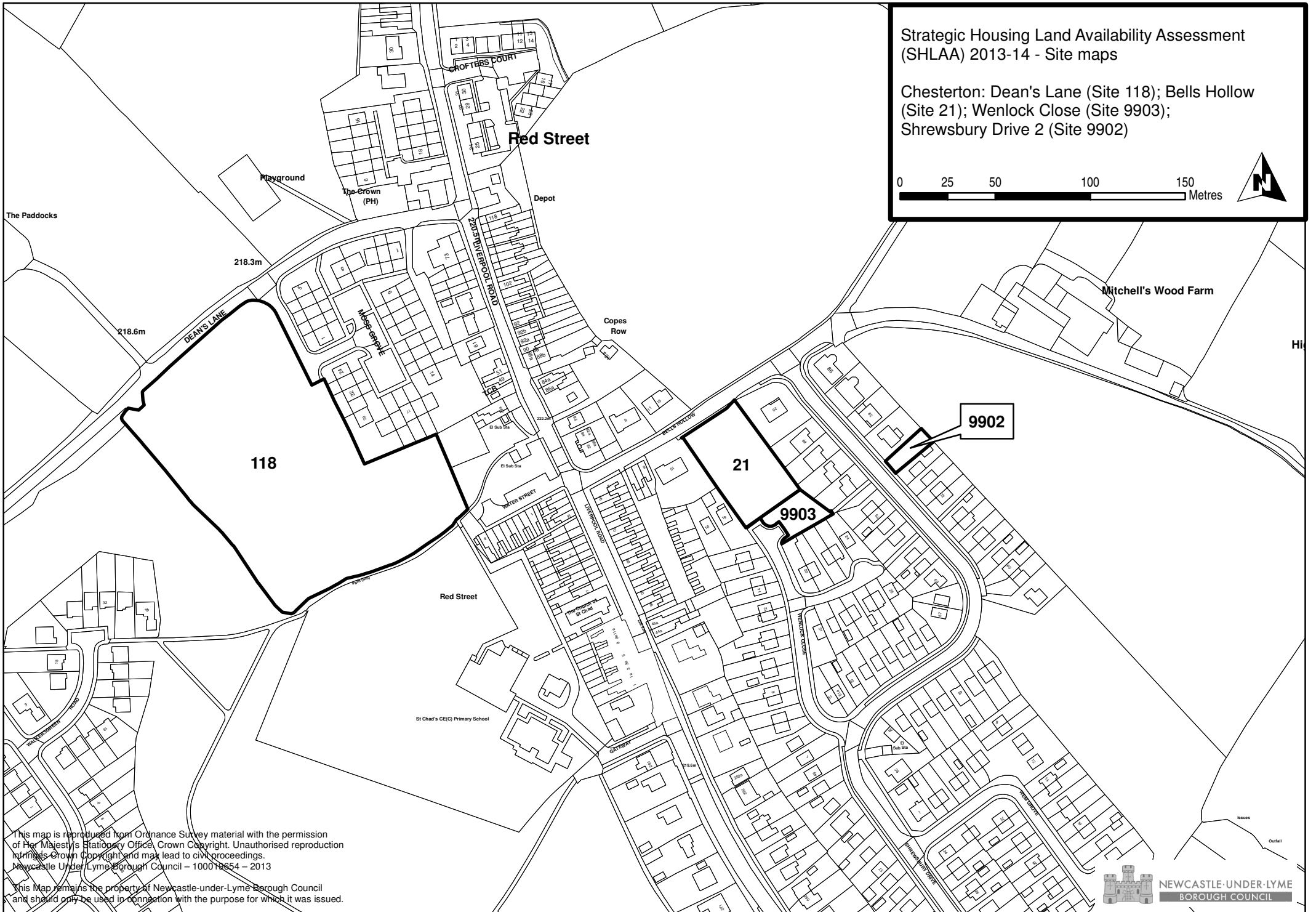
Site maps



**NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL**

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Chesterton: Dean's Lane (Site 118); Bells Hollow (Site 21); Wenlock Close (Site 9903); Shrewsbury Drive 2 (Site 9902)



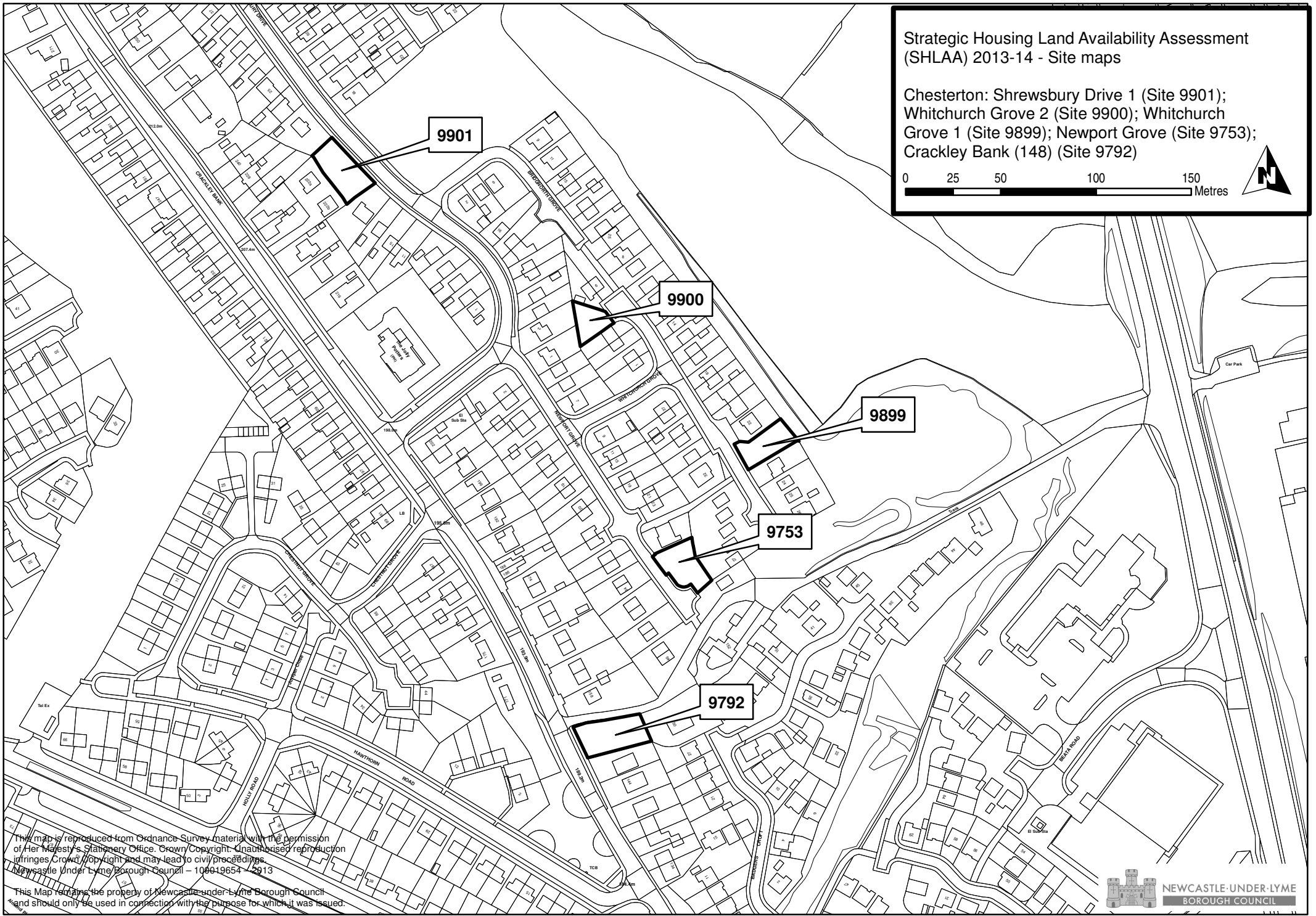
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Chesterton: Shrewsbury Drive 1 (Site 9901);
Whitchurch Grove 2 (Site 9900); Whitchurch
Grove 1 (Site 9899); Newport Grove (Site 9753);
Crackley Bank (148) (Site 9792)



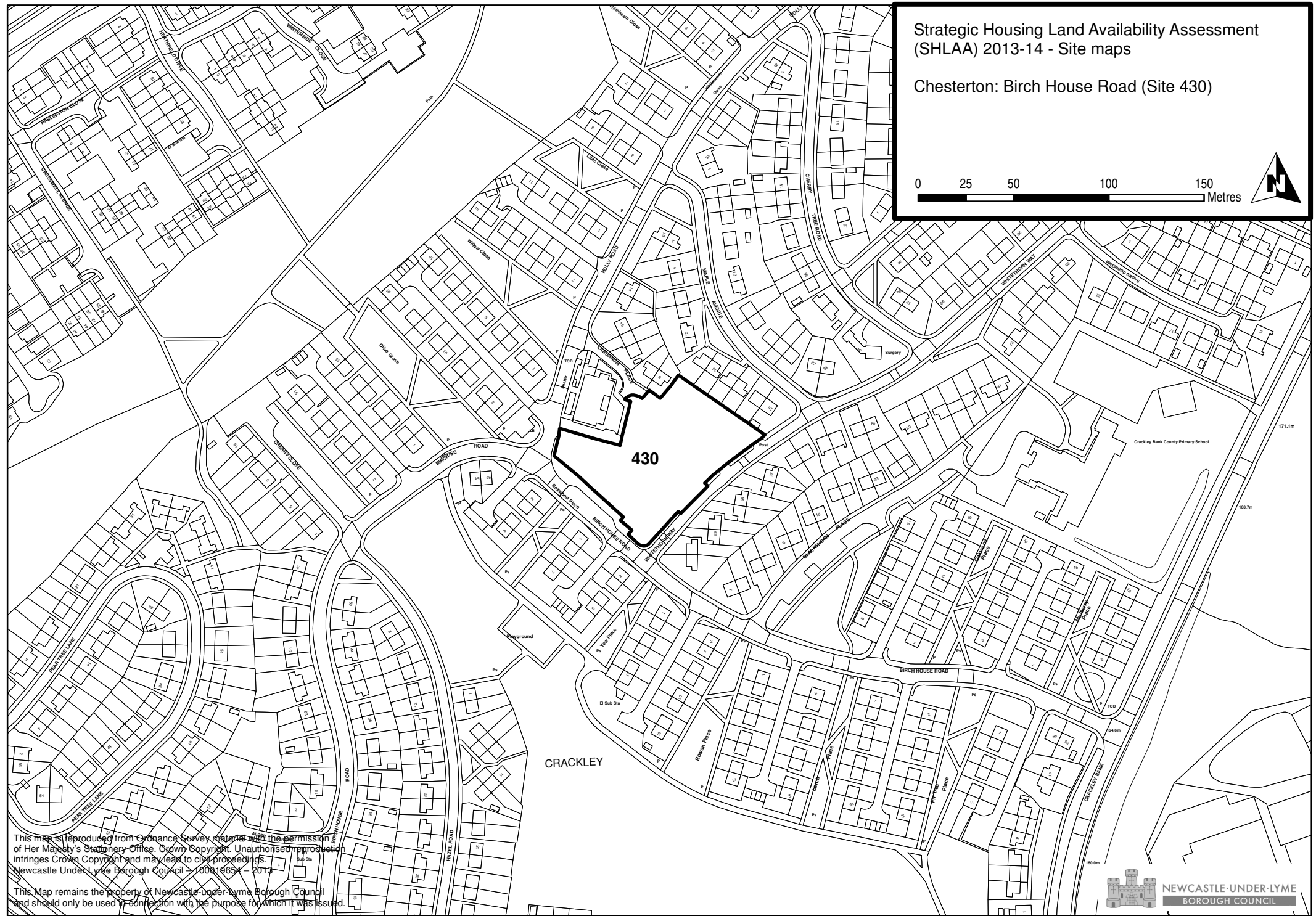
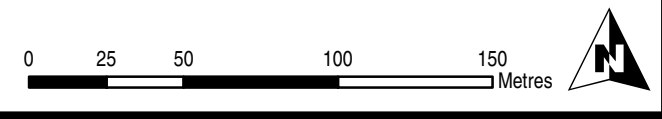
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Chesterton: Birch House Road (Site 430)



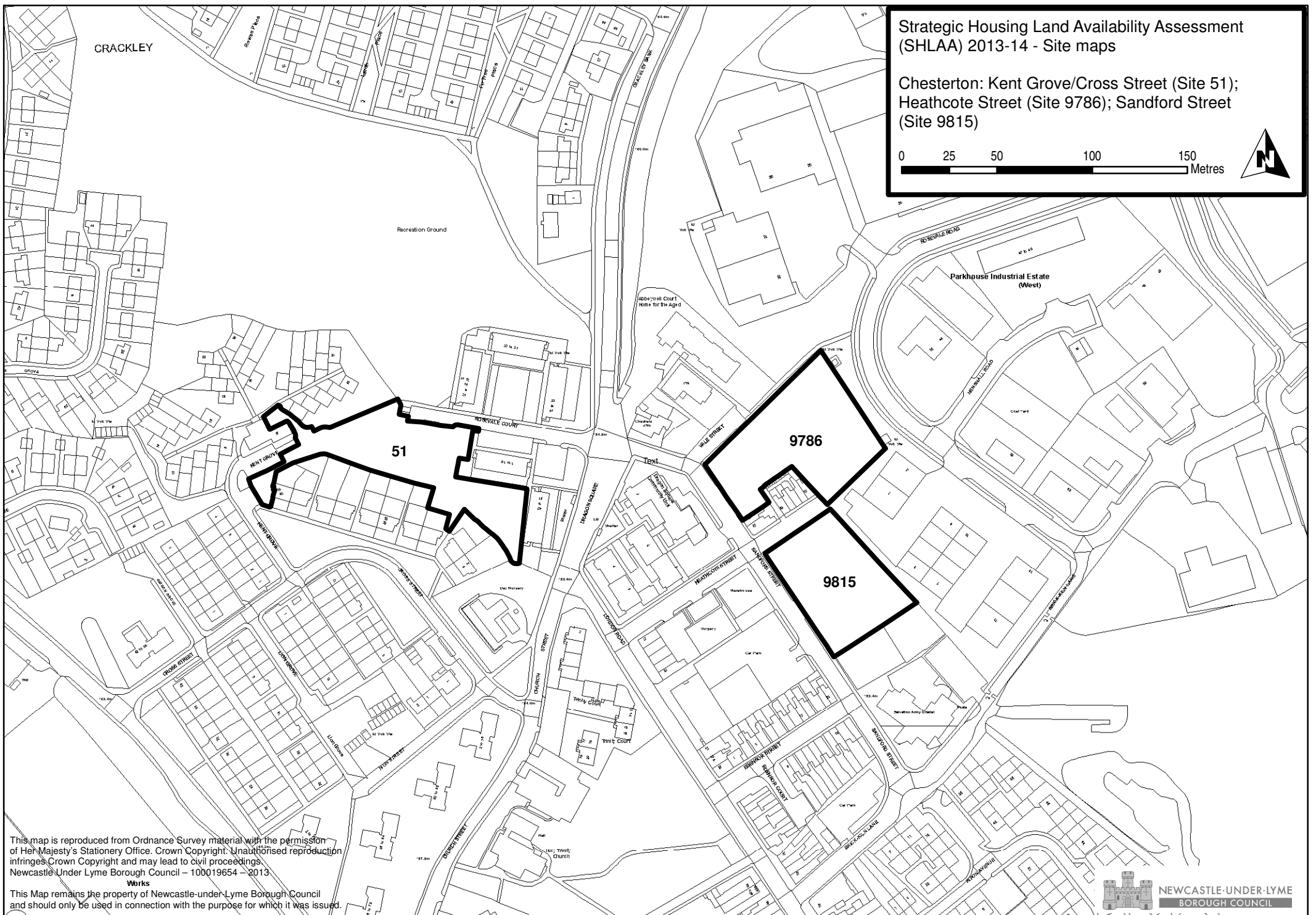
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Chesterton: Kent Grove/Cross Street (Site 51);
Heathcote Street (Site 9786); Sandford Street
(Site 9815)



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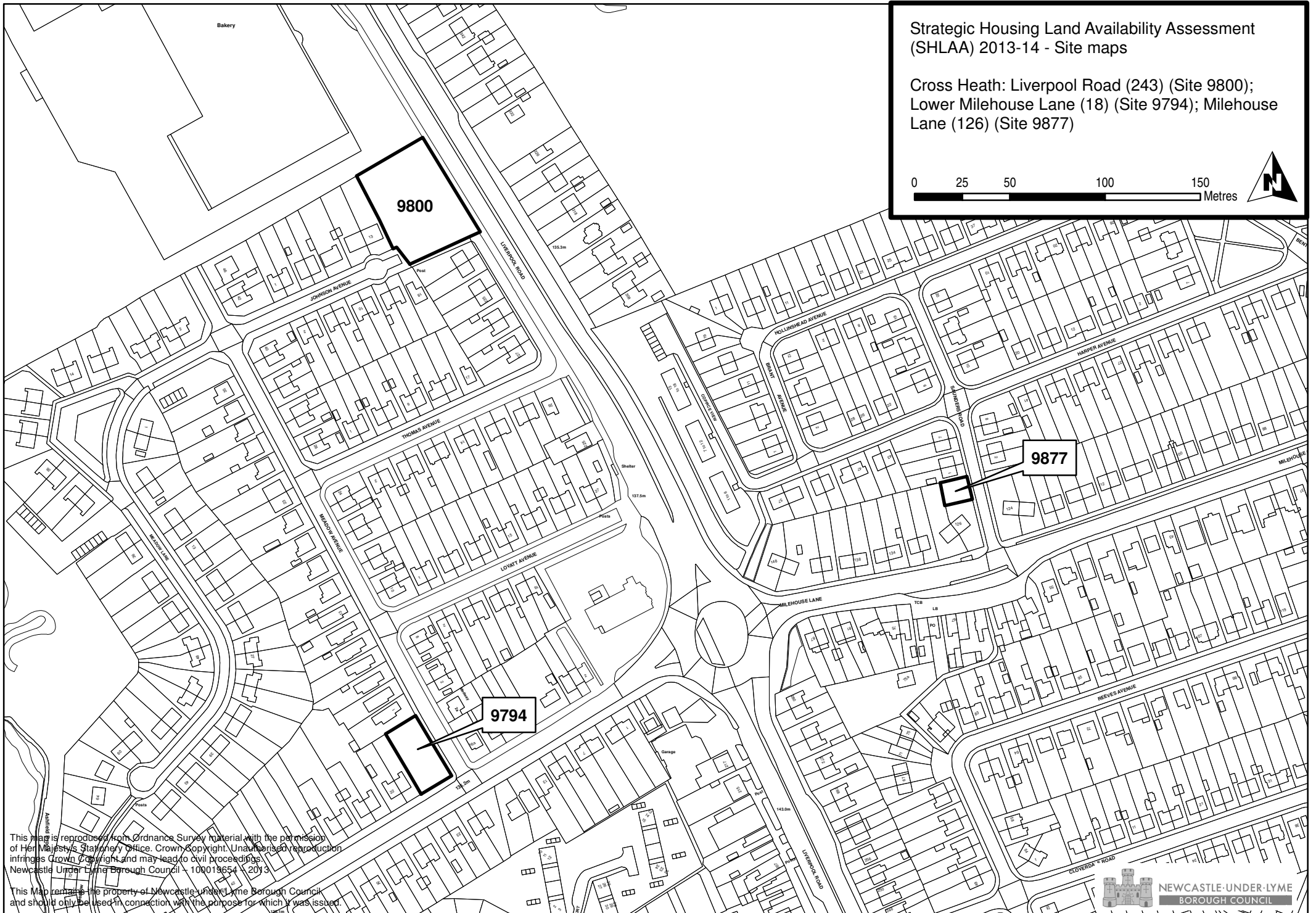
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: Liverpool Road (243) (Site 9800);
Lower Milehouse Lane (18) (Site 9794); Milehouse Lane (126) (Site 9877)



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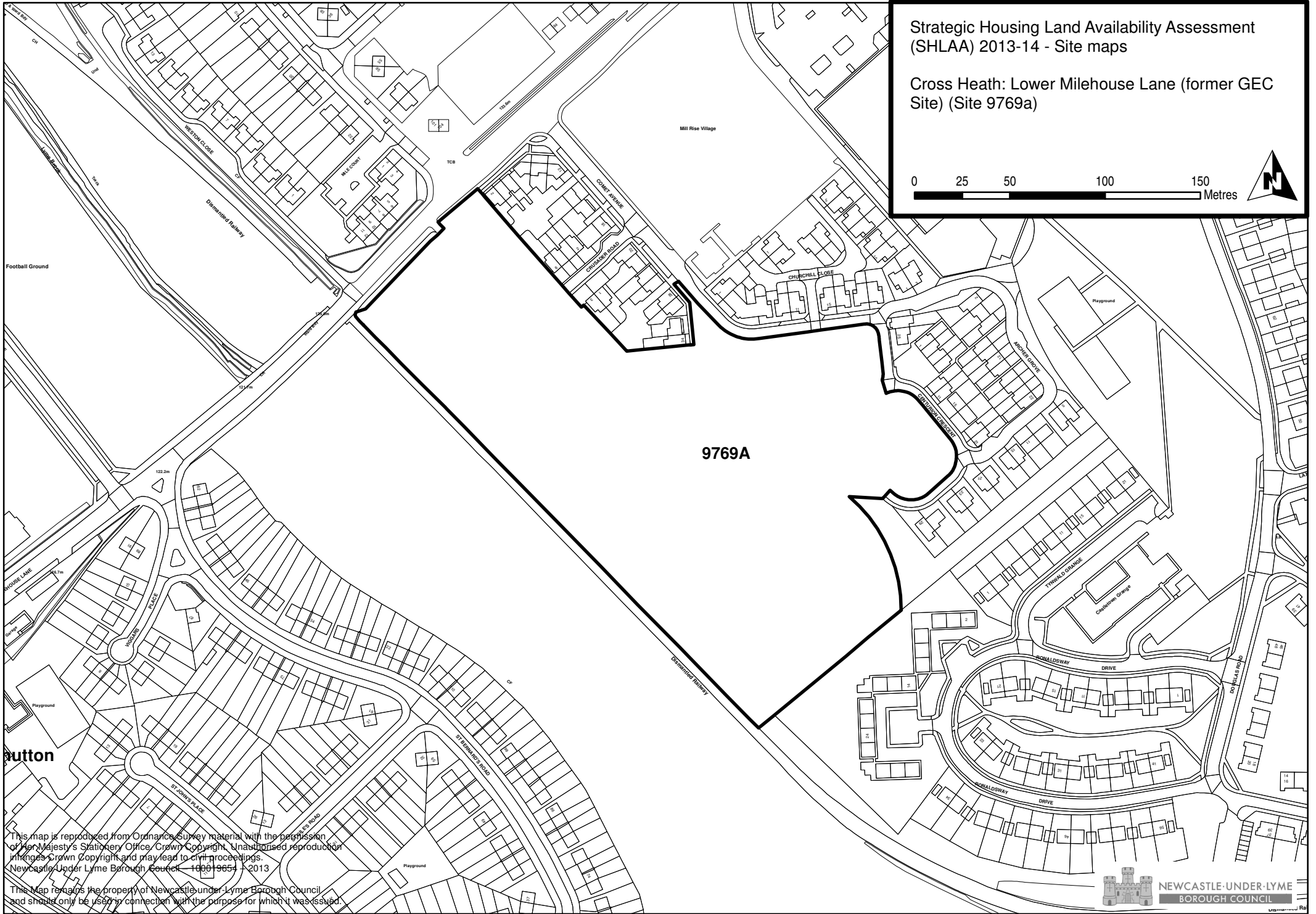
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: Lower Milehouse Lane (former GEC Site) (Site 9769a)



9769A

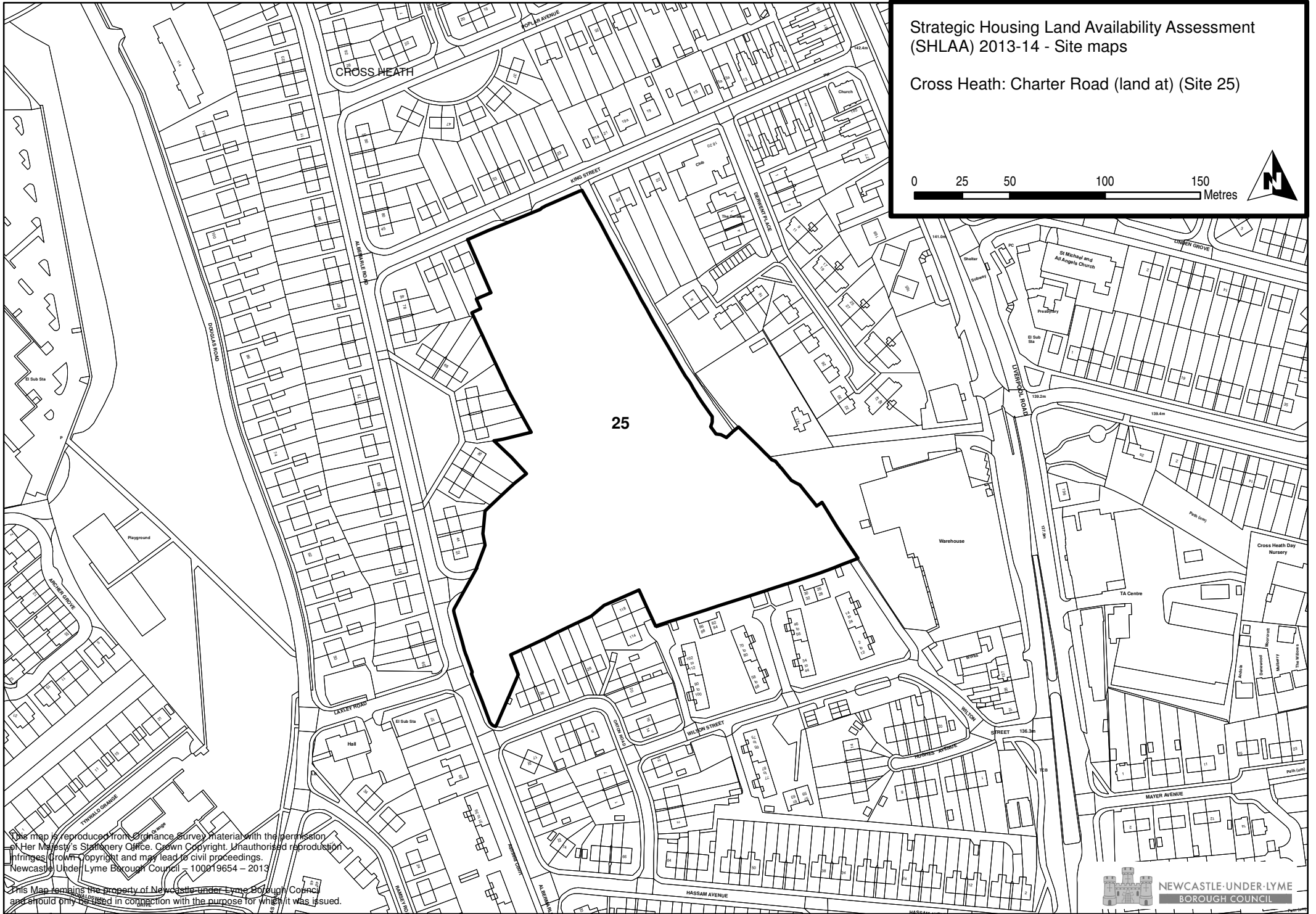
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: Charter Road (land at) (Site 25)



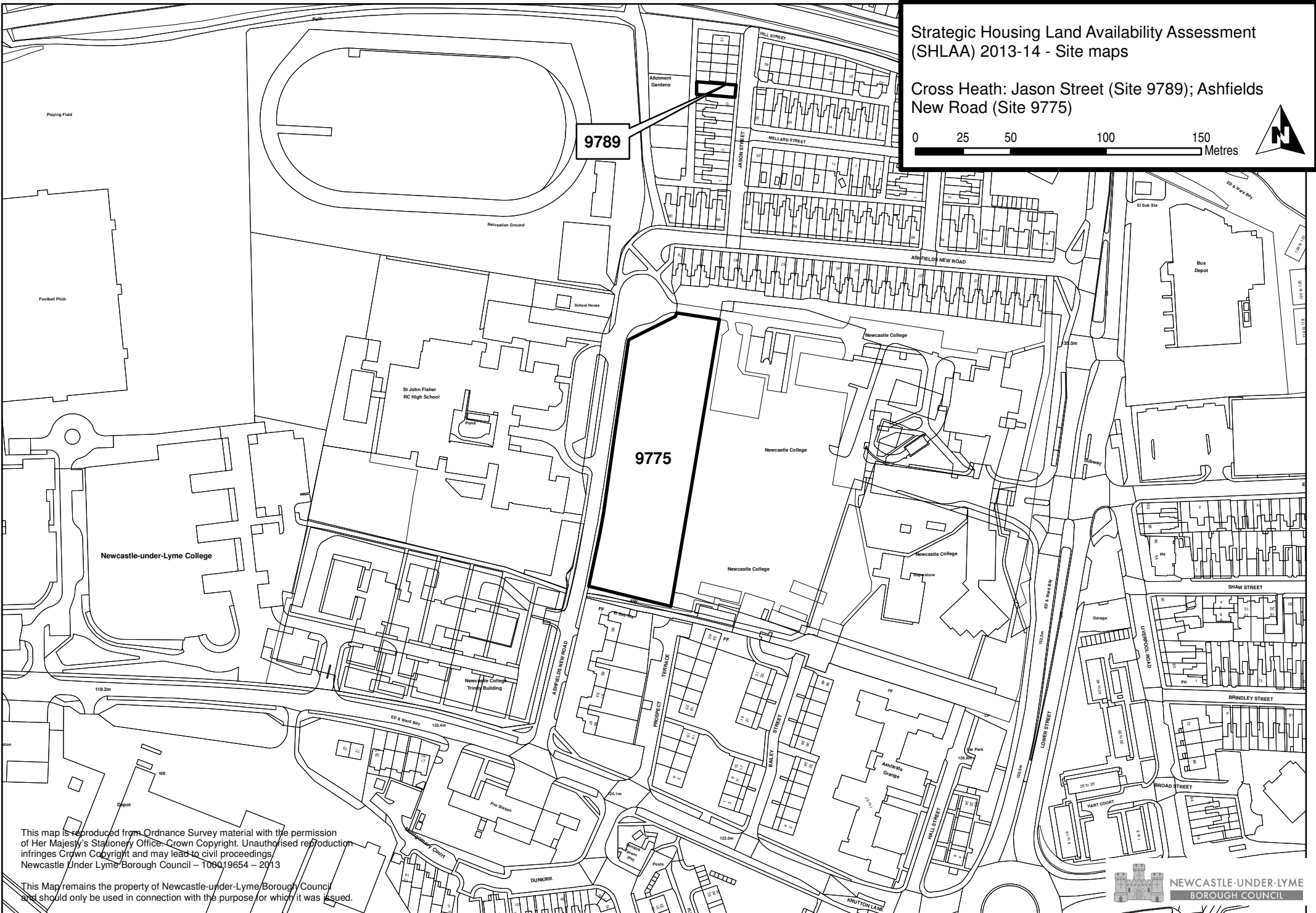
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

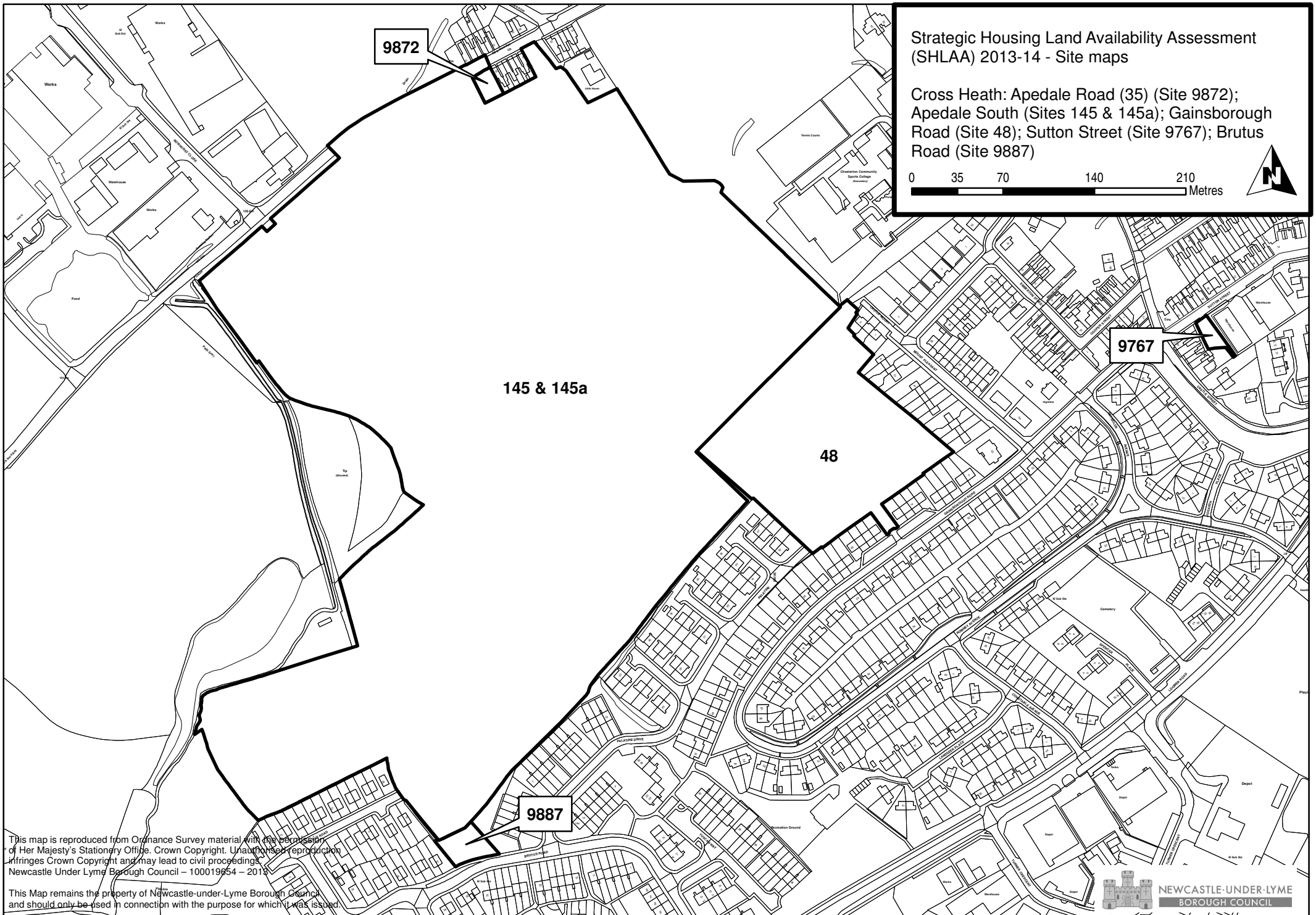
Cross Heath: Jason Street (Site 9789); Ashfields New Road (Site 9775)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: Apedale Road (35) (Site 9872);
 Apedale South (Sites 145 & 145a); Gainsborough Road (Site 48); Sutton Street (Site 9767); Brutus Road (Site 9887)



9872

145 & 145a

48

9767

9887

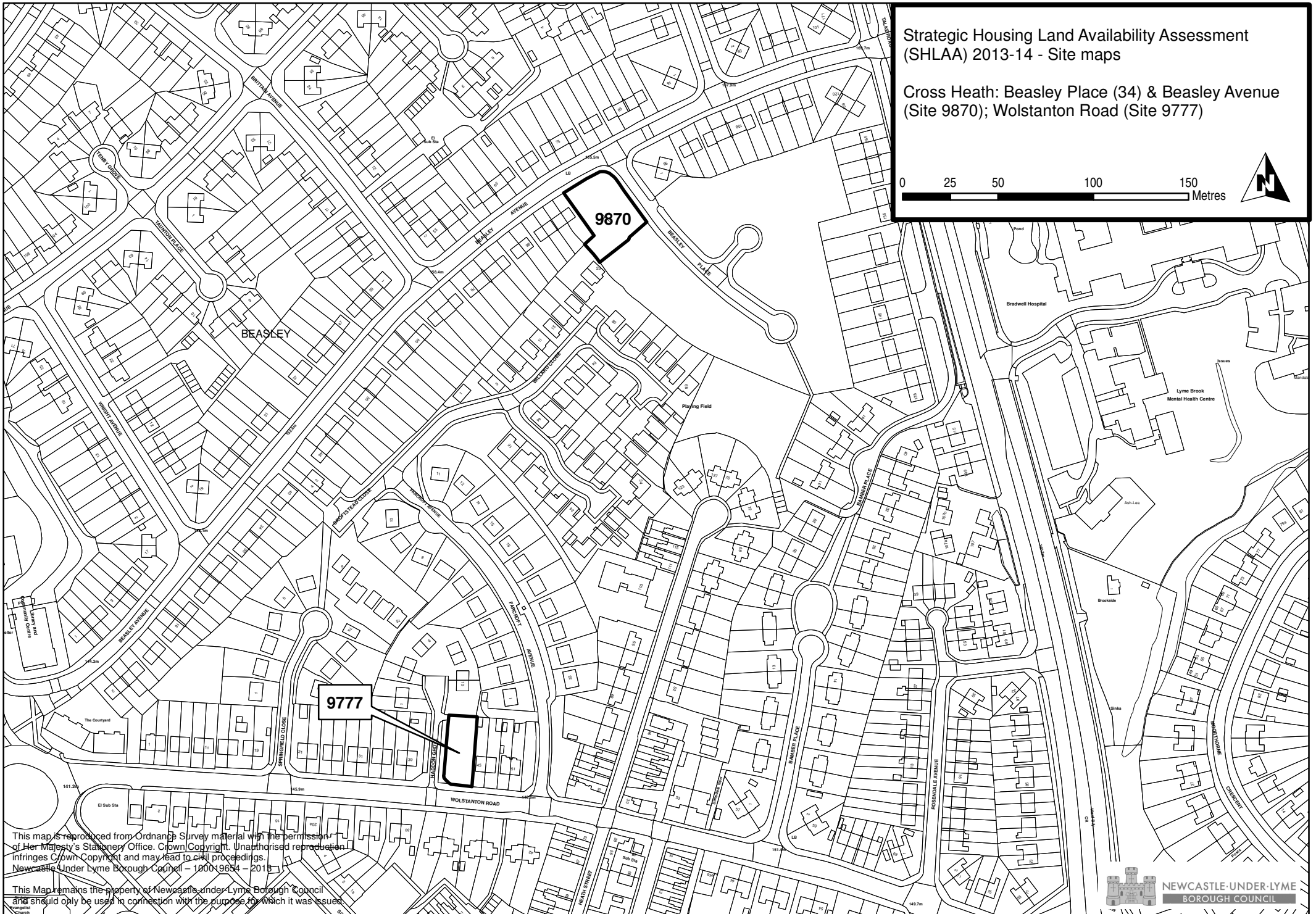
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: Beasley Place (34) & Beasley Avenue (Site 9870); Wolstanton Road (Site 9777)



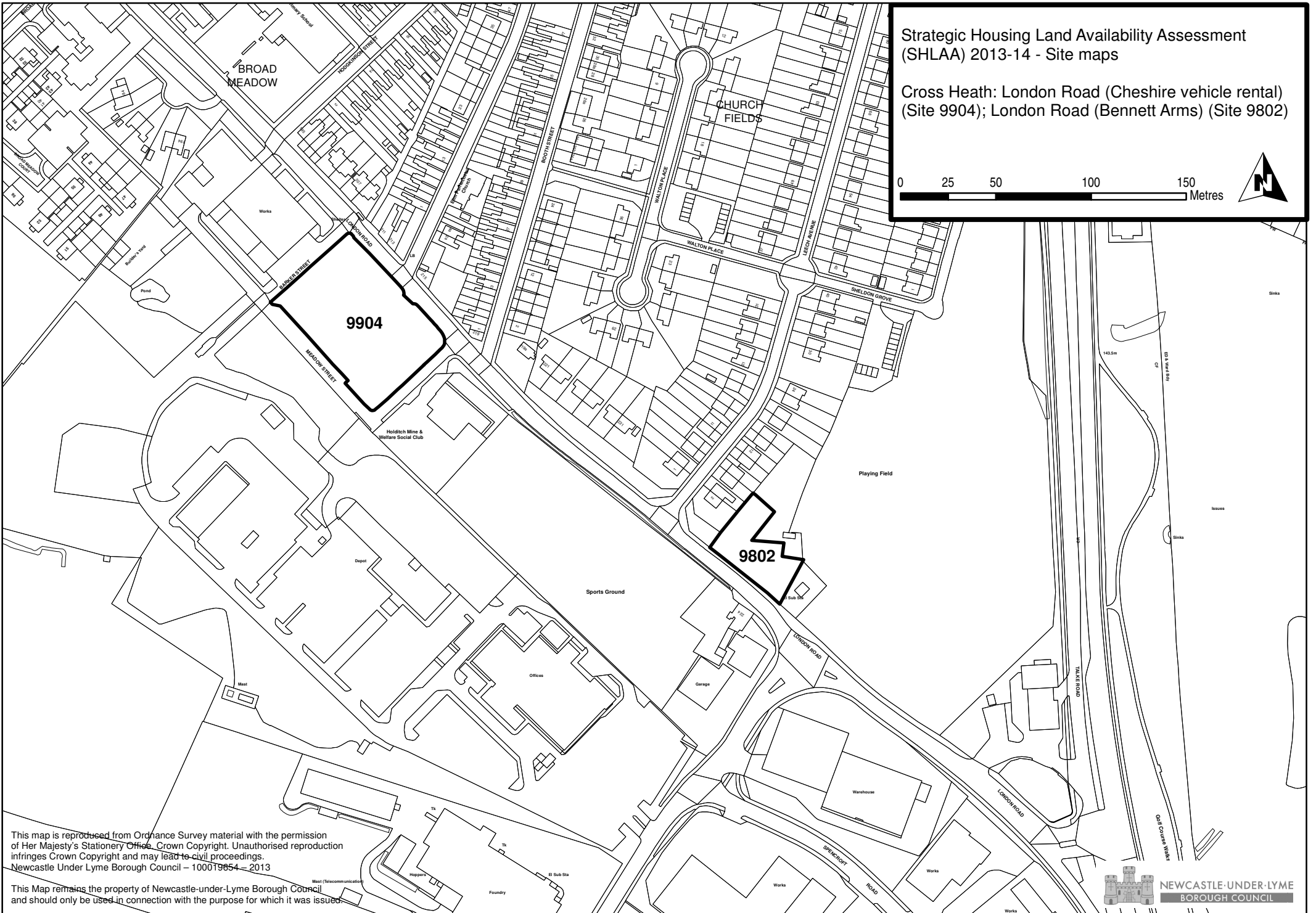
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Cross Heath: London Road (Cheshire vehicle rental) (Site 9904); London Road (Bennett Arms) (Site 9802)



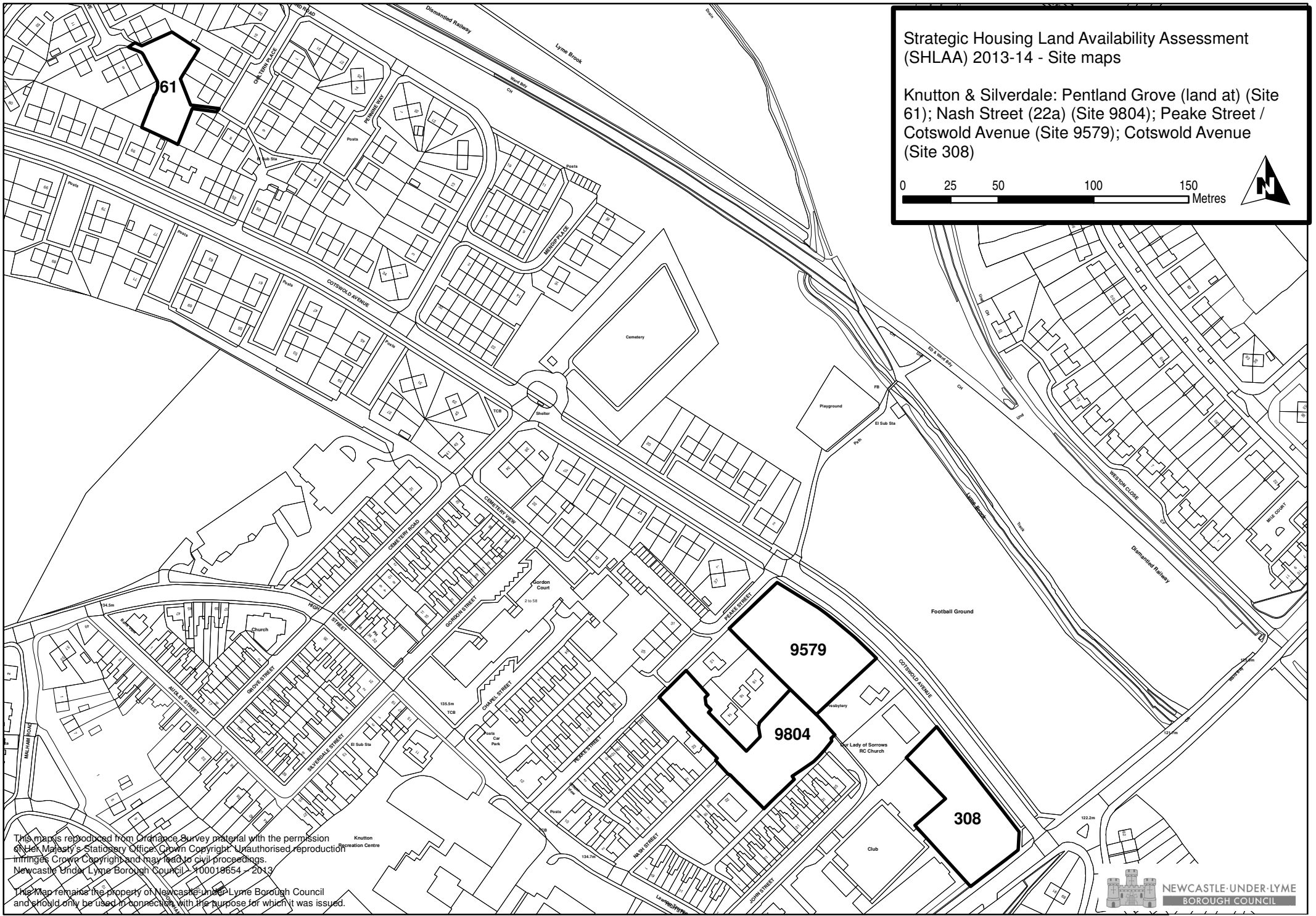
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Knutton & Silverdale: Pentland Grove (land at) (Site 61); Nash Street (22a) (Site 9804); Peake Street / Cotswold Avenue (Site 9579); Cotswold Avenue (Site 308)

0 25 50 100 150 Metres



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Knutton & Silverdale: Land at Lichfield Close / Mill Street (Site 62)



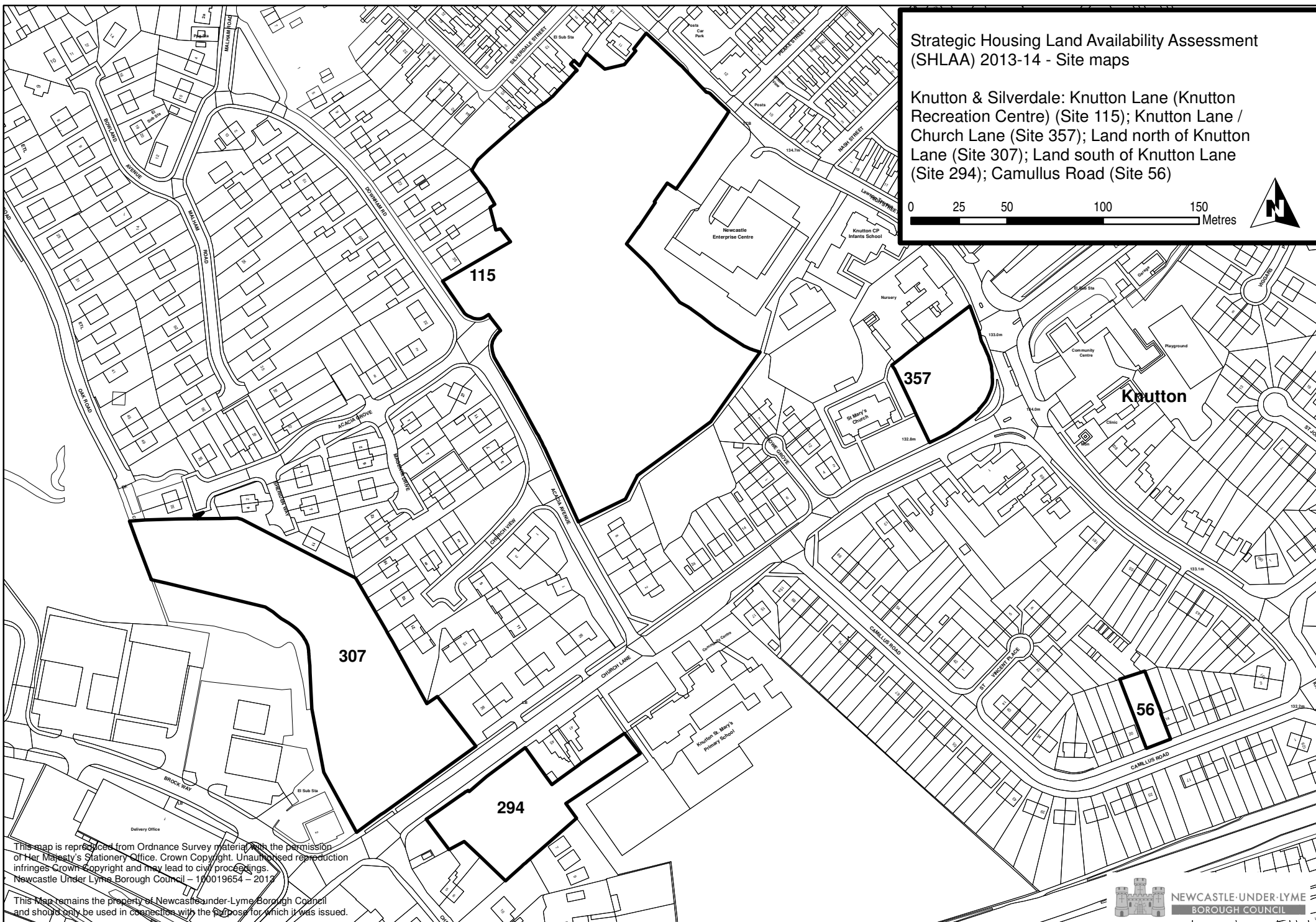
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Knutton & Silverdale: Knutton Lane (Knutton Recreation Centre) (Site 115); Knutton Lane / Church Lane (Site 357); Land north of Knutton Lane (Site 307); Land south of Knutton Lane (Site 294); Camullus Road (Site 56)

0 25 50 100 150 Metres

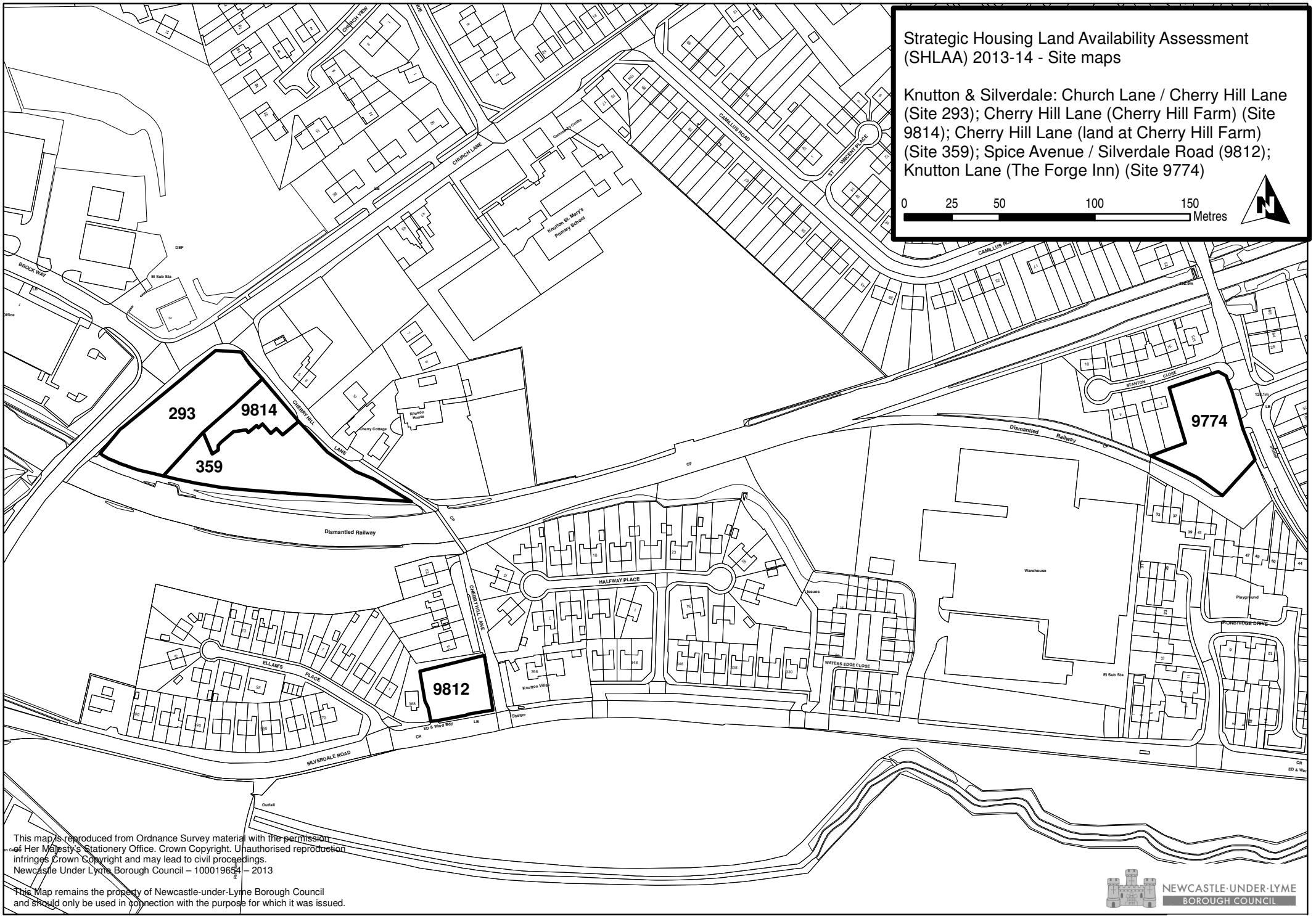


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Knutton & Silverdale: Church Lane / Cherry Hill Lane (Site 293); Cherry Hill Lane (Cherry Hill Farm) (Site 9814); Cherry Hill Lane (land at Cherry Hill Farm) (Site 359); Spice Avenue / Silverdale Road (9812); Knutton Lane (The Forge Inn) (Site 9774)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Silverdale & Parkside: Silverdale Colliery (Sites 9766 & 9766a)

0 80 160 320 480 Metres



9766 & 9766a

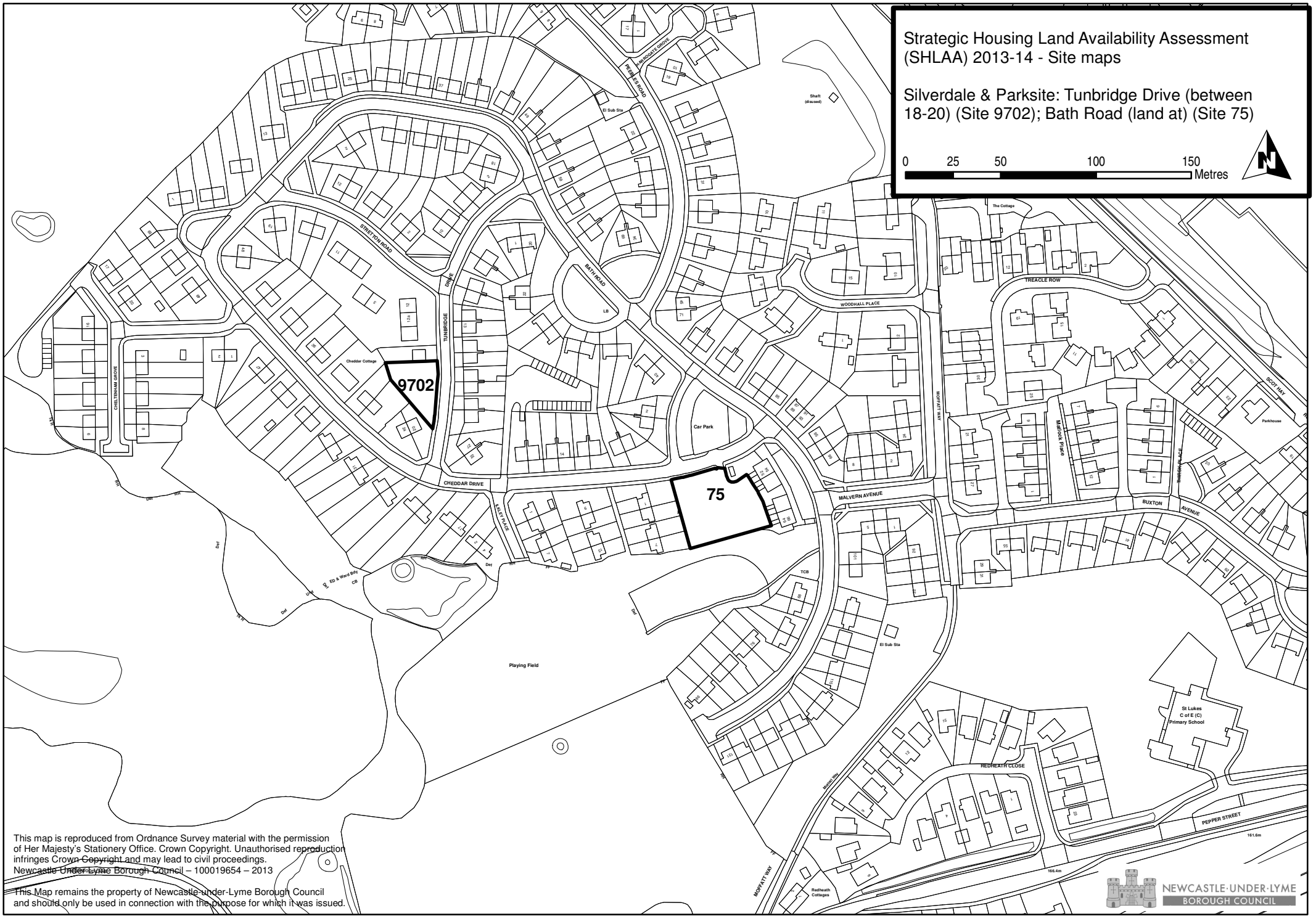
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Silverdale & Parkside: Tunbridge Drive (between 18-20) (Site 9702); Bath Road (land at) (Site 75)



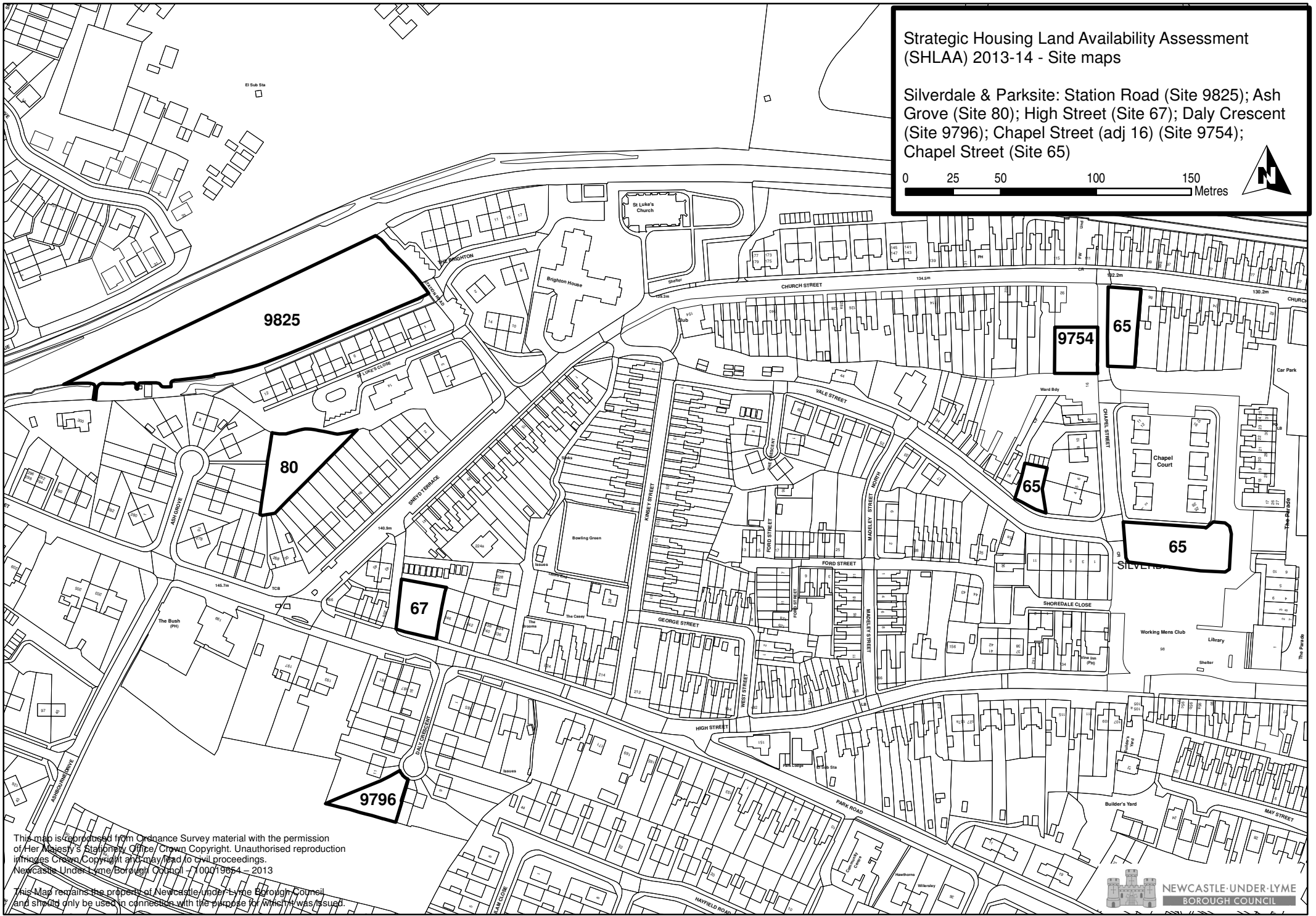
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Silverdale & Parkside: Station Road (Site 9825); Ash Grove (Site 80); High Street (Site 67); Daly Crescent (Site 9796); Chapel Street (adj 16) (Site 9754); Chapel Street (Site 65)



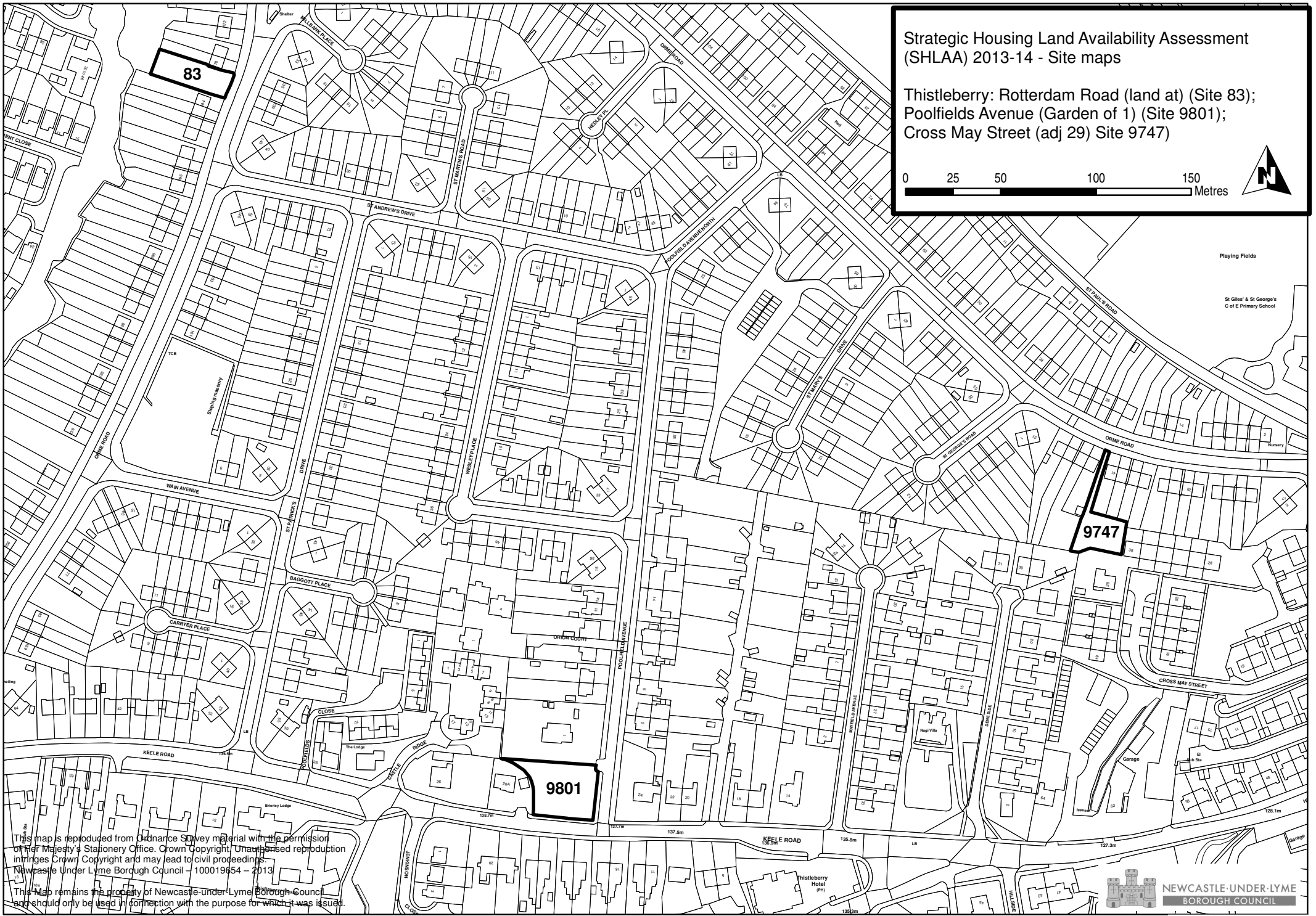
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Rotterdam Road (land at) (Site 83);
Poolfields Avenue (Garden of 1) (Site 9801);
Cross May Street (adj 29) Site 9747



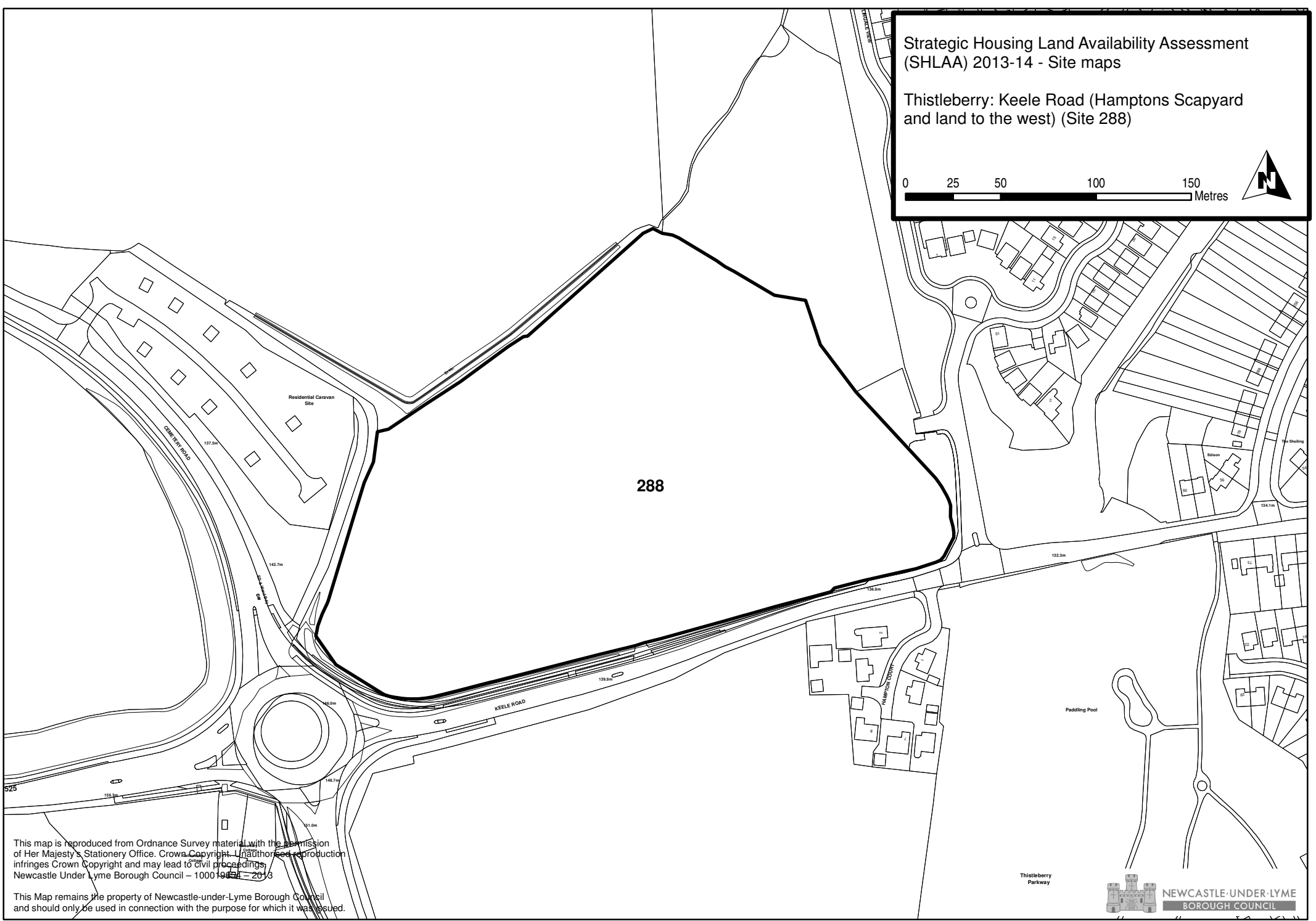
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Keele Road (Hamptons Scapyard and land to the west) (Site 288)

0 25 50 100 150 Metres



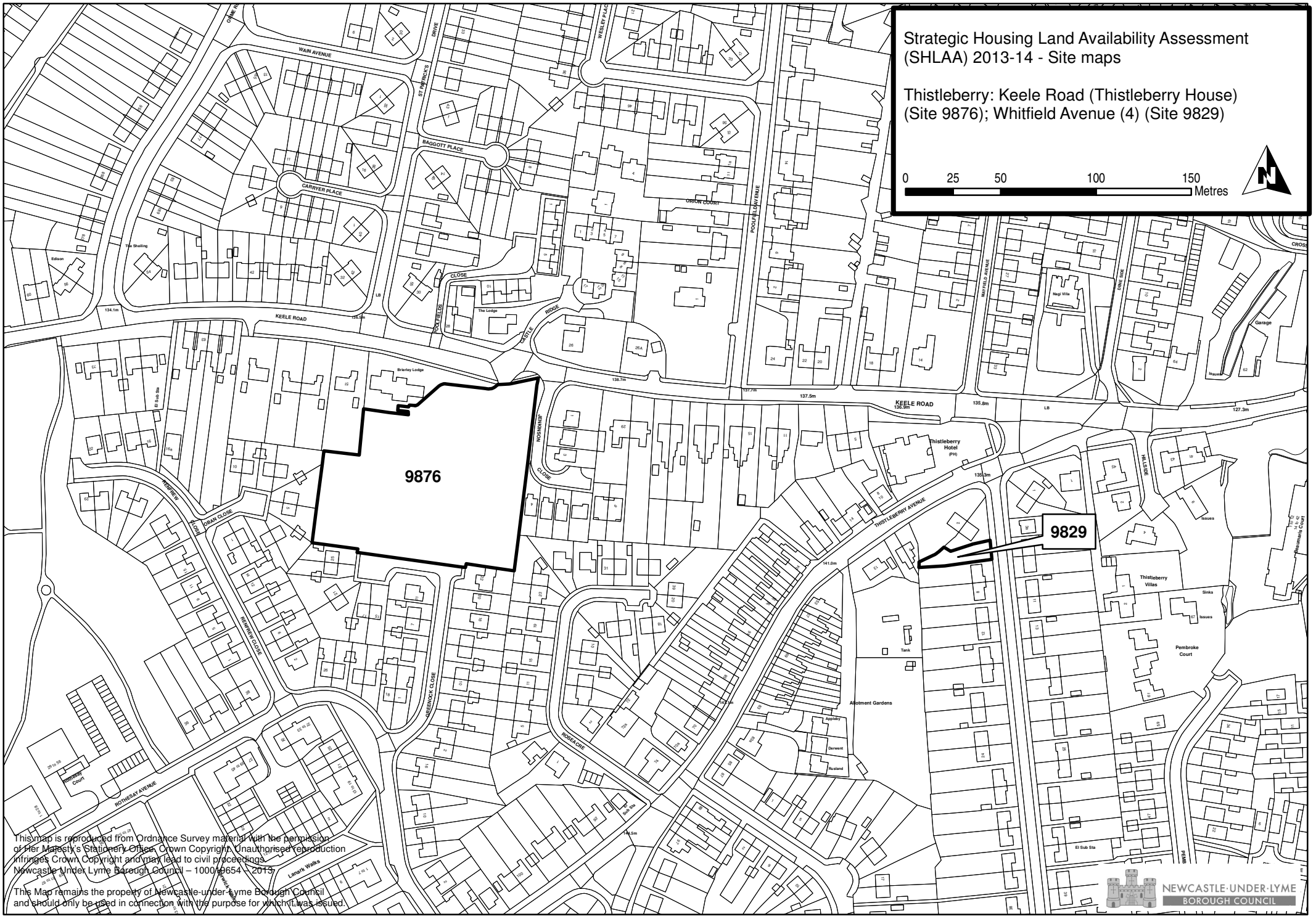
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Keele Road (Thistleberry House) (Site 9876); Whitfield Avenue (4) (Site 9829)

0 25 50 100 150 Metres



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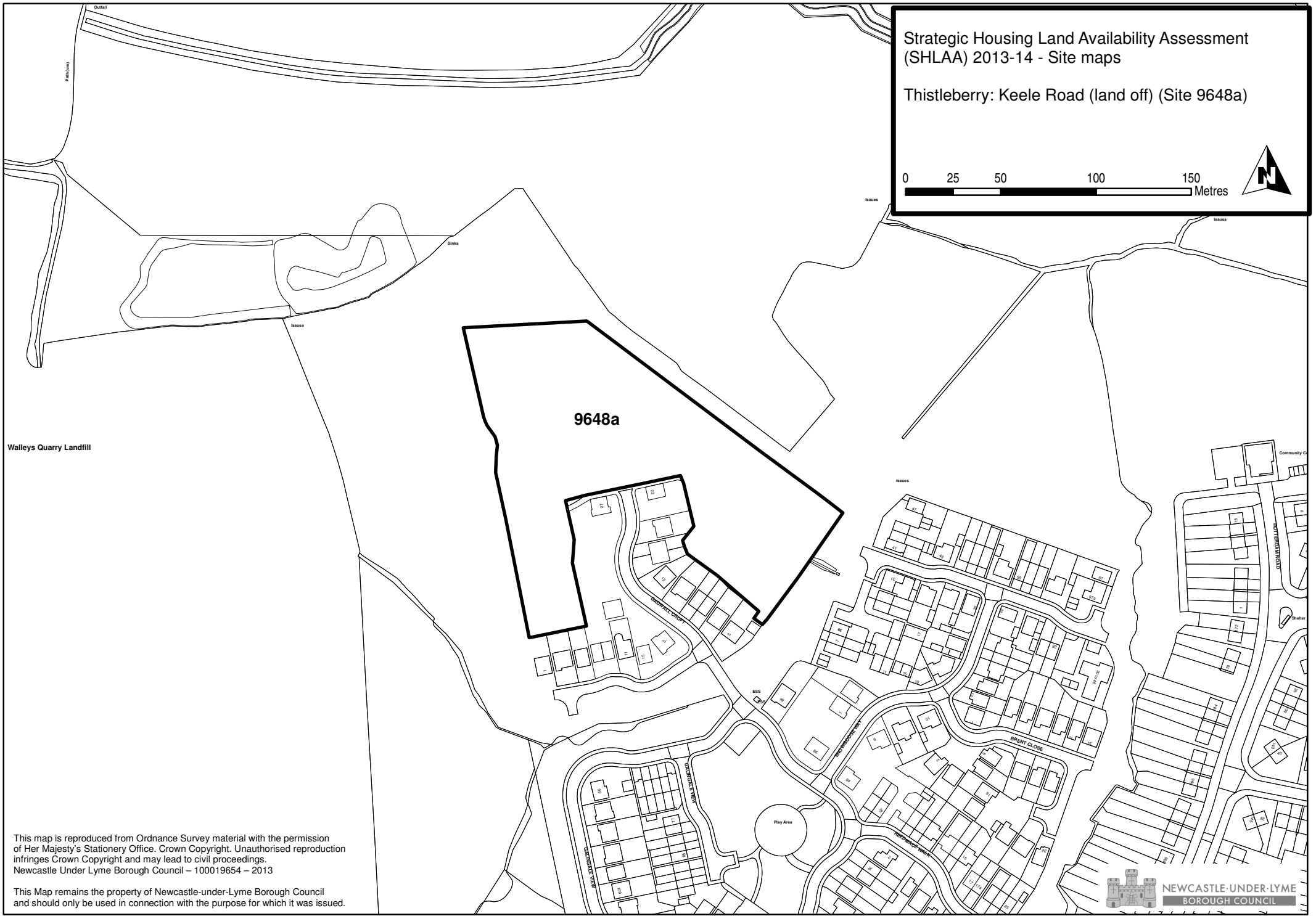
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Keele Road (land off) (Site 9648a)



Walleys Quarry Landfill

9648a

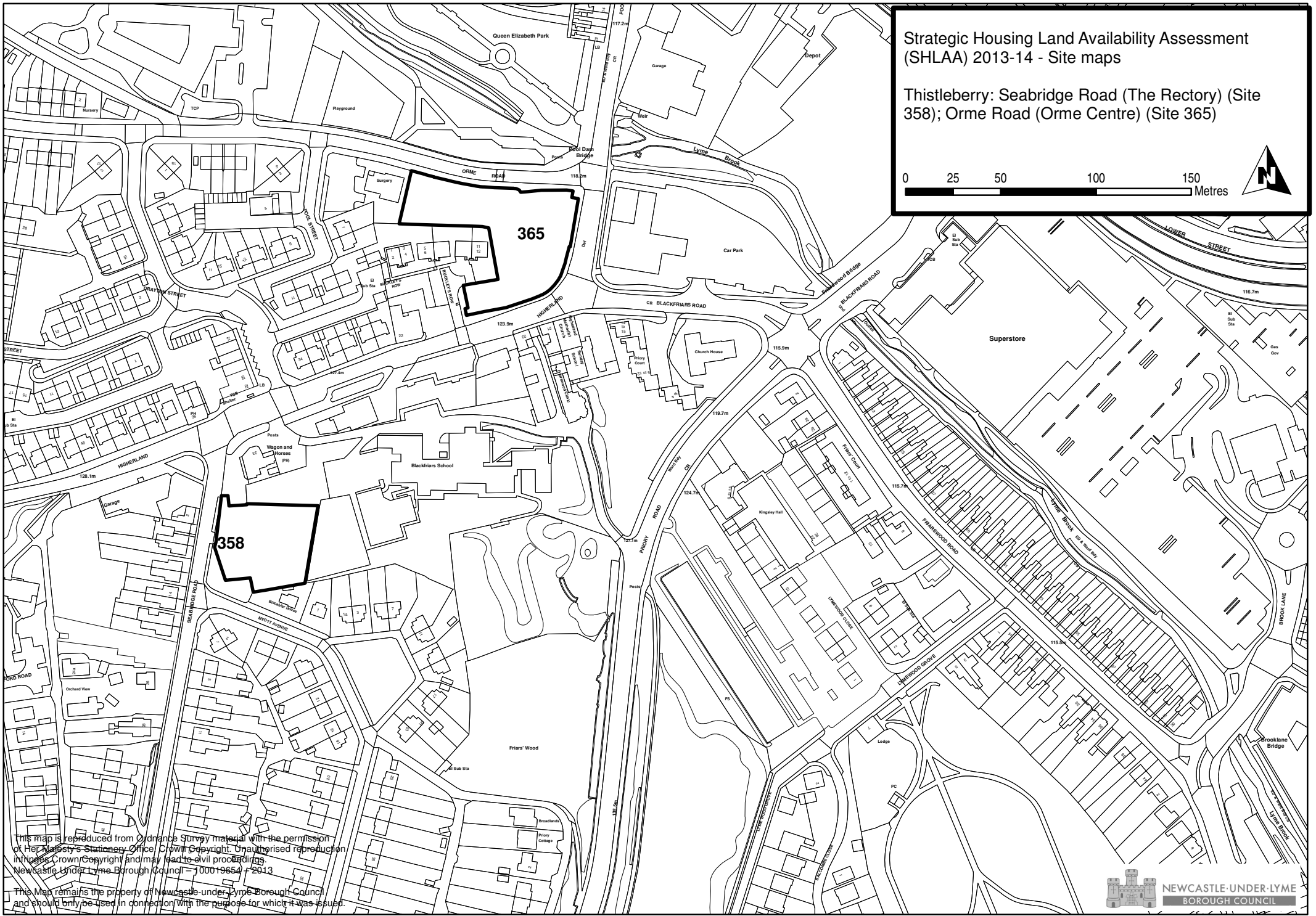
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Seabridge Road (The Rectory) (Site 358); Orme Road (Orme Centre) (Site 365)



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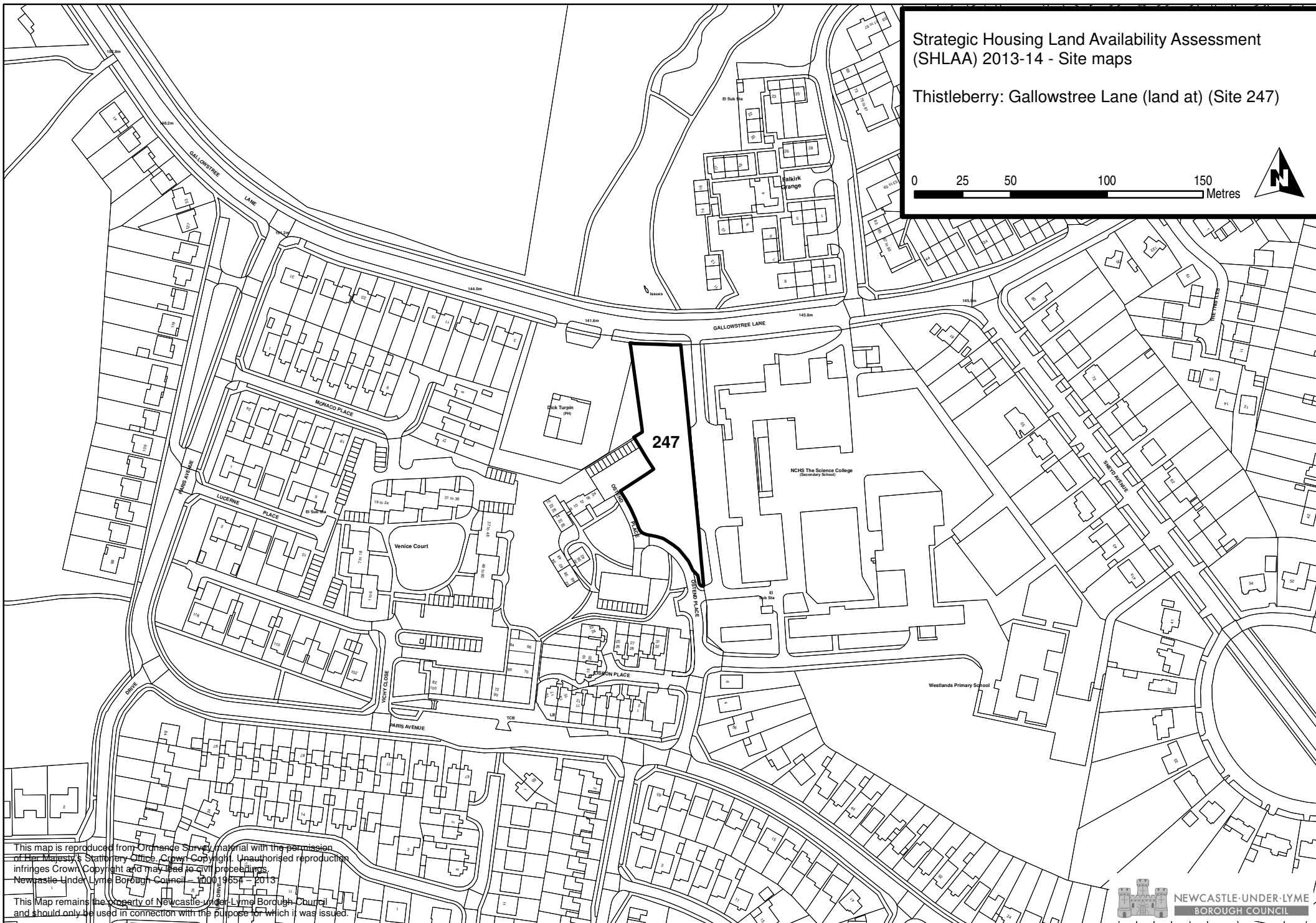
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Thistleberry: Gallowstree Lane (land at) (Site 247)

0 25 50 100 150 Metres

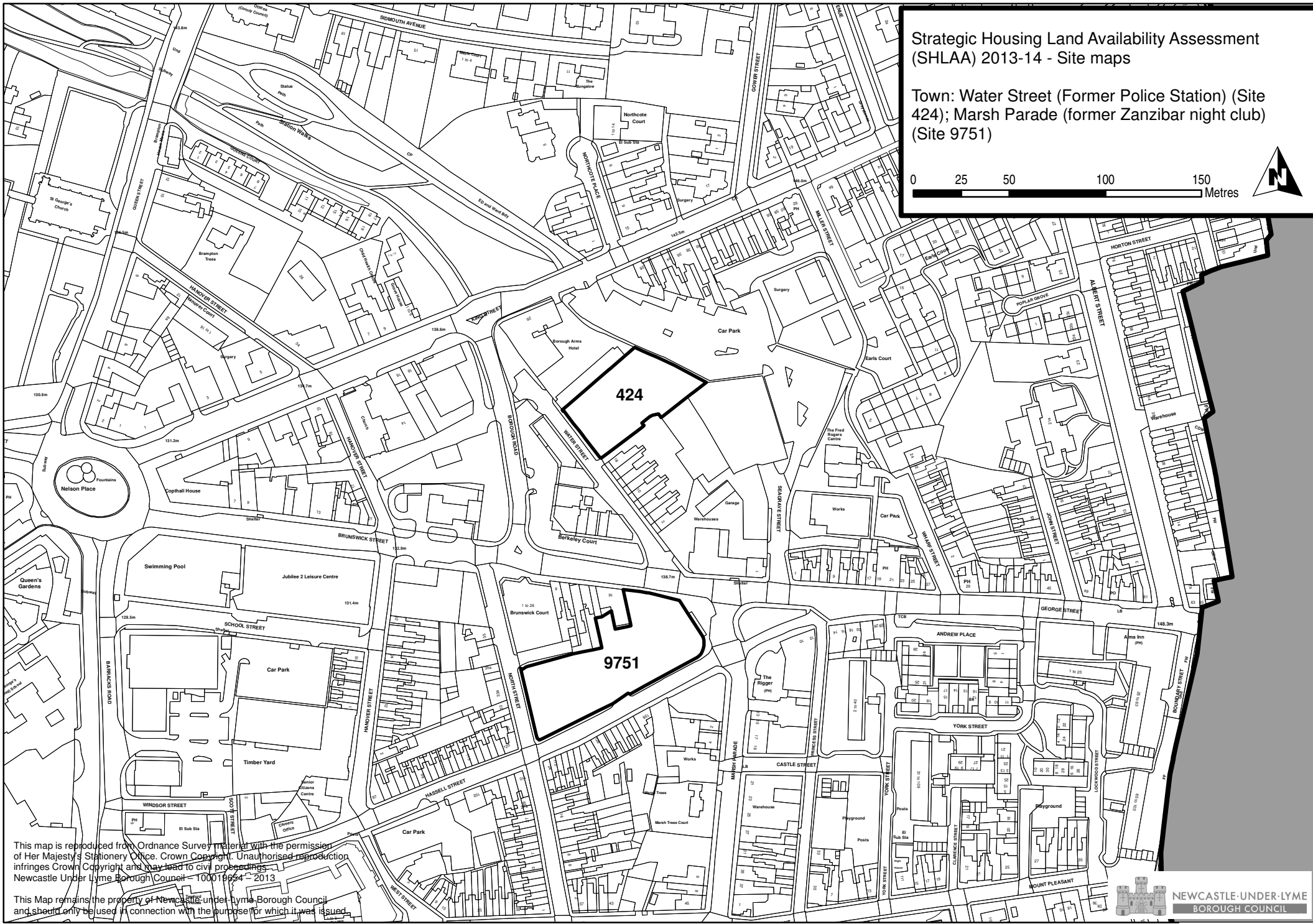


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Town: Water Street (Former Police Station) (Site 424); Marsh Parade (former Zanzibar night club) (Site 9751)



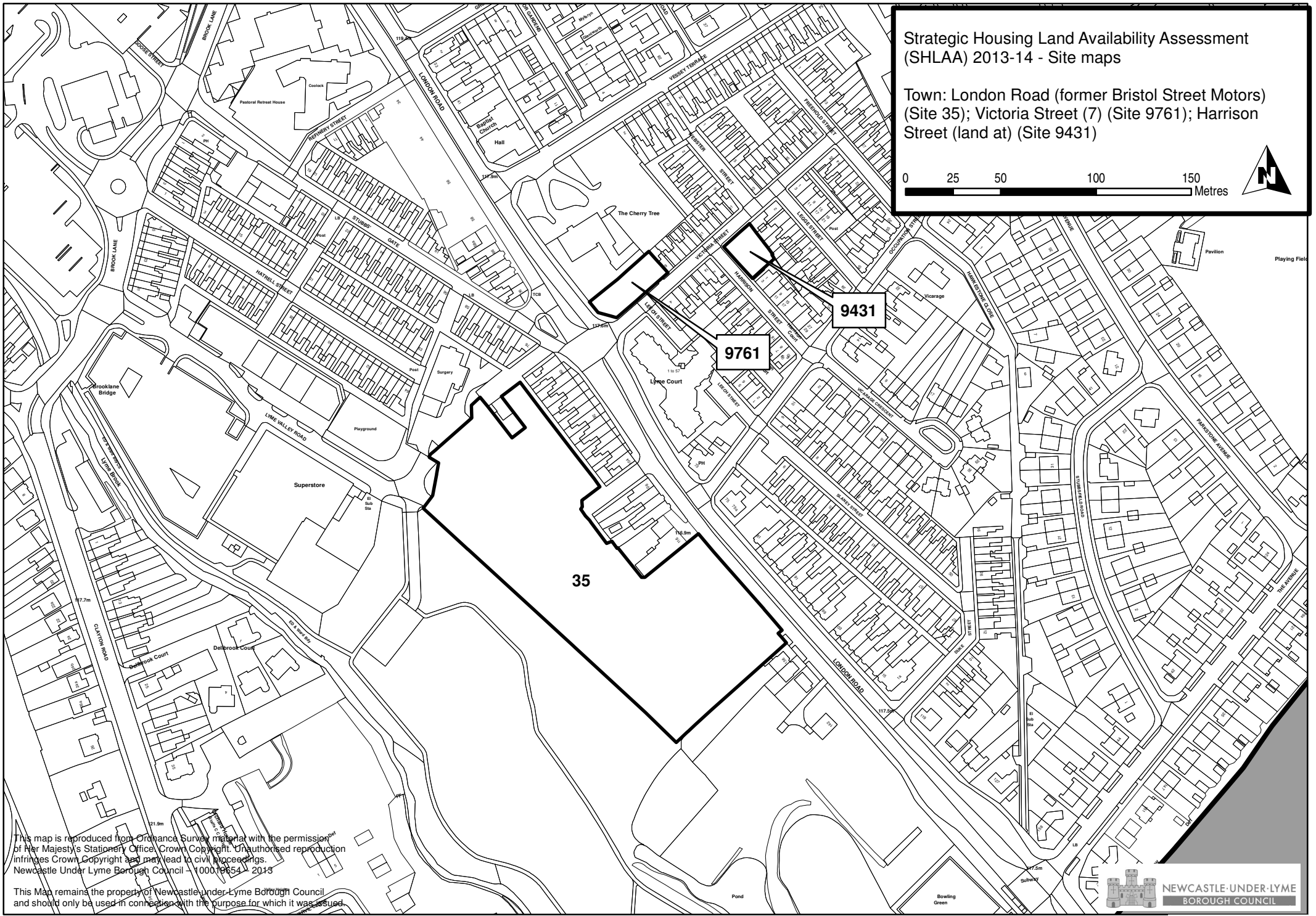
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Town: London Road (former Bristol Street Motors) (Site 35); Victoria Street (7) (Site 9761); Harrison Street (land at) (Site 9431)



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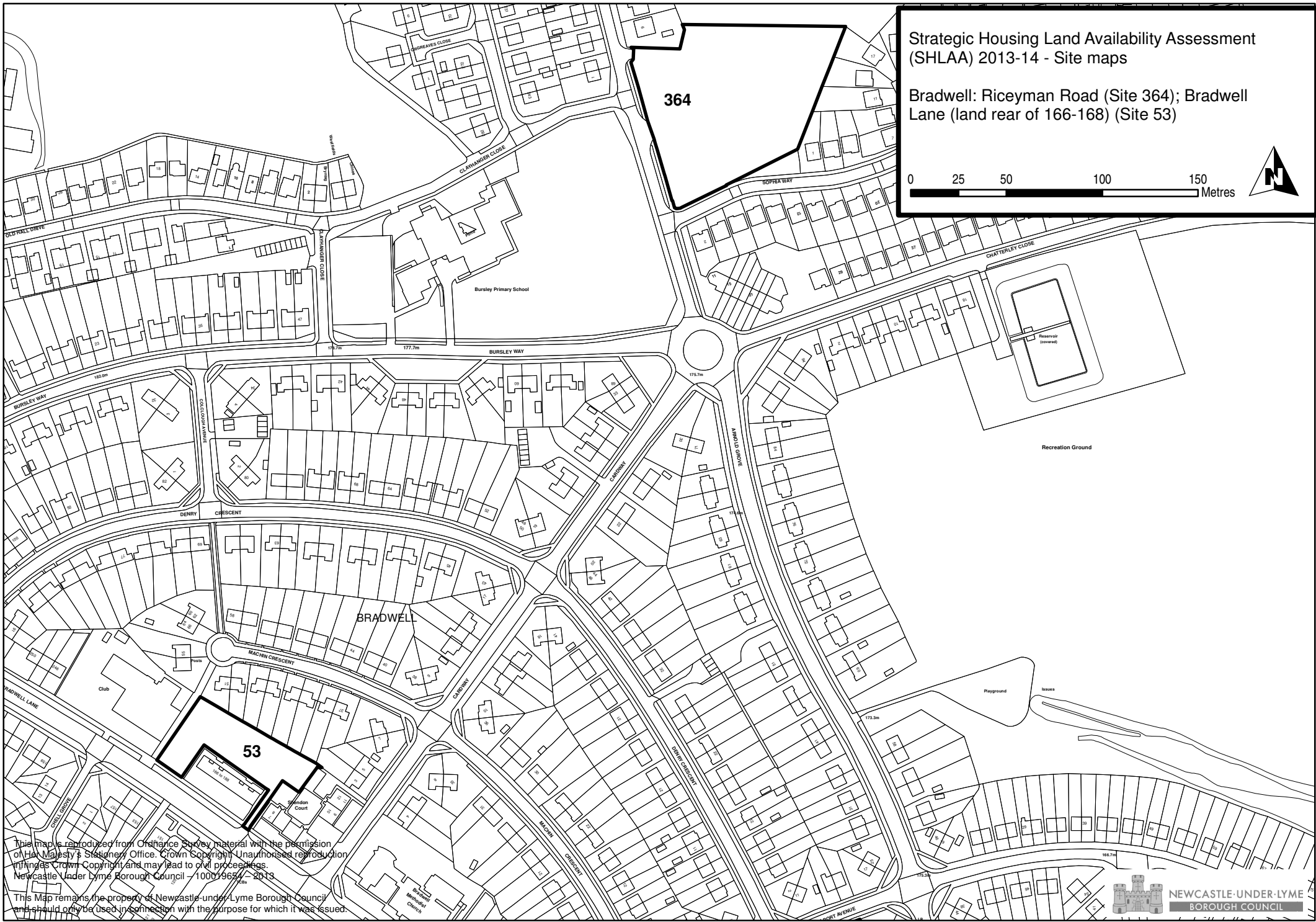
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Bradwell: Riceyman Road (Site 364); Bradwell Lane (land rear of 166-168) (Site 53)

0 25 50 100 150 Metres



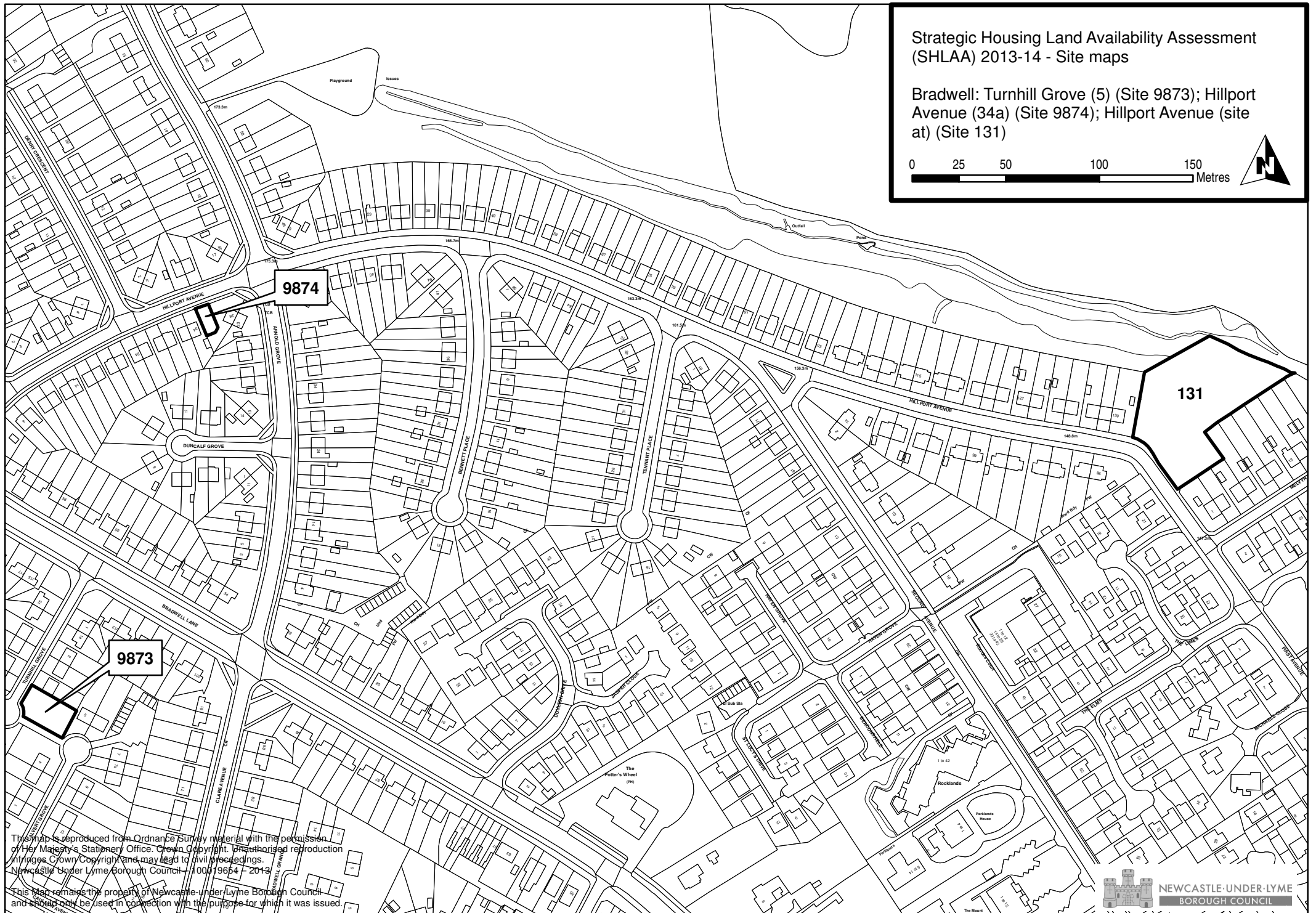
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Bradwell: Turnhill Grove (5) (Site 9873); Hillport Avenue (34a) (Site 9874); Hillport Avenue (site at) (Site 131)

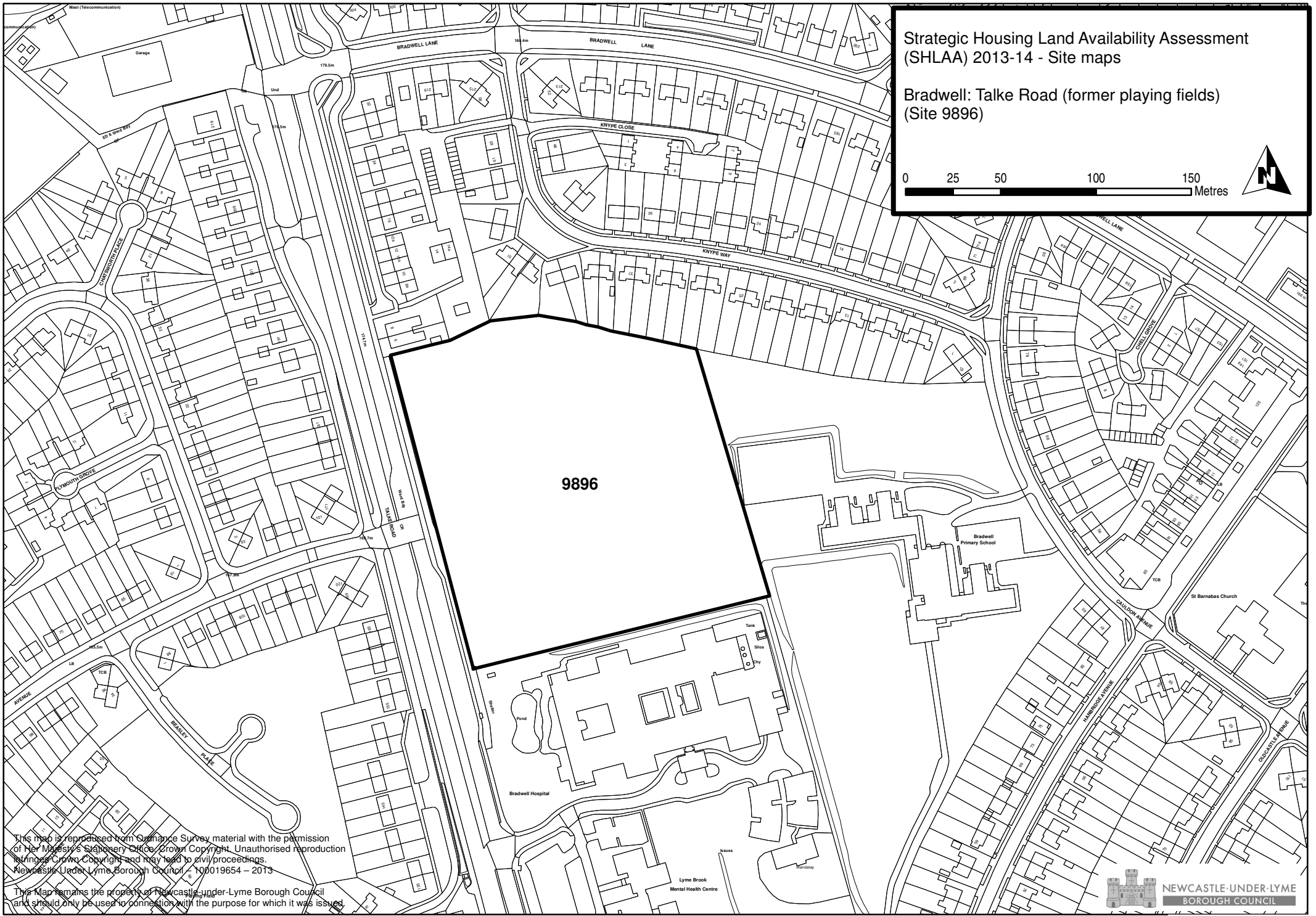


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Bradwell: Talke Road (former playing fields) (Site 9896)



9896

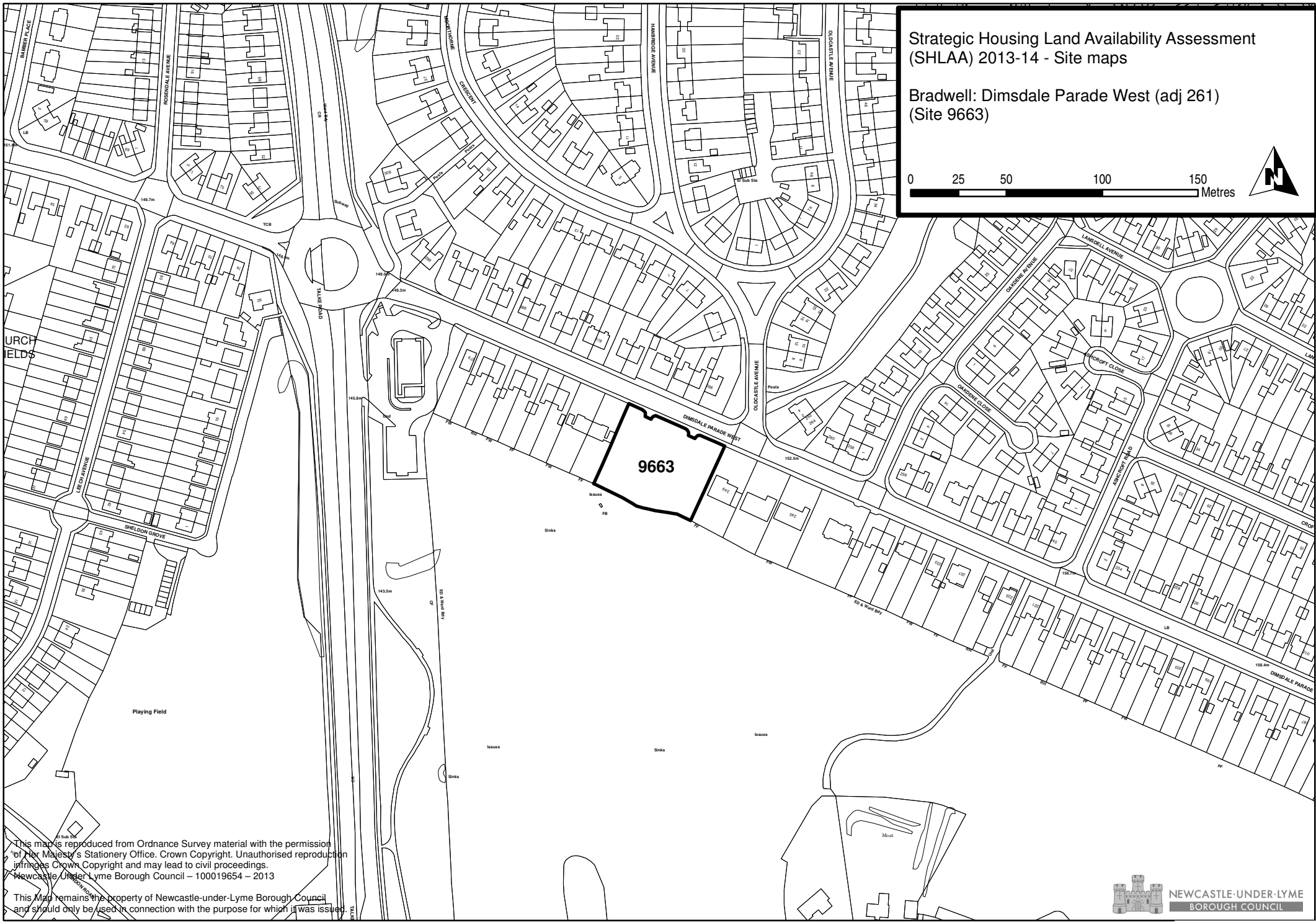
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Bradwell: Dimsdale Parade West (adj 261) (Site 9663)



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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Clayton: Buckmaster Avenue (land at) (Site 223)

0 25 50 100 150 Metres



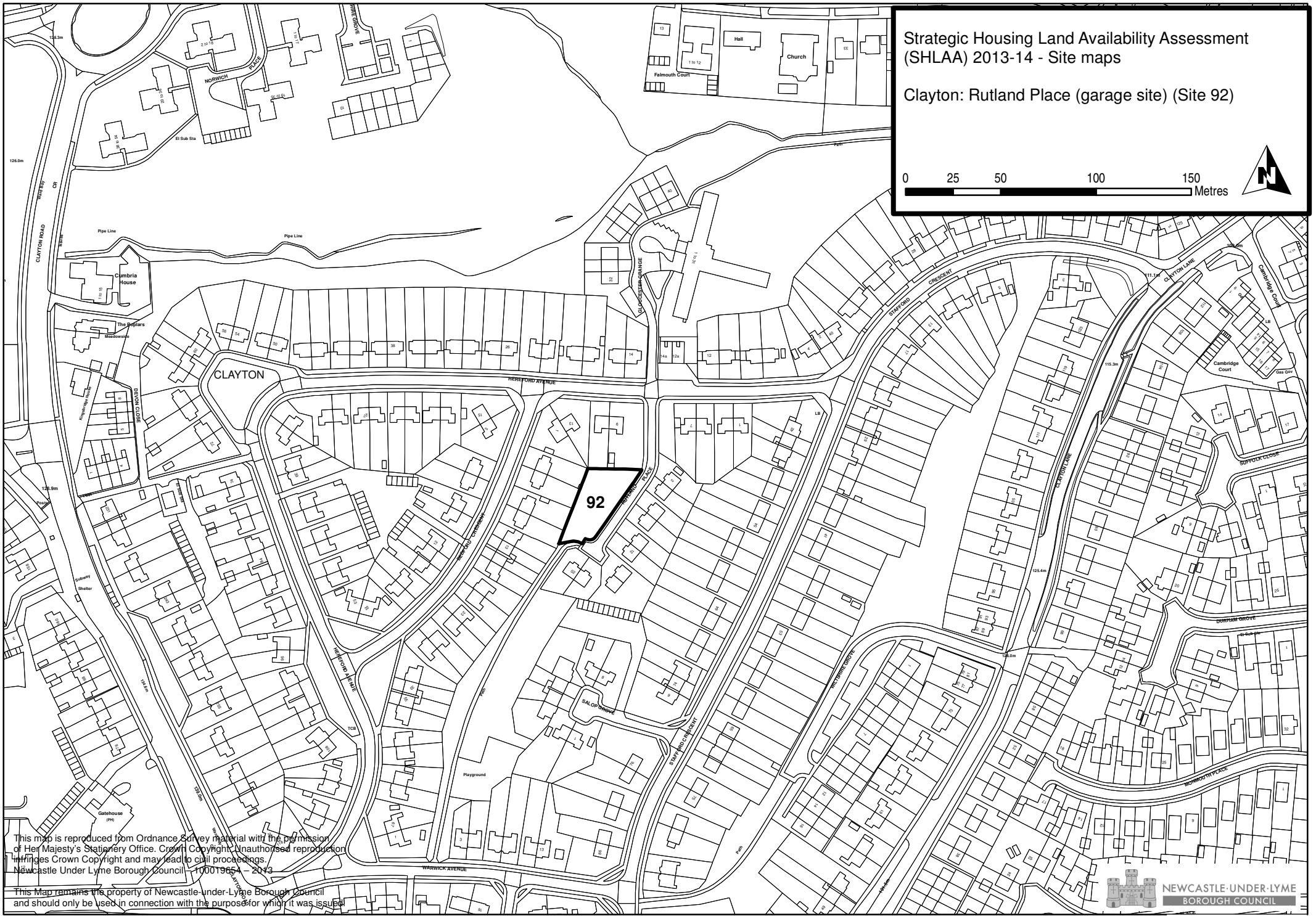
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Clayton: Rutland Place (garage site) (Site 92)

0 25 50 100 150 Metres



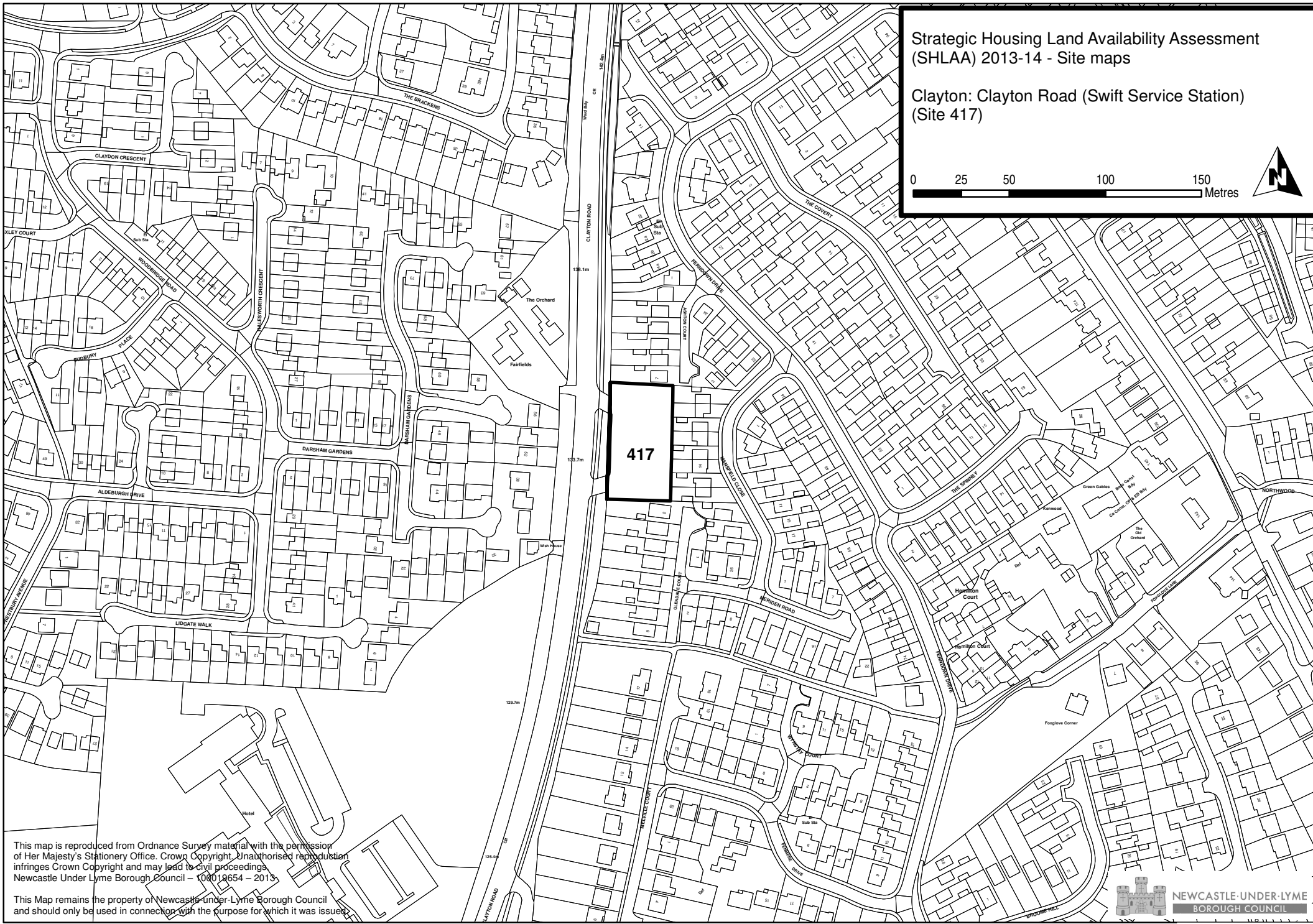
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Clayton: Clayton Road (Swift Service Station) (Site 417)



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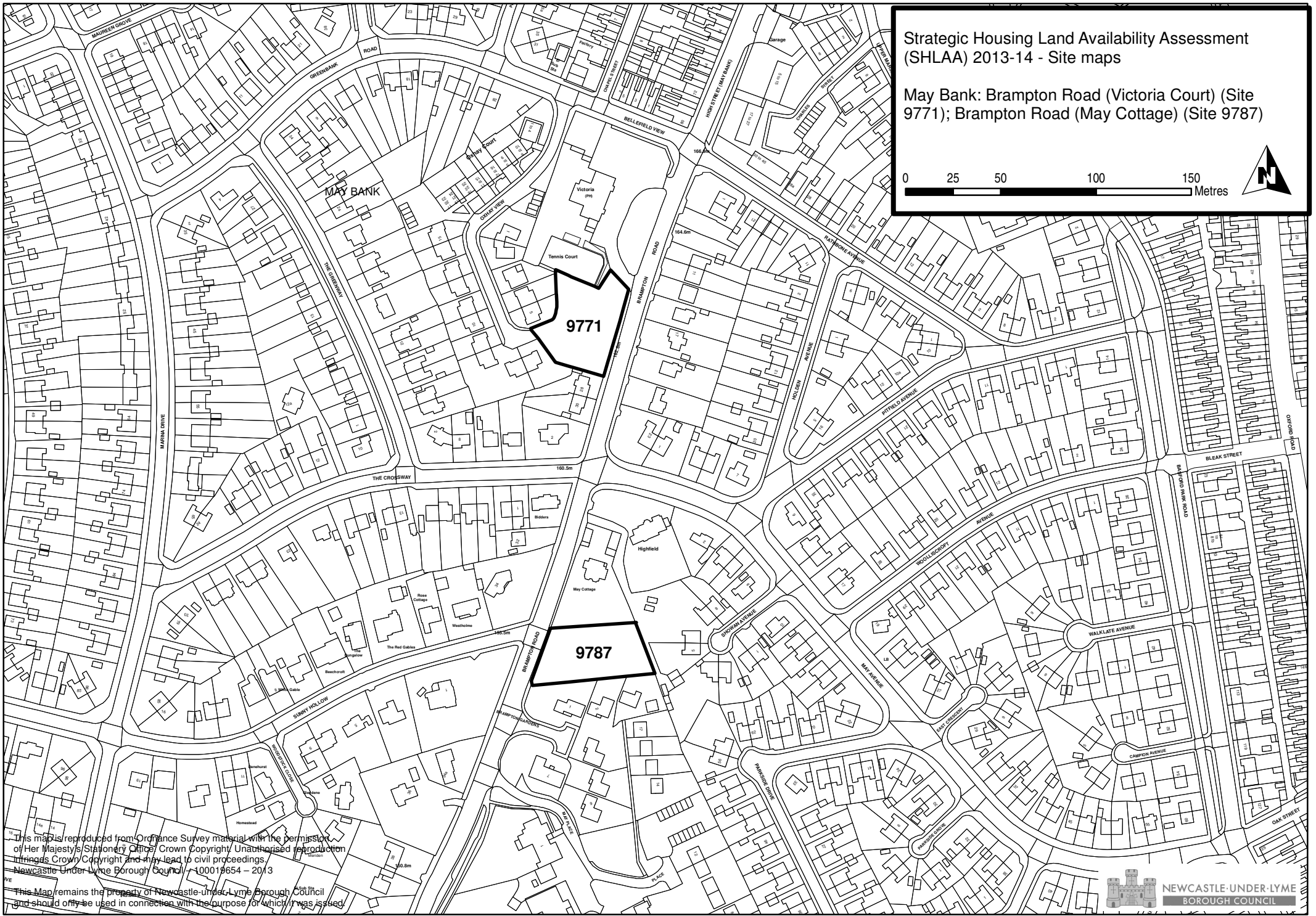
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

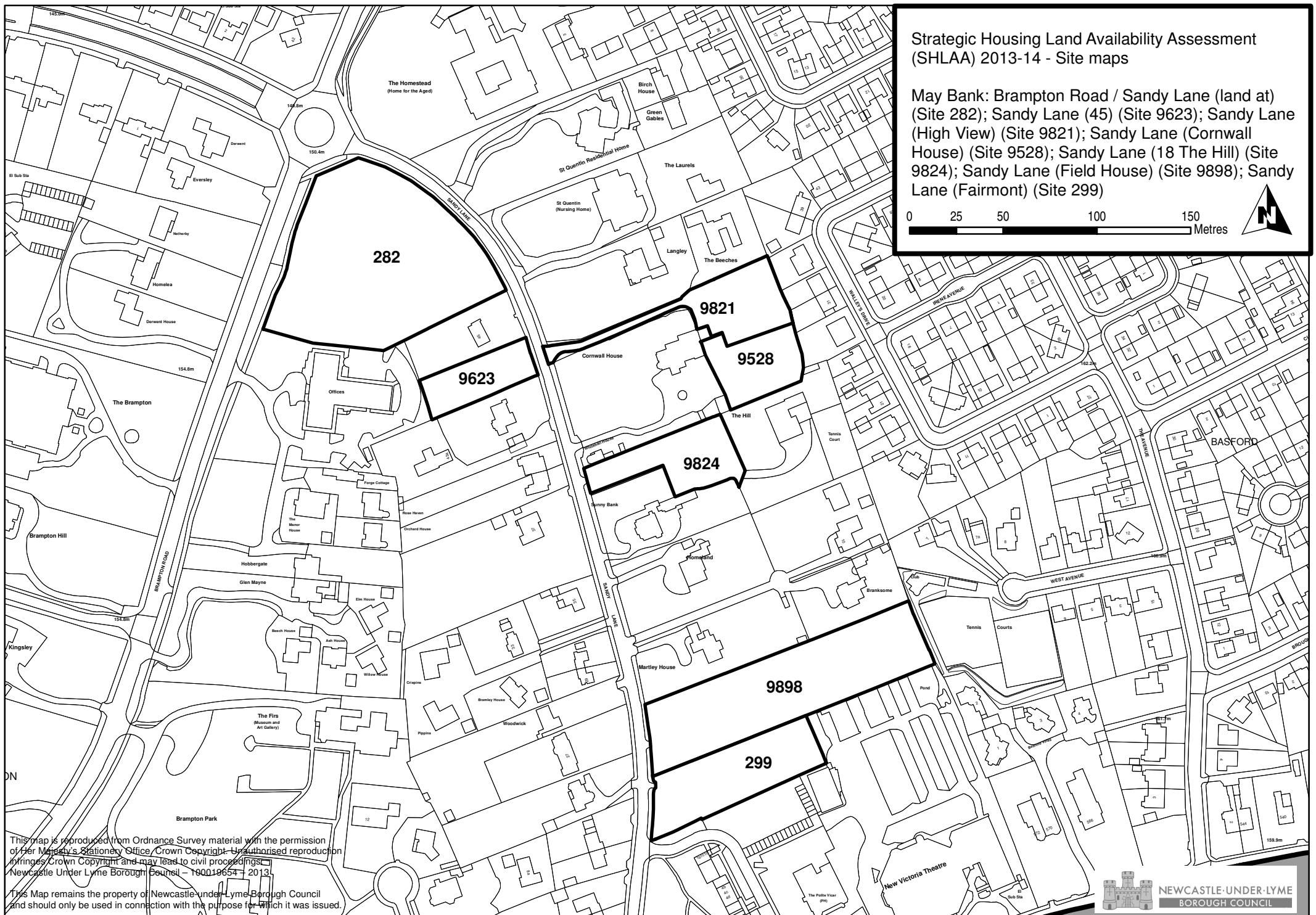
May Bank: Brampton Road (Victoria Court) (Site 9771); Brampton Road (May Cottage) (Site 9787)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

May Bank: Brampton Road / Sandy Lane (land at) (Site 282); Sandy Lane (45) (Site 9623); Sandy Lane (High View) (Site 9821); Sandy Lane (Cornwall House) (Site 9528); Sandy Lane (18 The Hill) (Site 9824); Sandy Lane (Field House) (Site 9898); Sandy Lane (Fairmont) (Site 299)



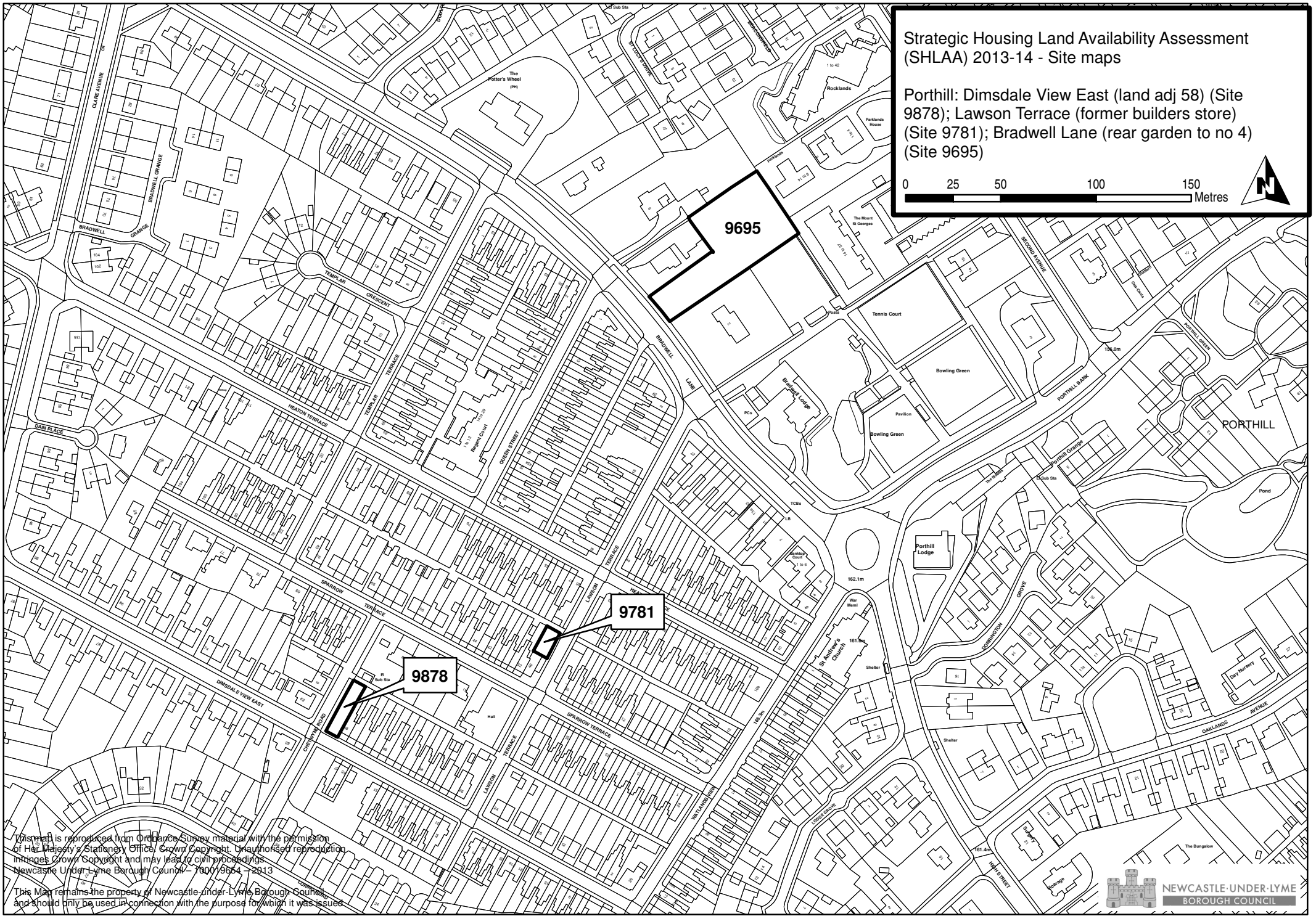
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

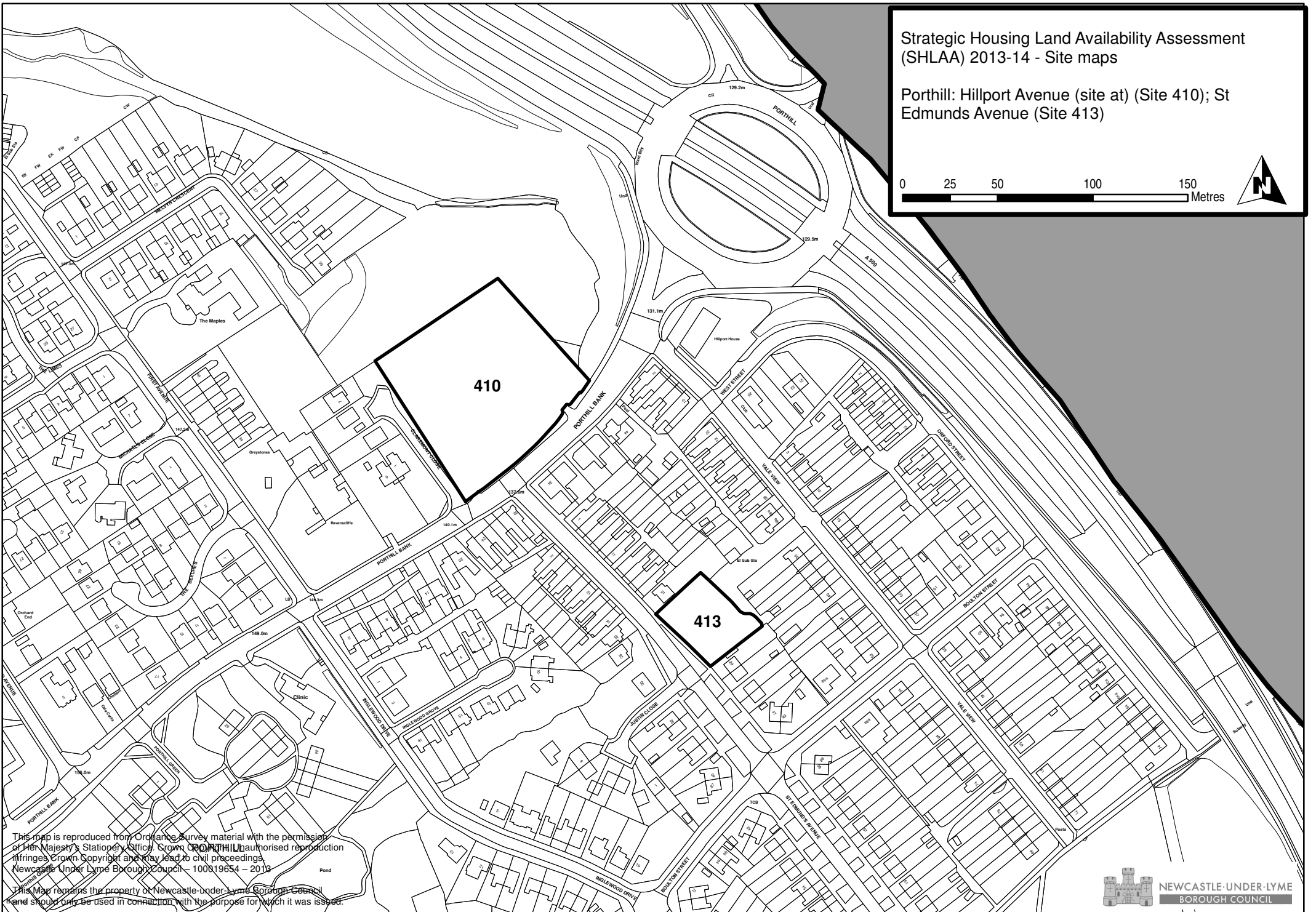
Porthill: Dimsdale View East (land adj 58) (Site 9878); Lawson Terrace (former builders store) (Site 9781); Bradwell Lane (rear garden to no 4) (Site 9695)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Porthill: Hillport Avenue (site at) (Site 410); St Edmunds Avenue (Site 413)



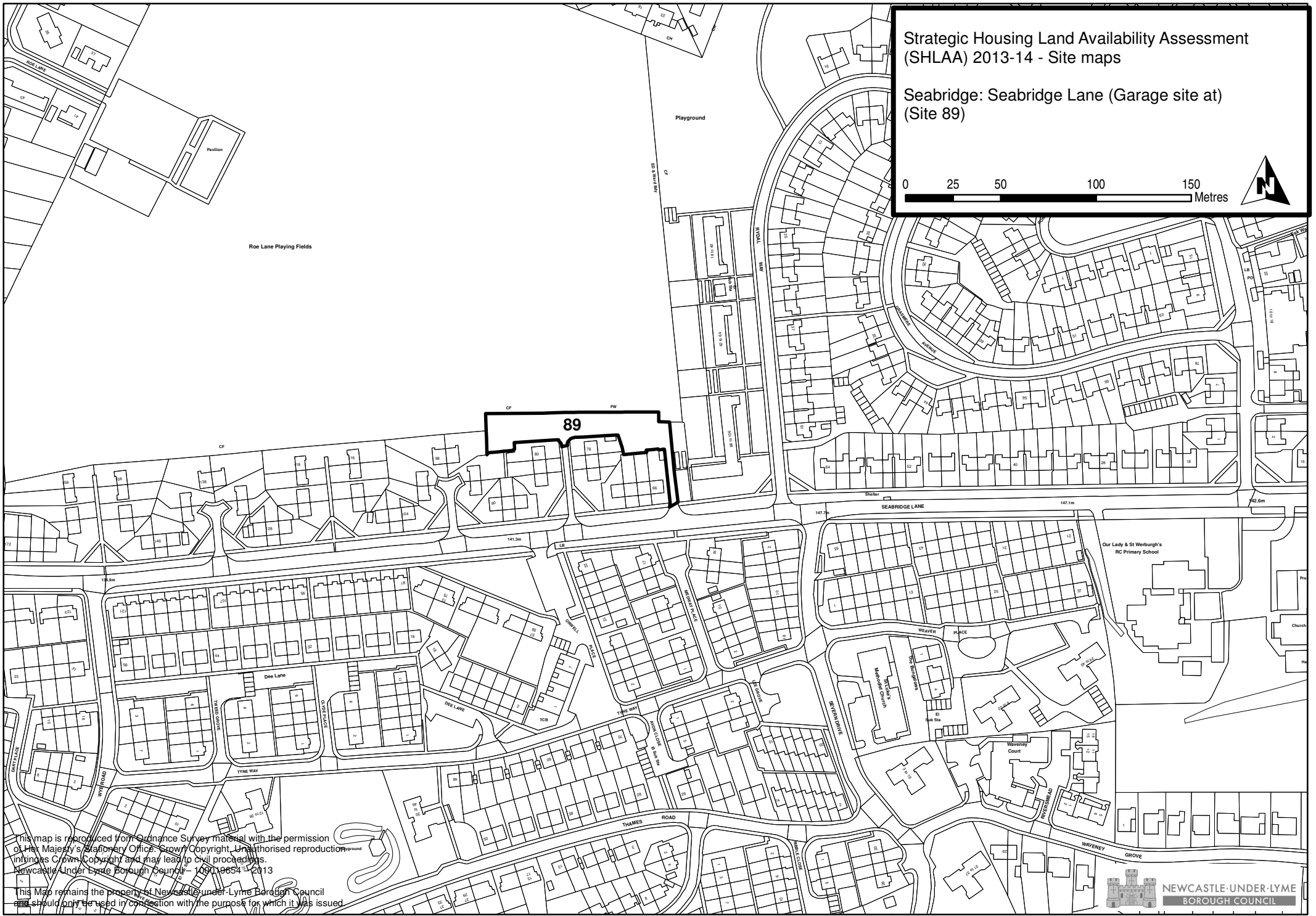
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Seabridge: Seabridge Lane (Garage site at) (Site 89)



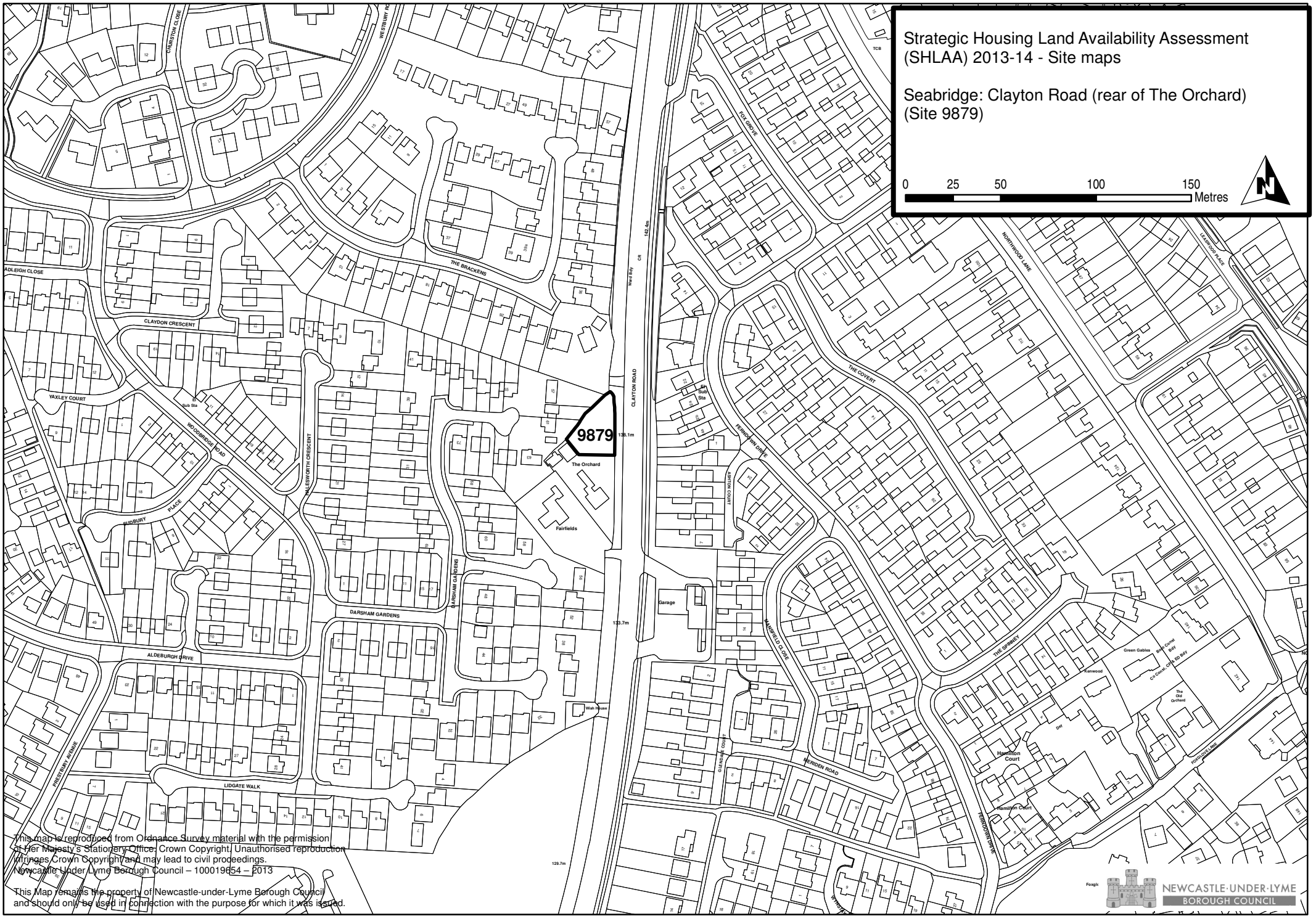
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Seabridge: Clayton Road (rear of The Orchard)
(Site 9879)



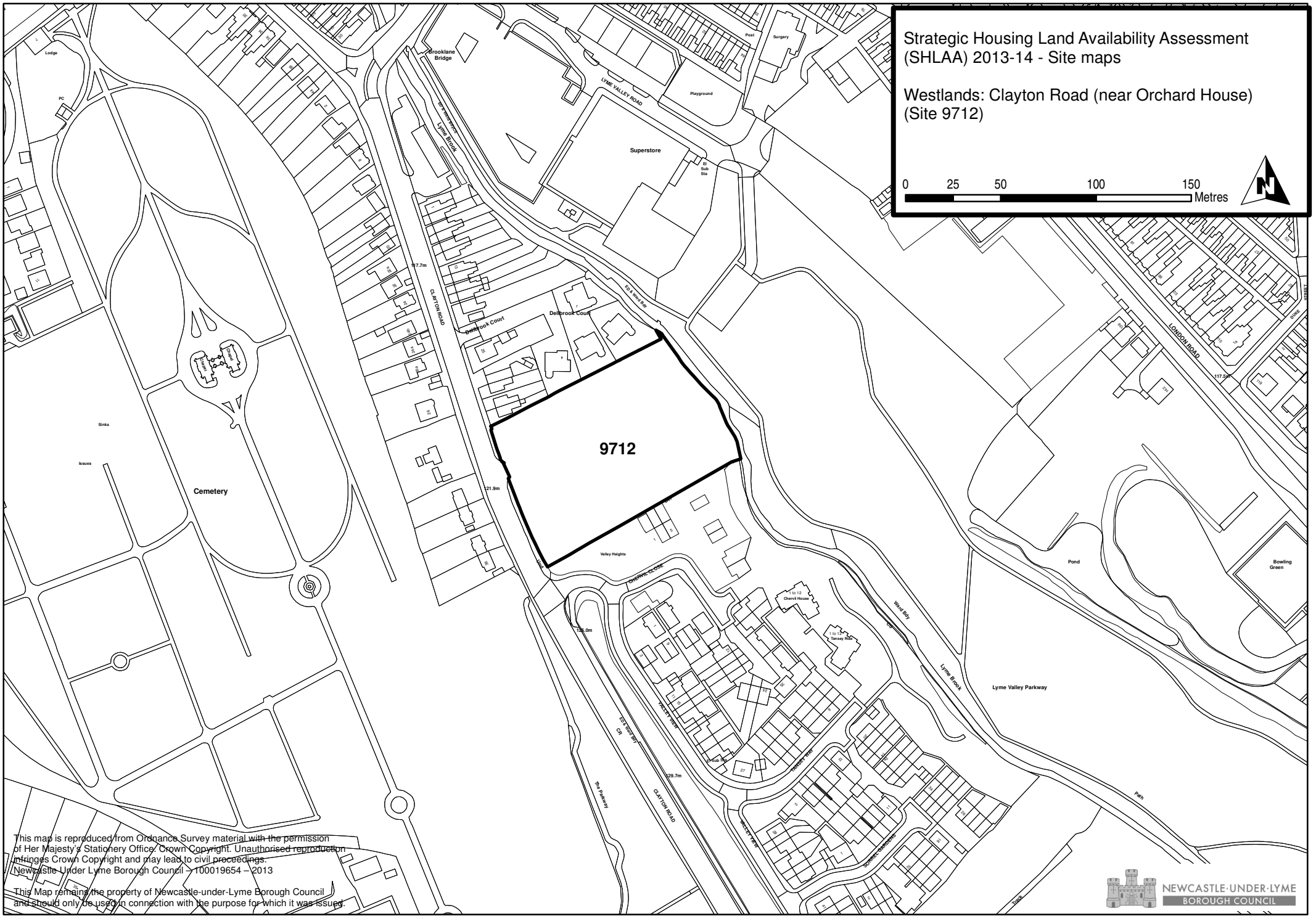
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Westlands: Clayton Road (near Orchard House) (Site 9712)



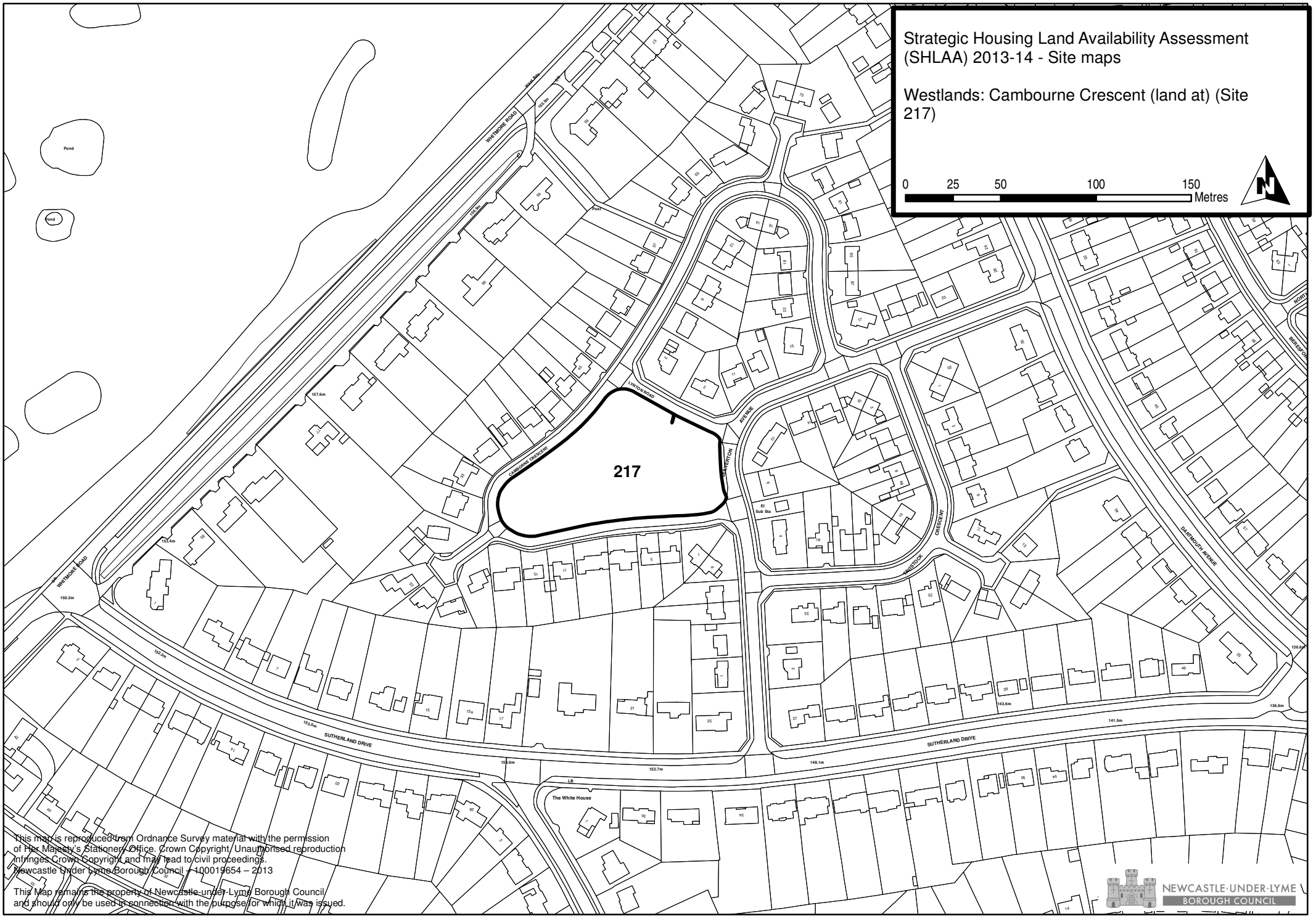
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Westlands: Cambourne Crescent (land at) (Site 217)



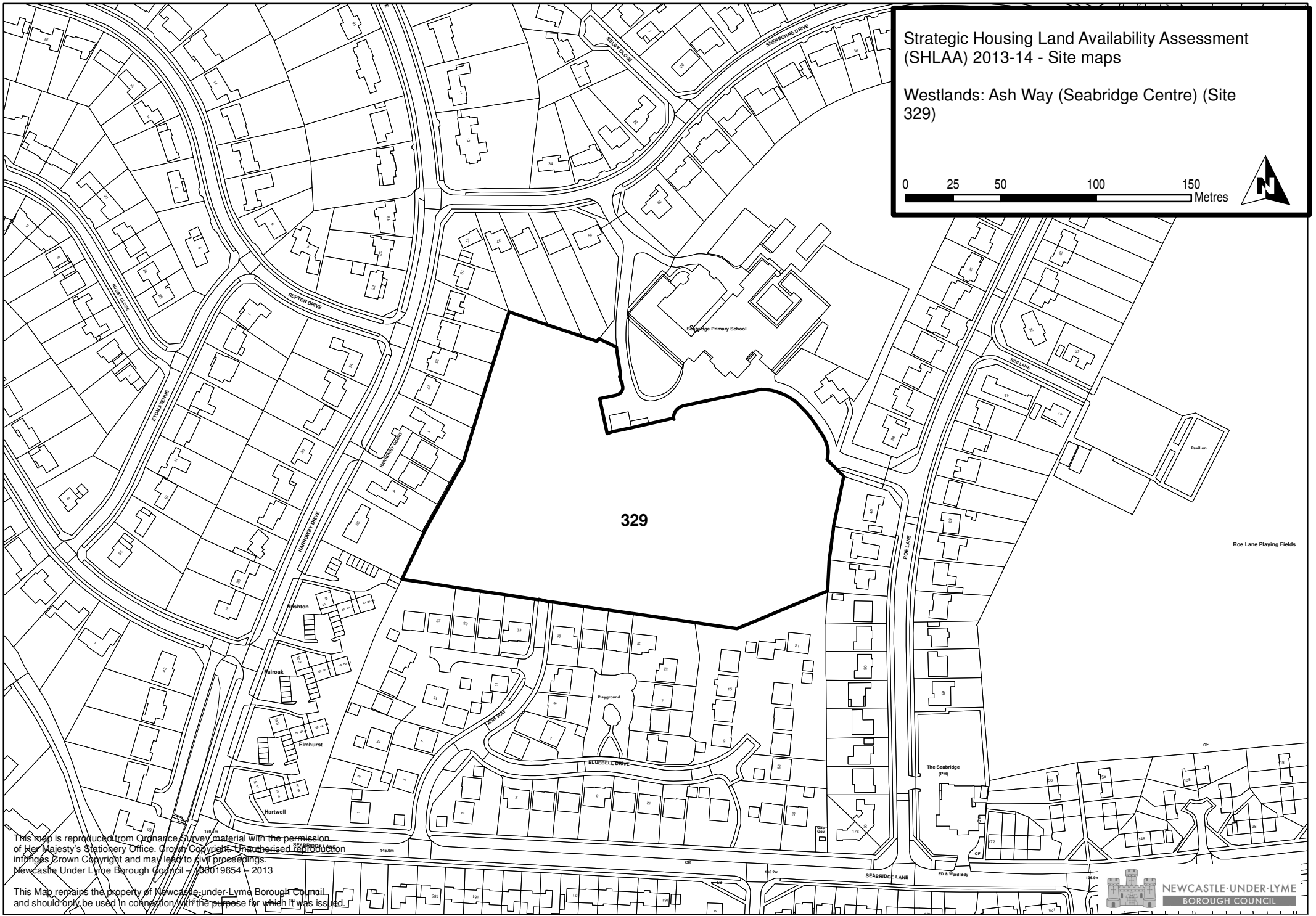
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Westlands: Ash Way (Seabridge Centre) (Site 329)



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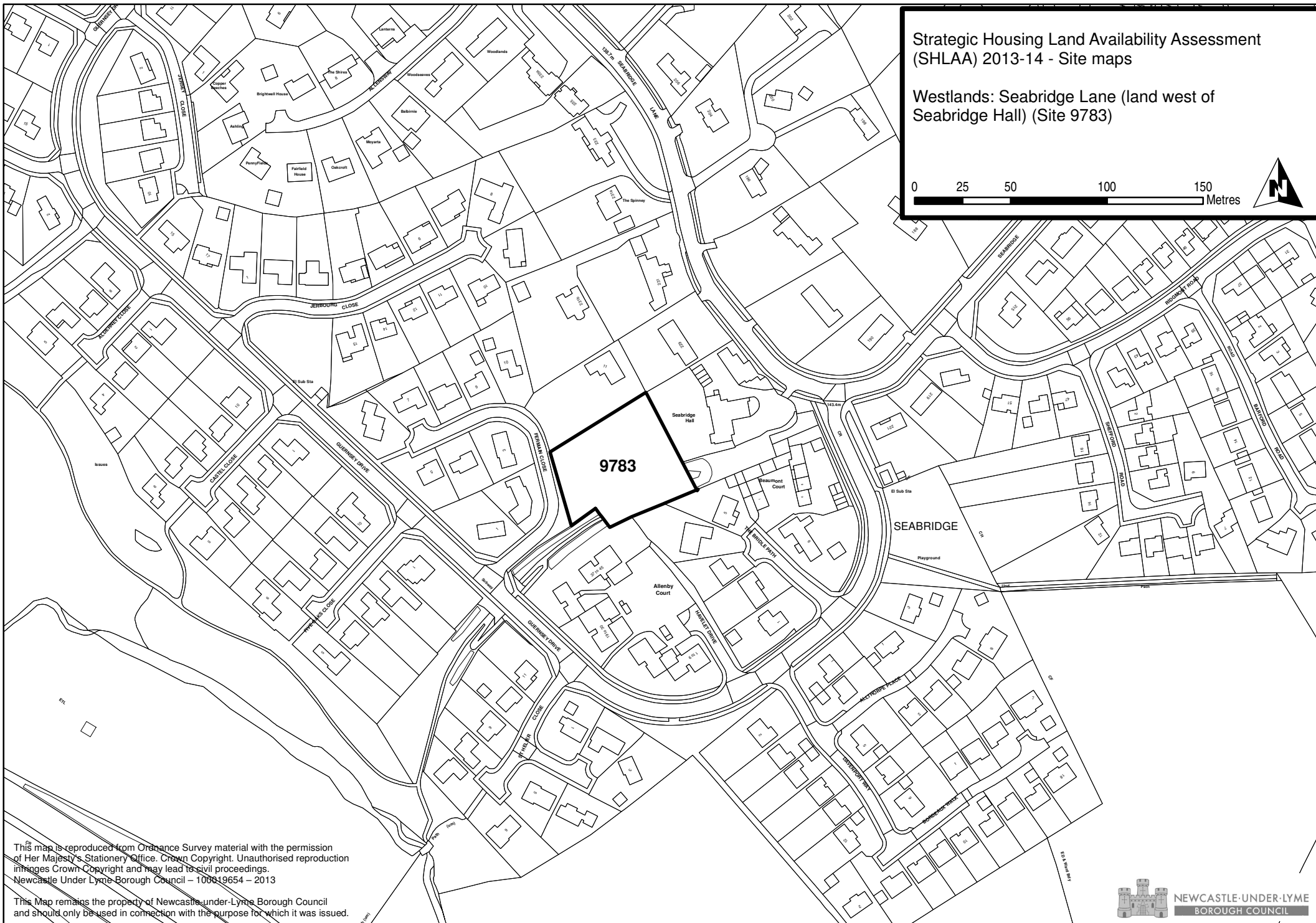
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Westlands: Seabridge Lane (land west of Seabridge Hall) (Site 9783)

0 25 50 100 150 Metres

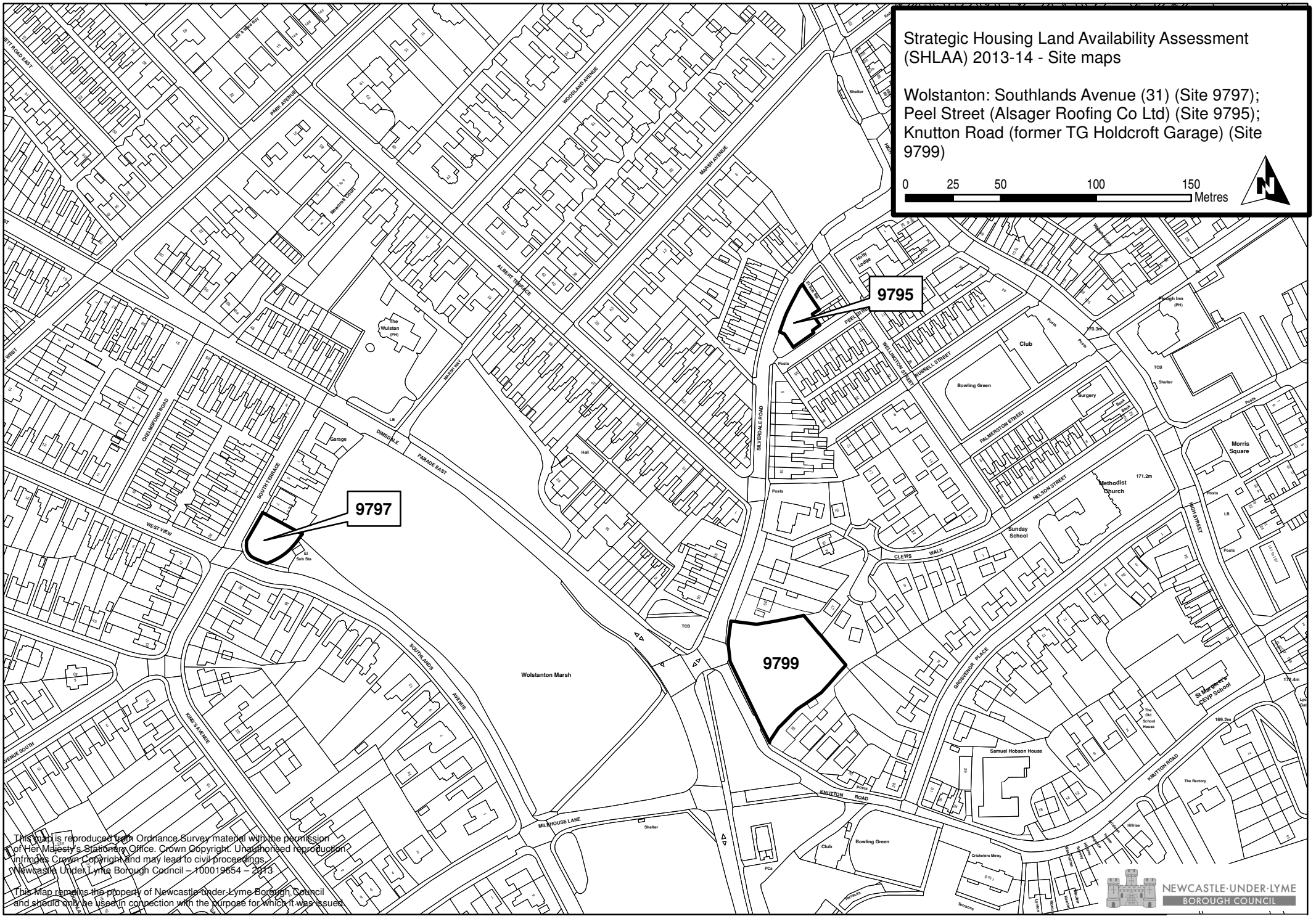


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Wolstanton: Southlands Avenue (31) (Site 9797);
Peel Street (Alsager Roofing Co Ltd) (Site 9795);
Knutton Road (former TG Holdcroft Garage) (Site 9799)

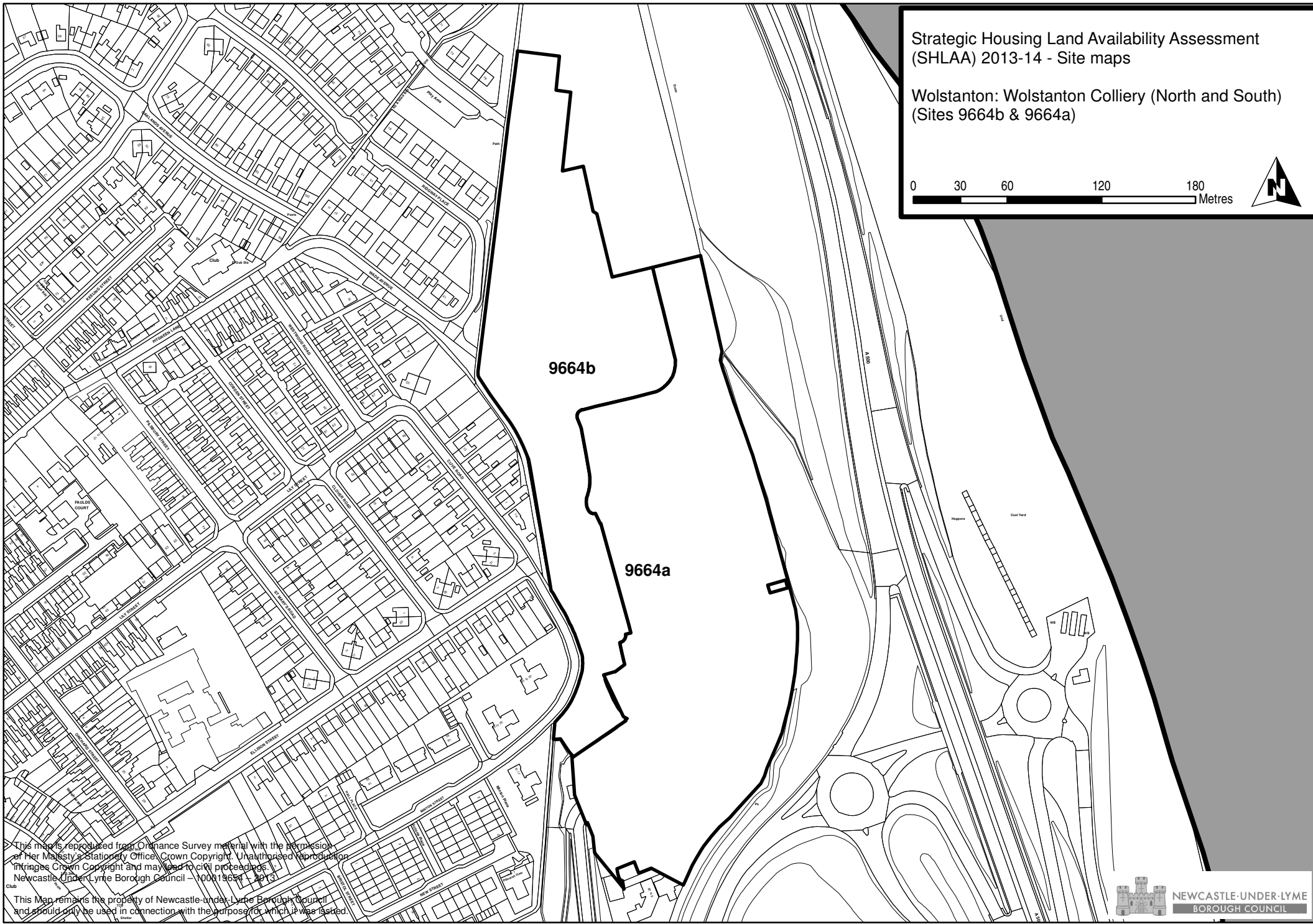


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Wolstanton: Wolstanton Colliery (North and South)
(Sites 9664b & 9664a)

0 30 60 120 180
Metres



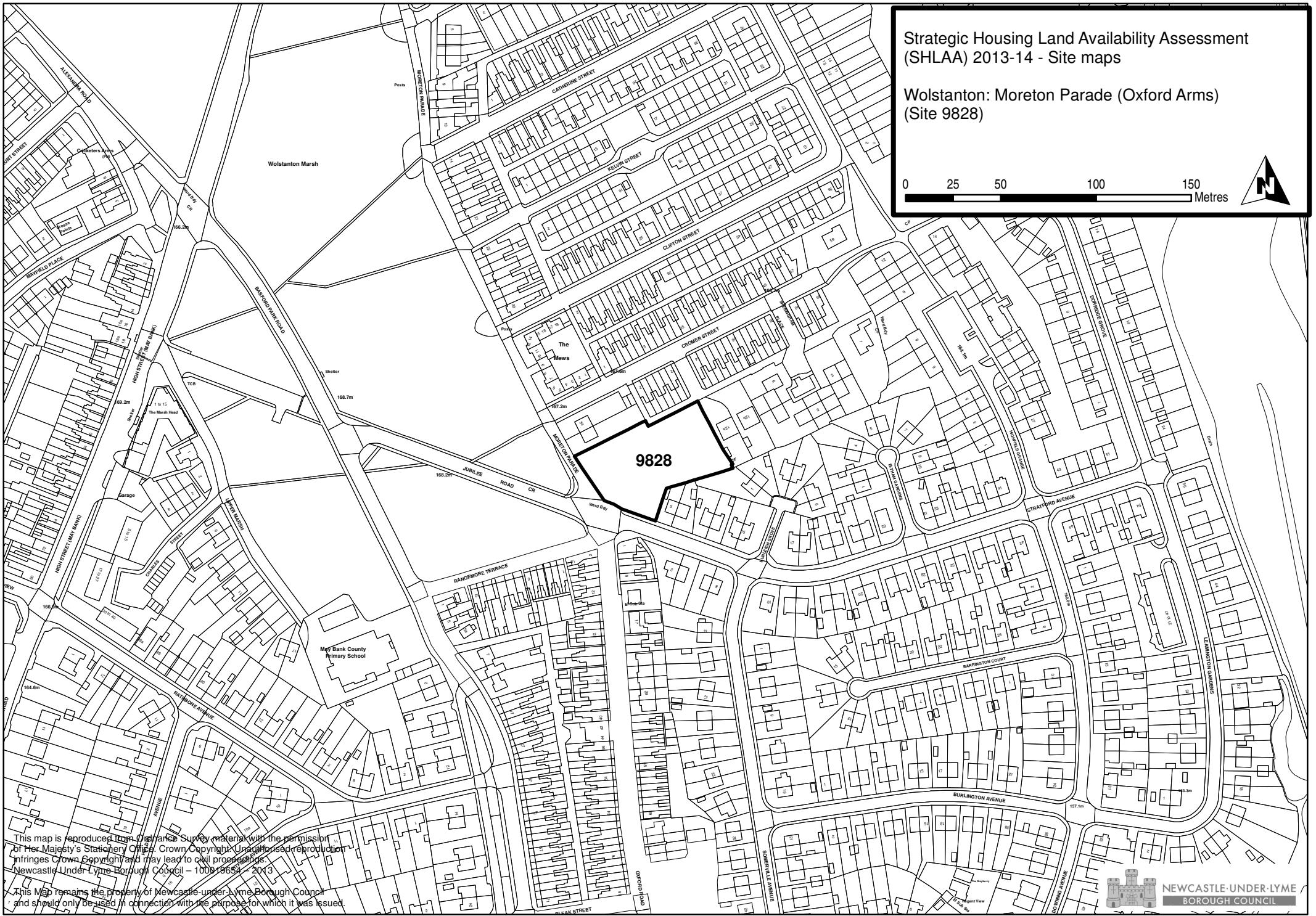
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Wolstanton: Moreton Parade (Oxford Arms) (Site 9828)



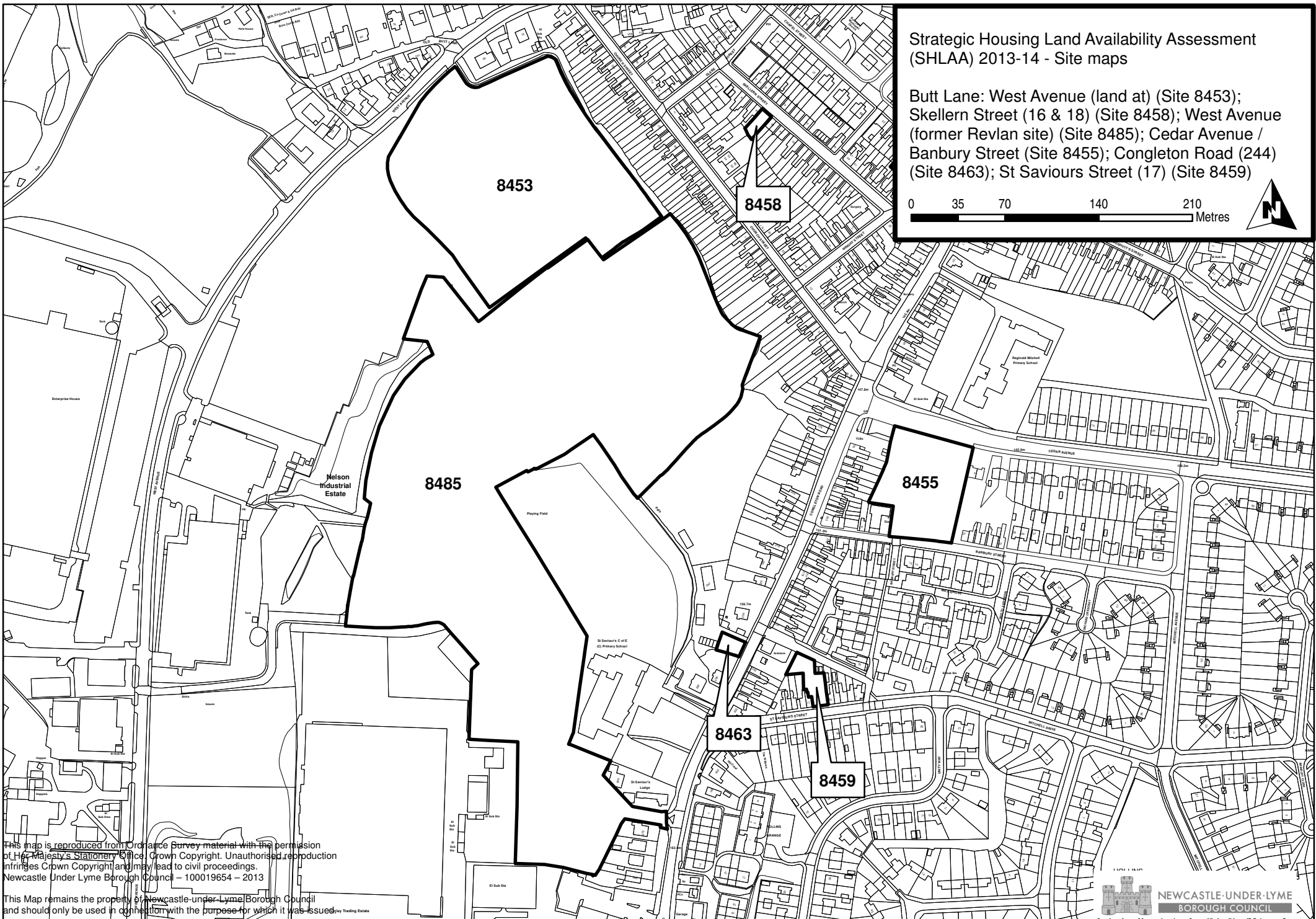
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Butt Lane: West Avenue (land at) (Site 8453); Skellern Street (16 & 18) (Site 8458); West Avenue (former Revlan site) (Site 8485); Cedar Avenue / Banbury Street (Site 8455); Congleton Road (244) (Site 8463); St Saviours Street (17) (Site 8459)



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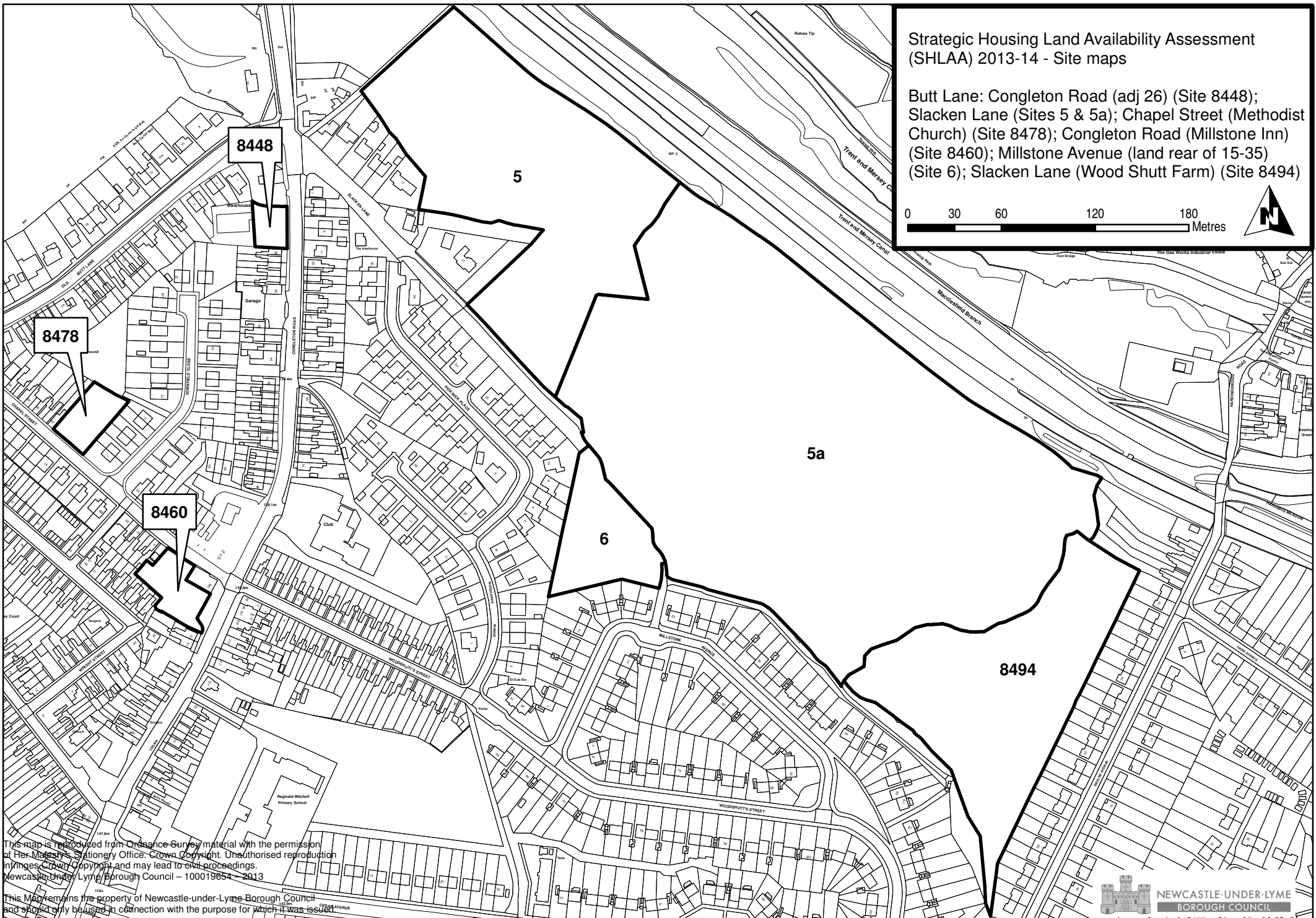


NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Butt Lane: Congleton Road (adj 26) (Site 8448);
Slacken Lane (Sites 5 & 5a); Chapel Street (Methodist Church) (Site 8478); Congleton Road (Millstone Inn) (Site 8460); Millstone Avenue (land rear of 15-35) (Site 6); Slacken Lane (Wood Shutt Farm) (Site 8494)

0 30 60 120 180 Metres



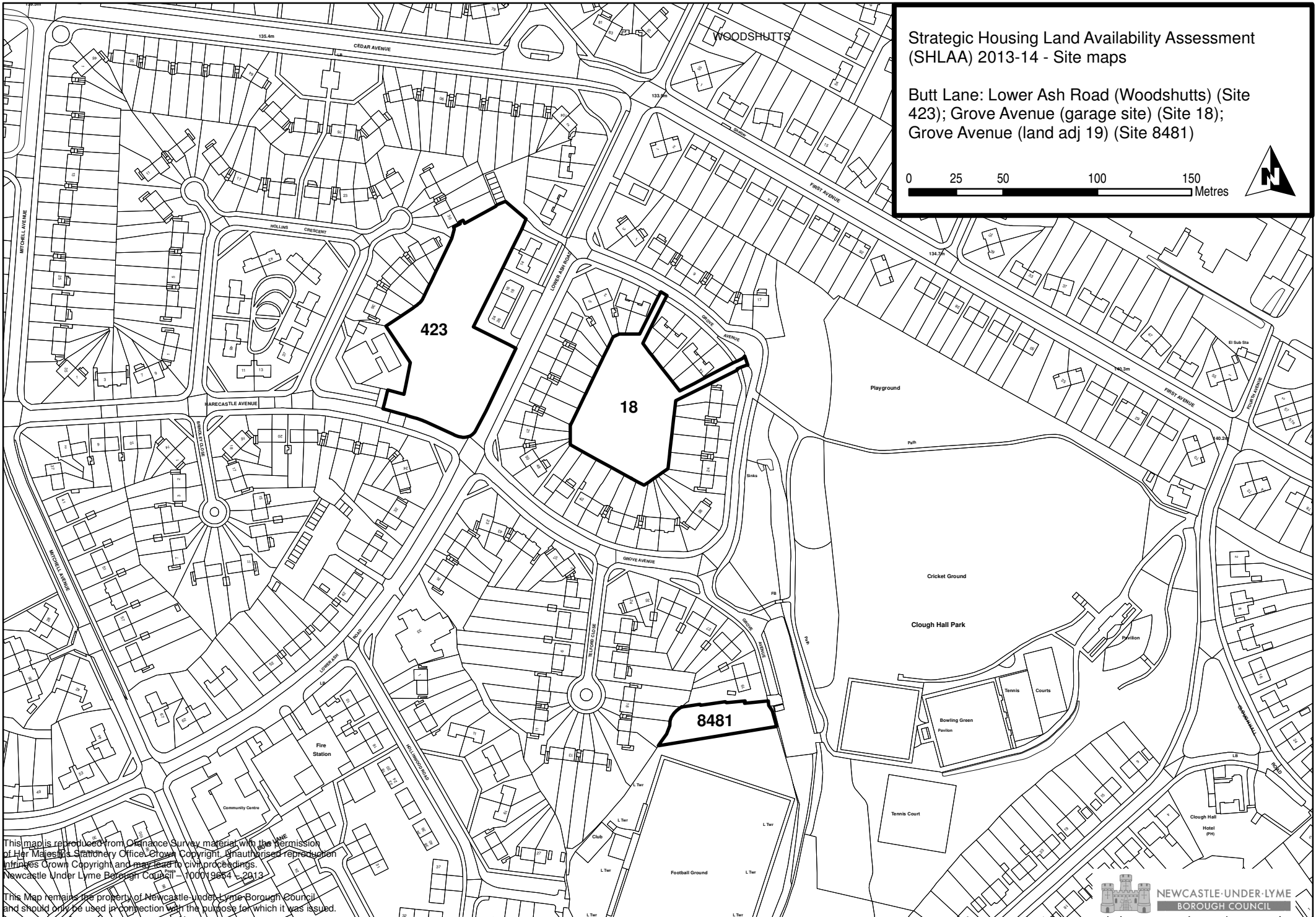
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Butt Lane: Lower Ash Road (Woodshutts) (Site 423); Grove Avenue (garage site) (Site 18); Grove Avenue (land adj 19) (Site 8481)

0 25 50 100 150 Metres



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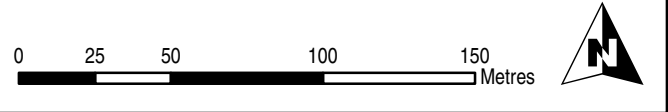
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NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Butt Lane: Clough Hall Road (Site 483)



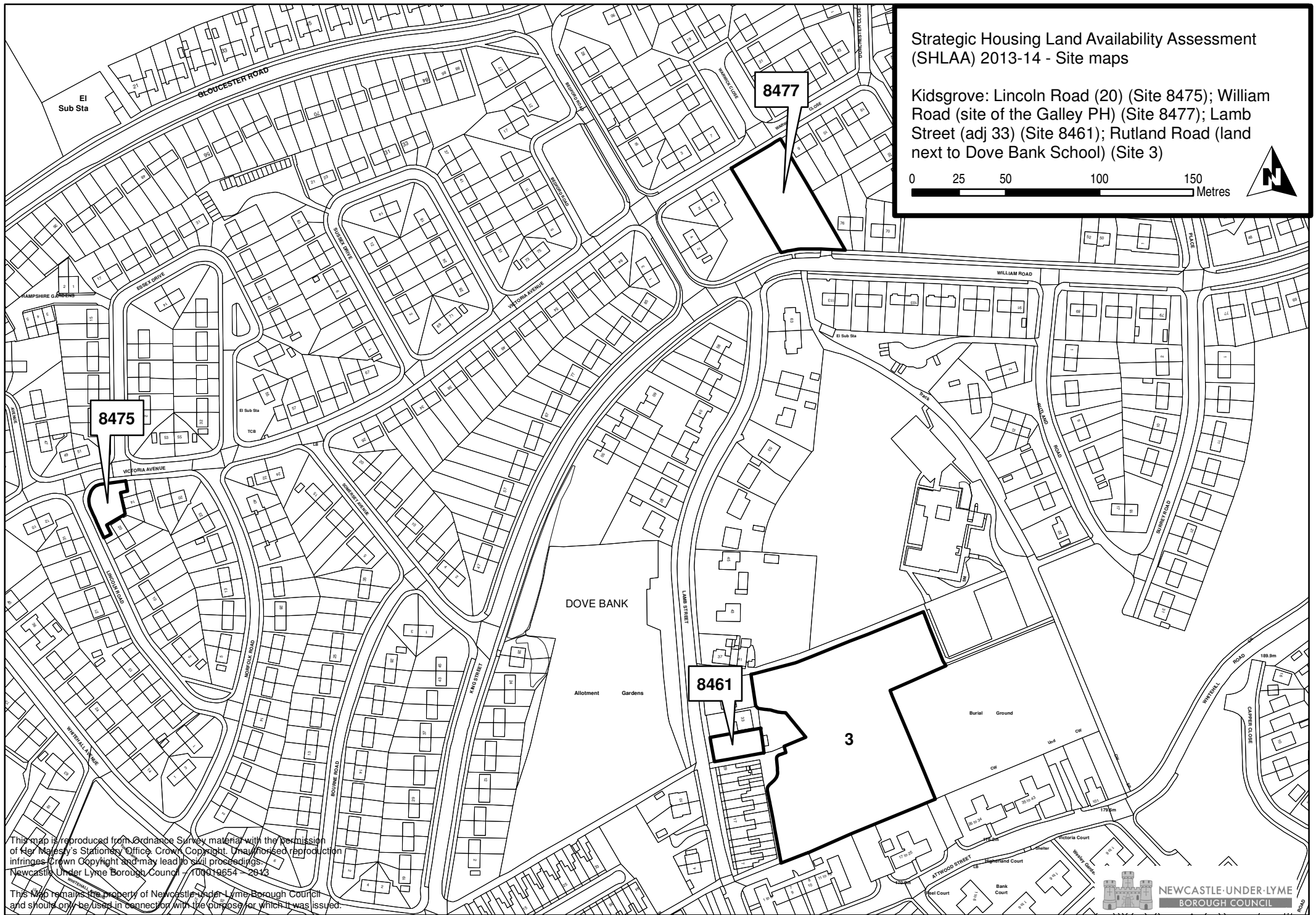
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Kidsgrove: Lincoln Road (20) (Site 8475); William Road (site of the Galley PH) (Site 8477); Lamb Street (adj 33) (Site 8461); Rutland Road (land next to Dove Bank School) (Site 3)



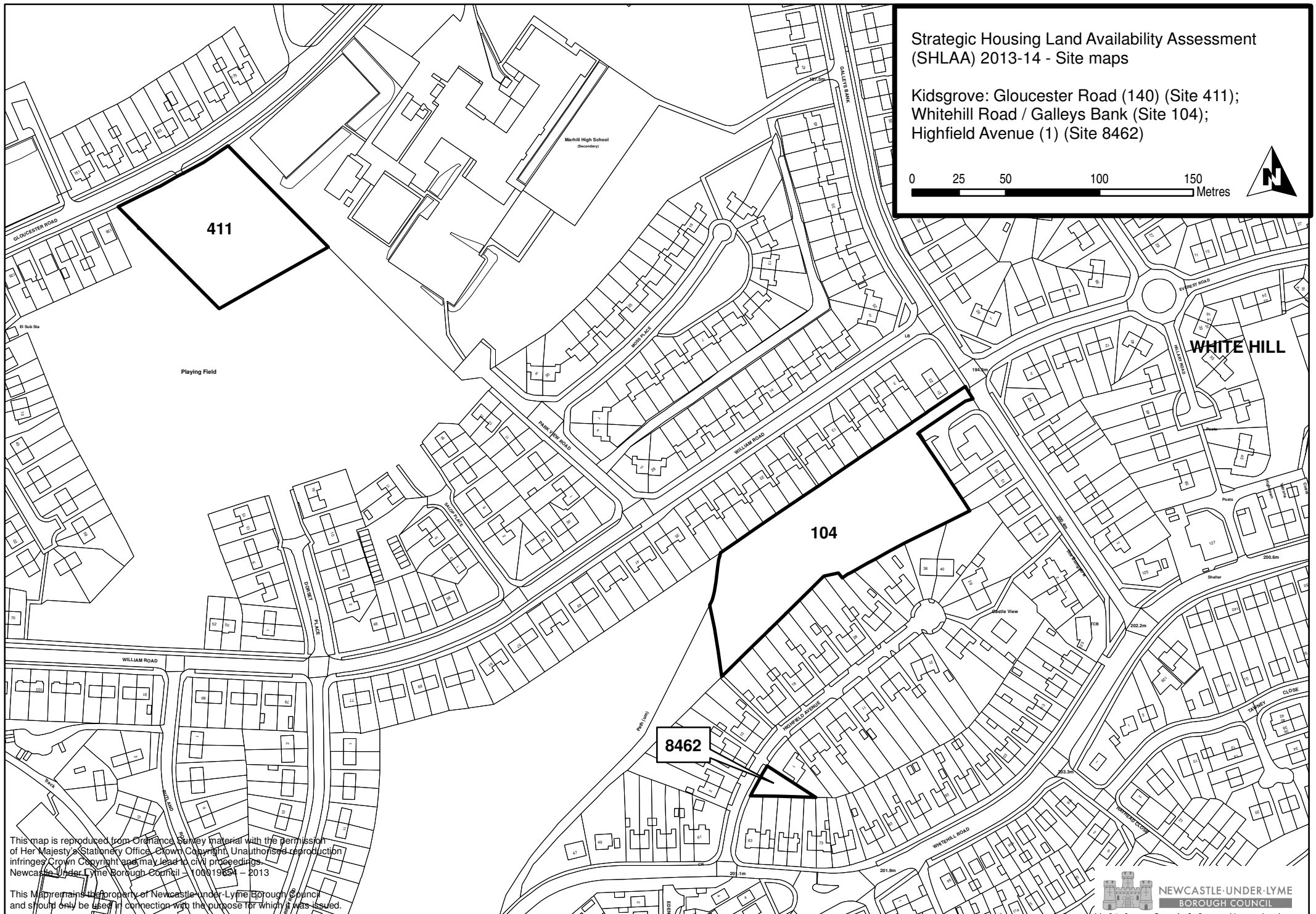
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Kidsgrove: Gloucester Road (140) (Site 411);
Whitehill Road / Galleys Bank (Site 104);
Highfield Avenue (1) (Site 8462)



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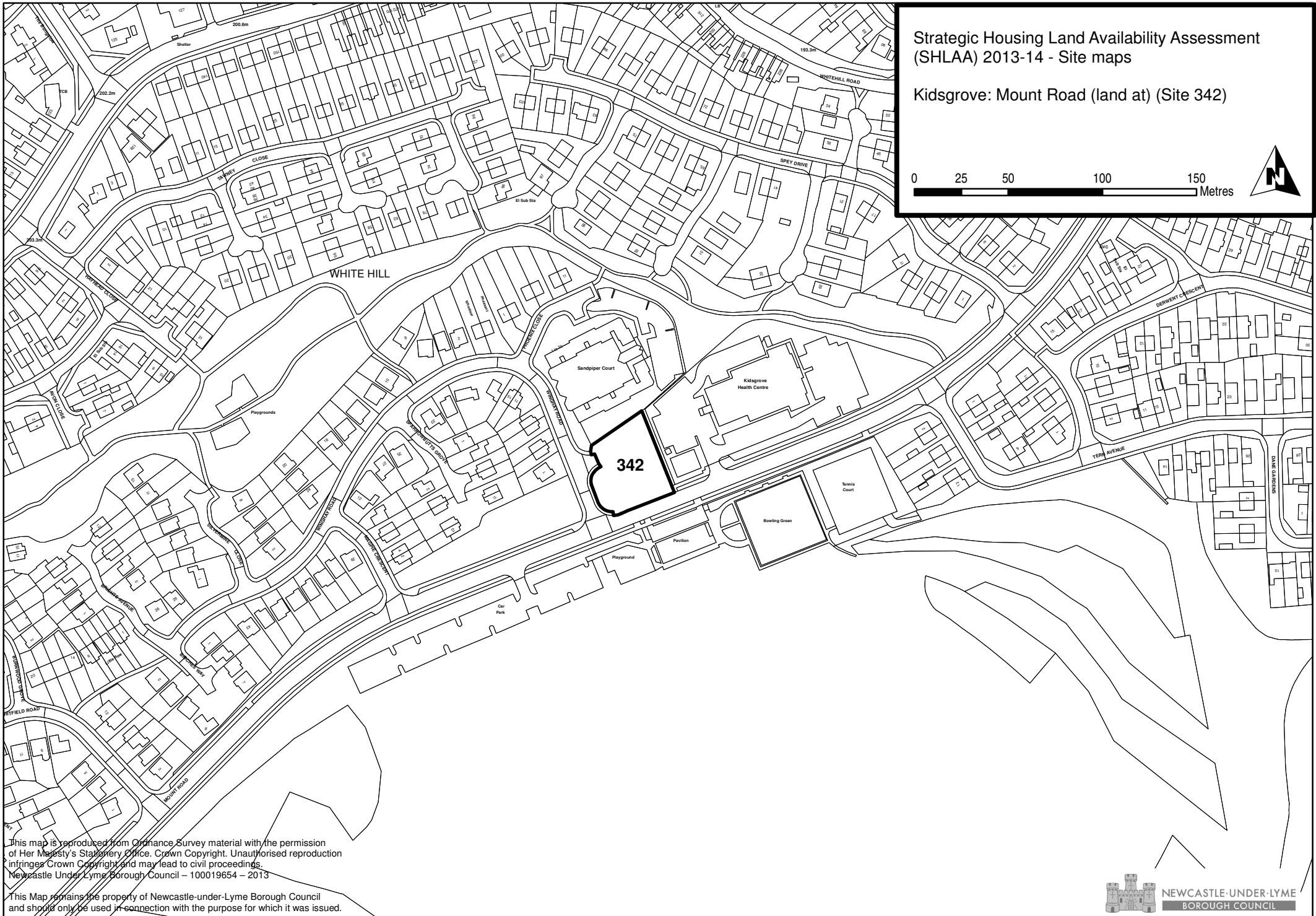
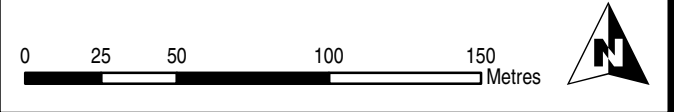
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NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Kidsgrove: Mount Road (land at) (Site 342)

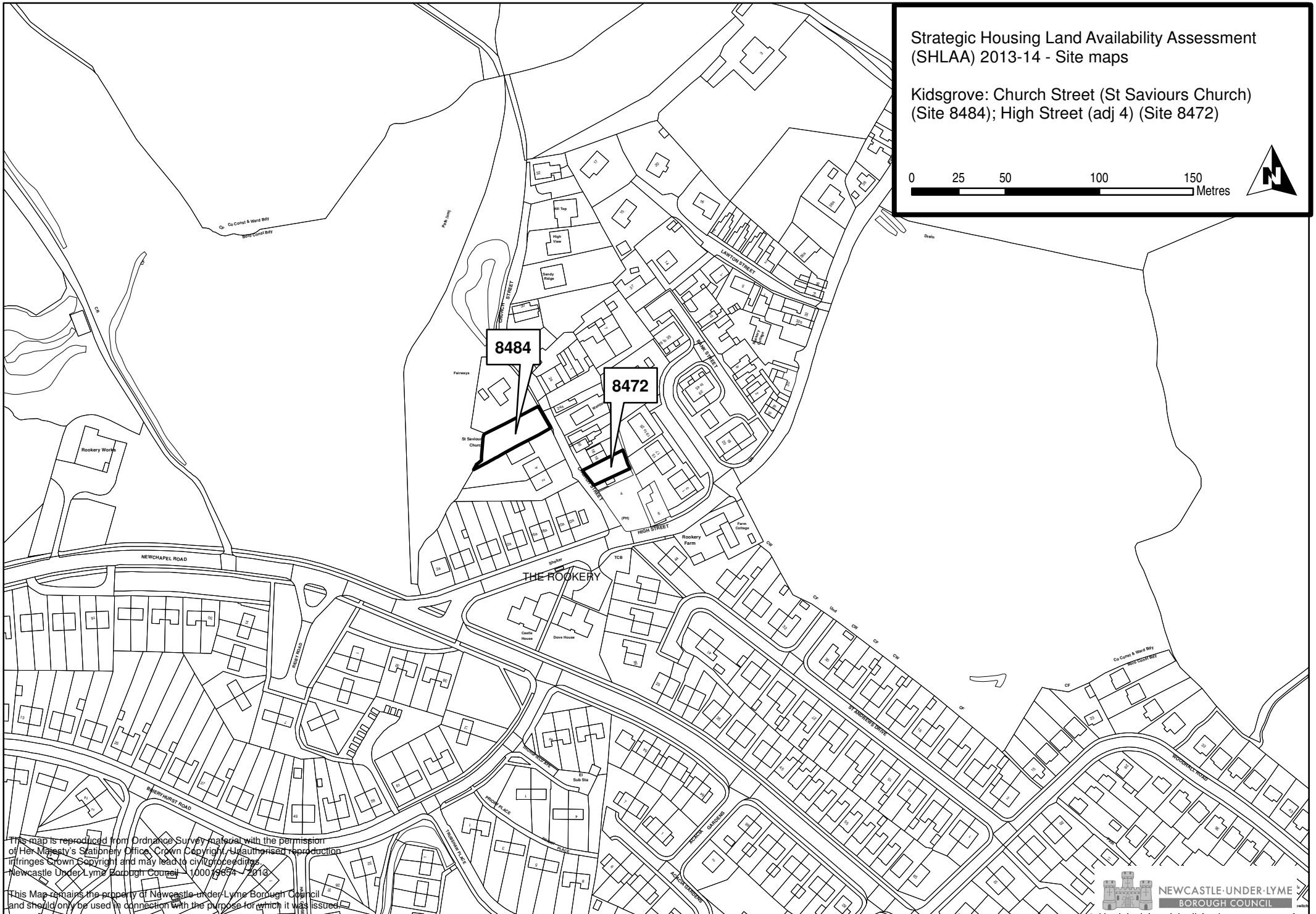


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Kidsgrove: Church Street (St Saviours Church)
(Site 8484); High Street (adj 4) (Site 8472)



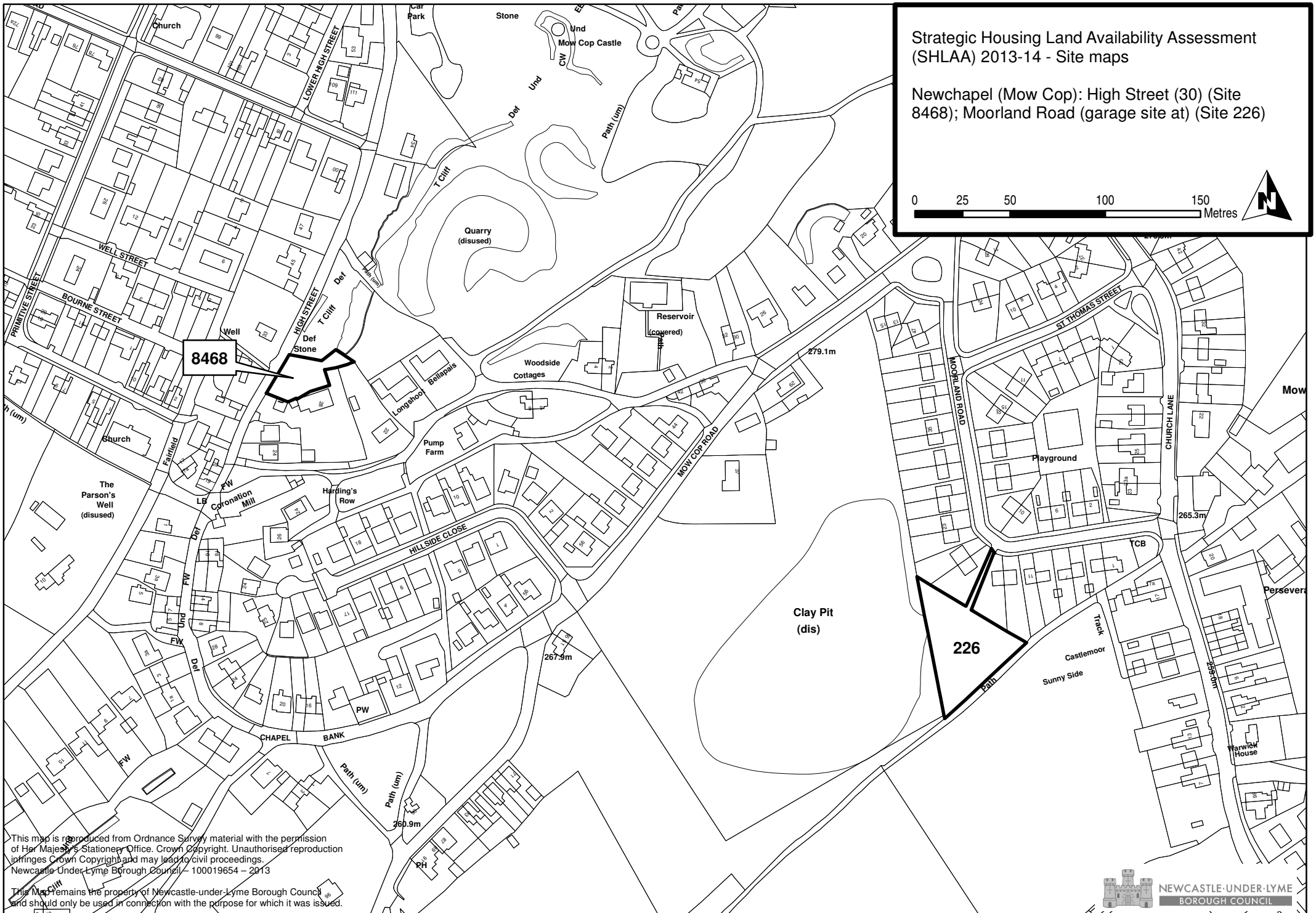
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Newchapel (Mow Cop): High Street (30) (Site 8468); Moorland Road (garage site at) (Site 226)



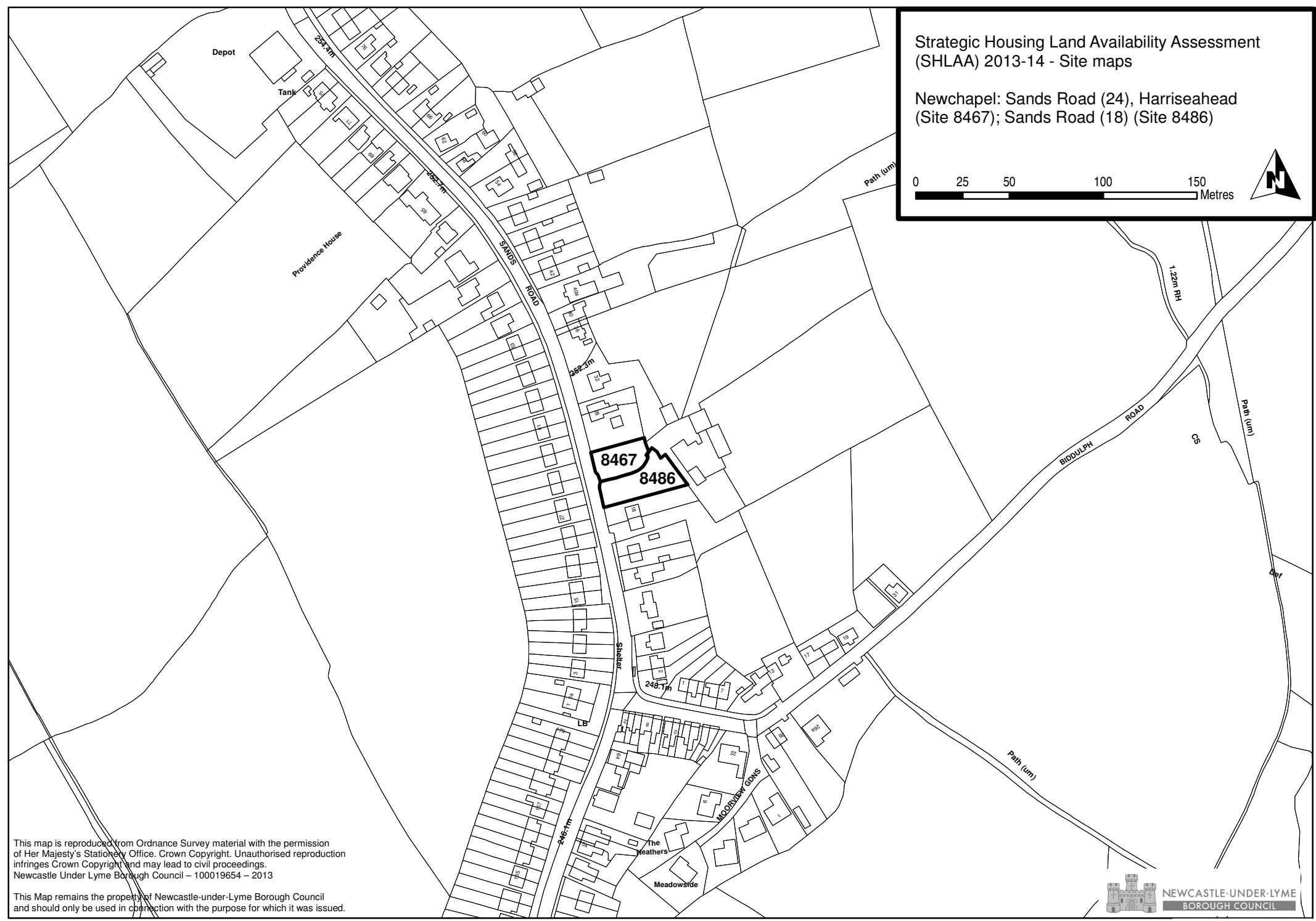
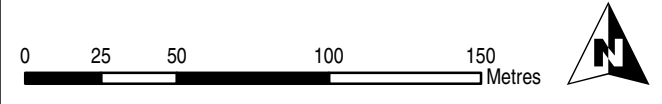
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Newchapel: Sands Road (24), Harriseahead
(Site 8467); Sands Road (18) (Site 8486)



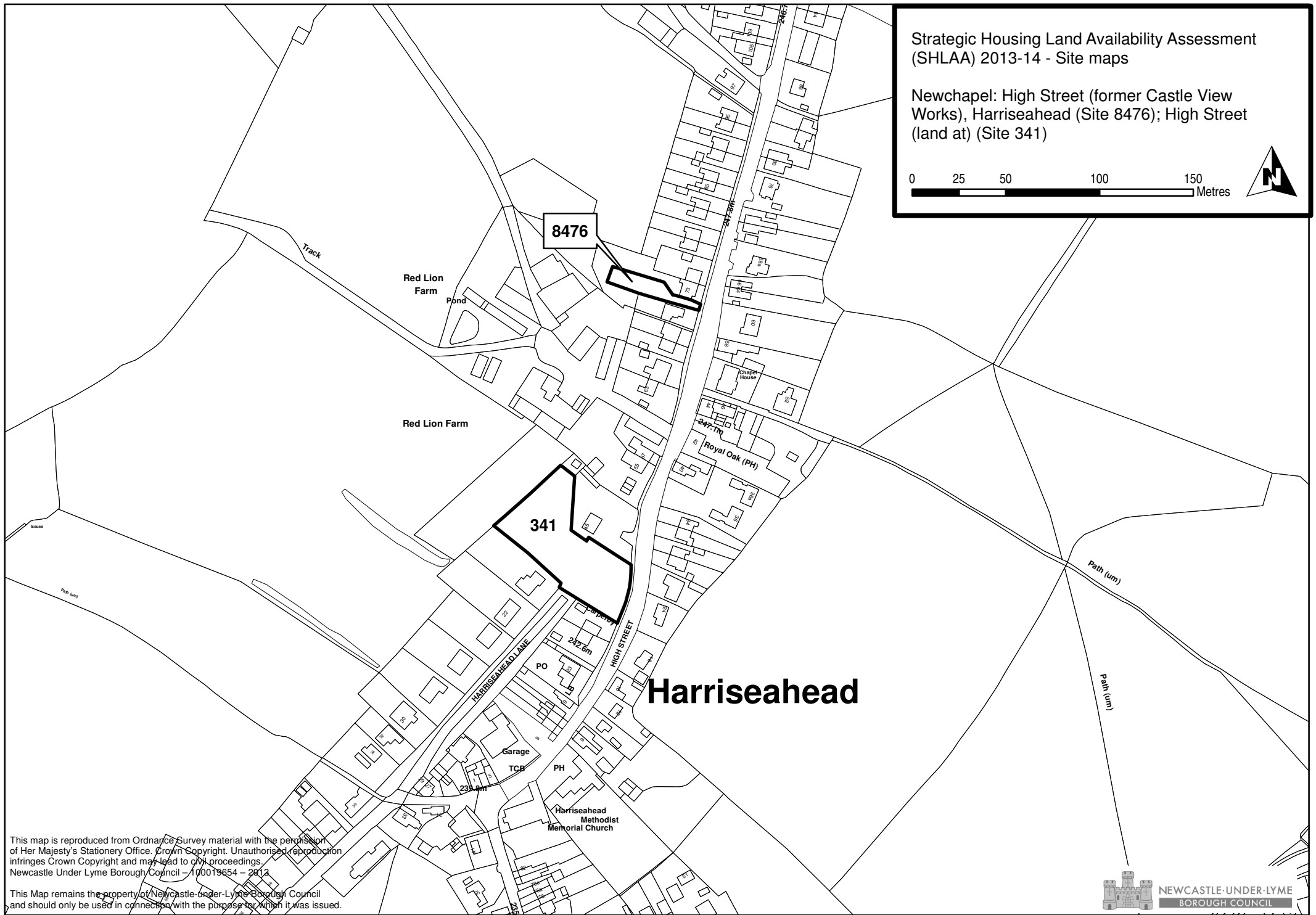
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Newchapel: High Street (former Castle View Works), Harriseahead (Site 8476); High Street (land at) (Site 341)



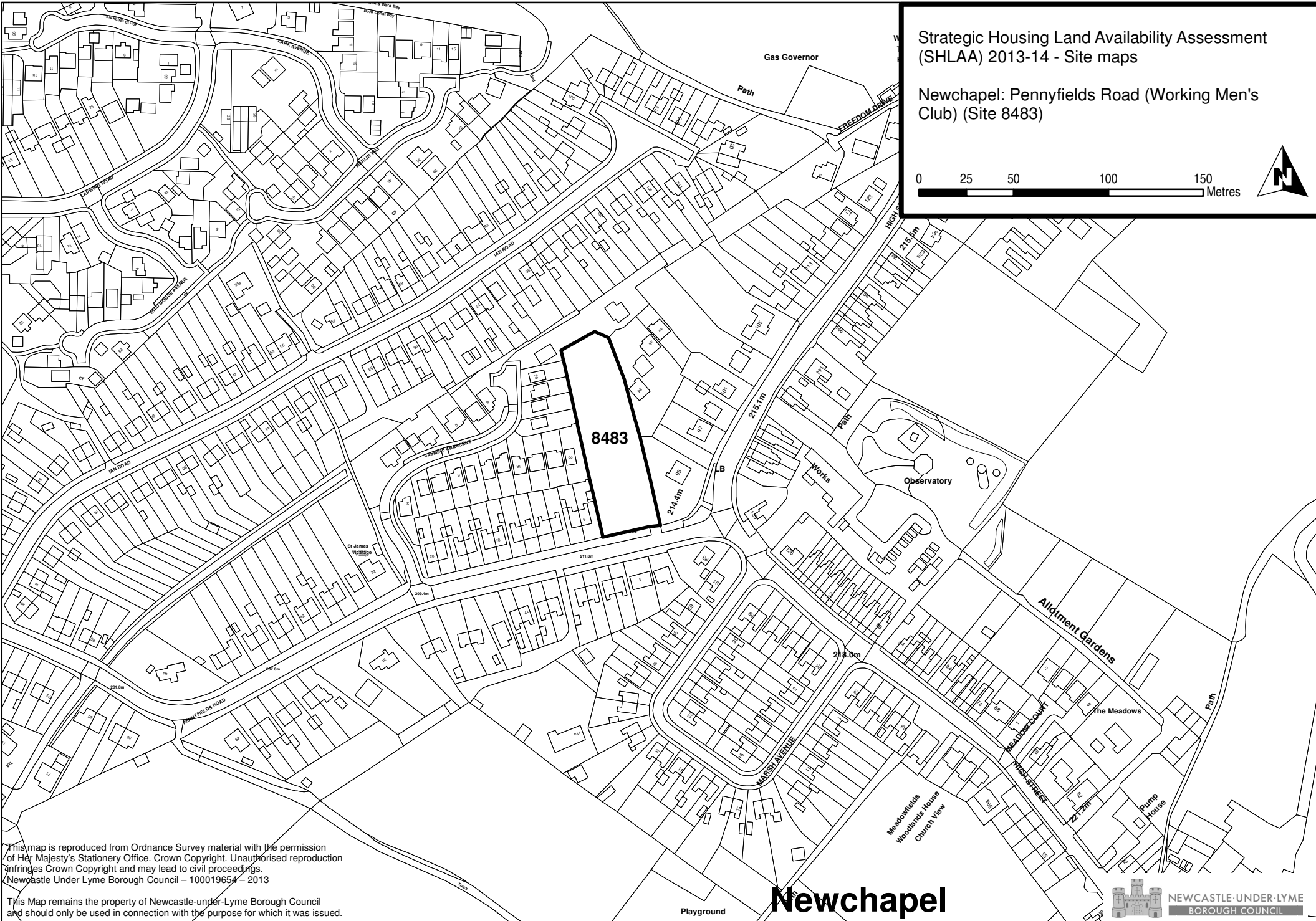
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Newchapel: Pennyfields Road (Working Men's
Club) (Site 8483)

0 25 50 100 150
Metres



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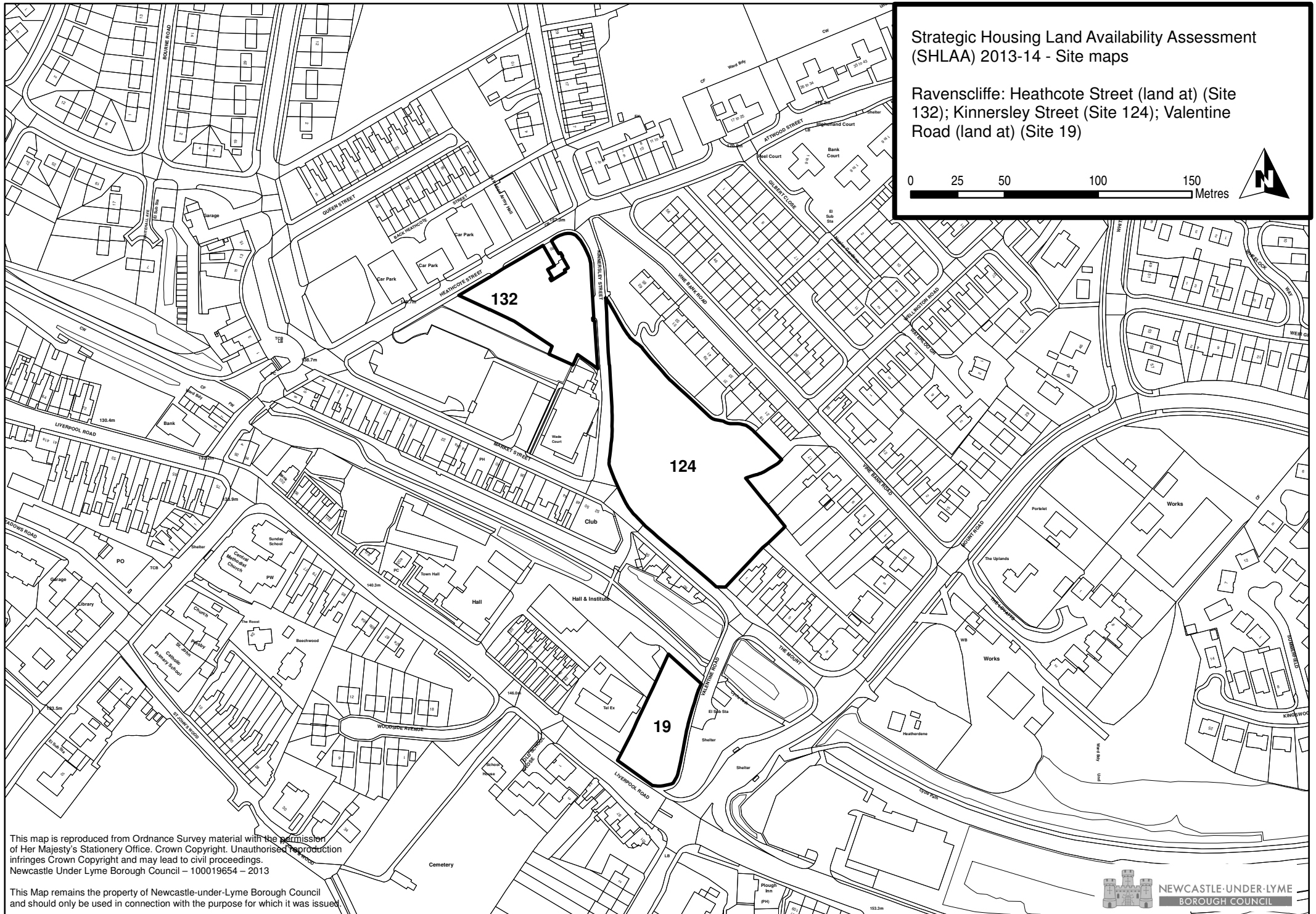
Newchapel



NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Ravenscliffe: Heathcote Street (land at) (Site 132); Kinnersley Street (Site 124); Valentine Road (land at) (Site 19)



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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Ravenscliffe: Wellington Road (Site 8438); Mount Road (former Squires Copper) (Site 8473); Liverpool Road / Birchenwood Way (Site 8496)



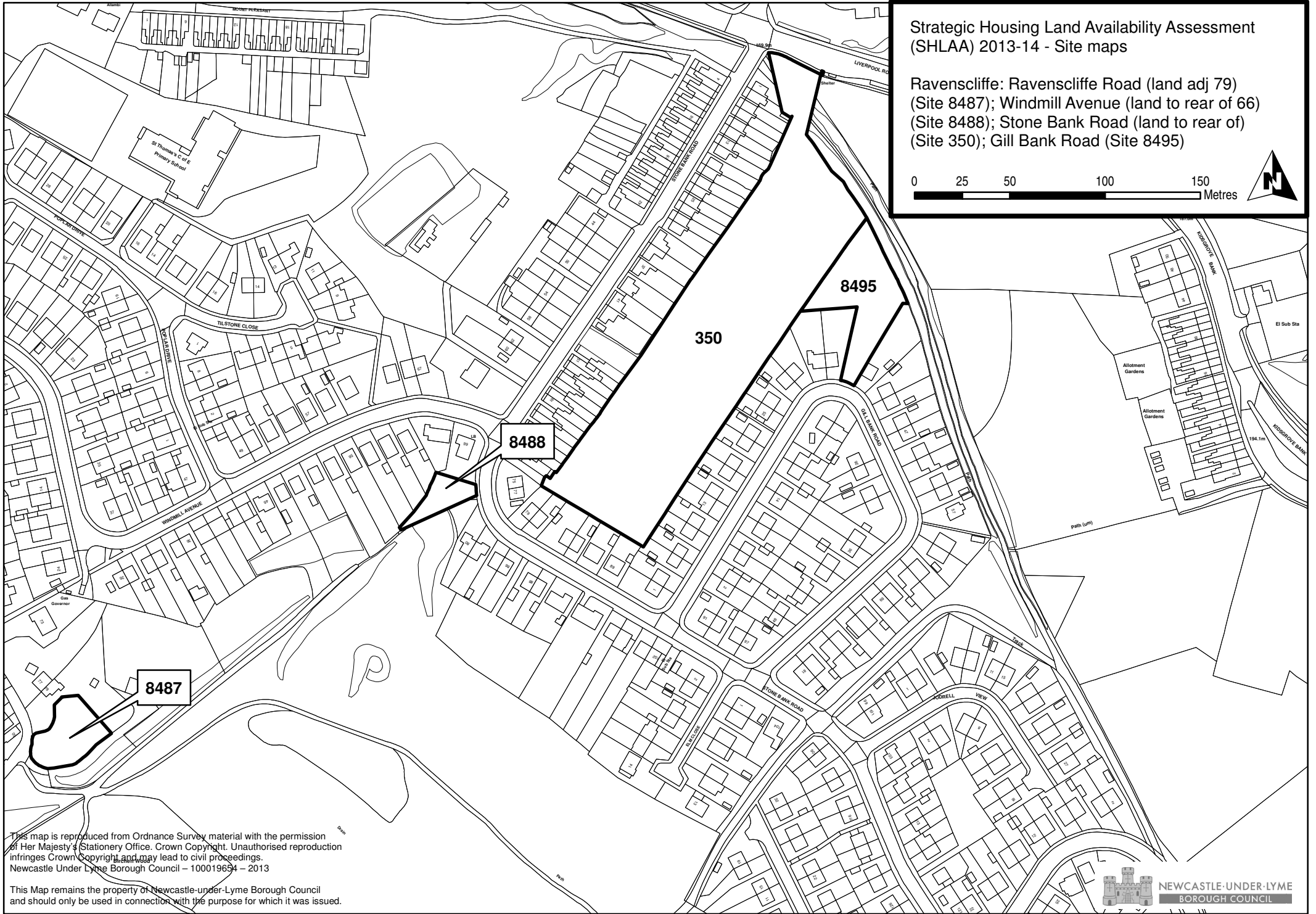
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Ravenscliffe: Ravenscliffe Road (land adj 79) (Site 8487); Windmill Avenue (land to rear of 66) (Site 8488); Stone Bank Road (land to rear of) (Site 350); Gill Bank Road (Site 8495)



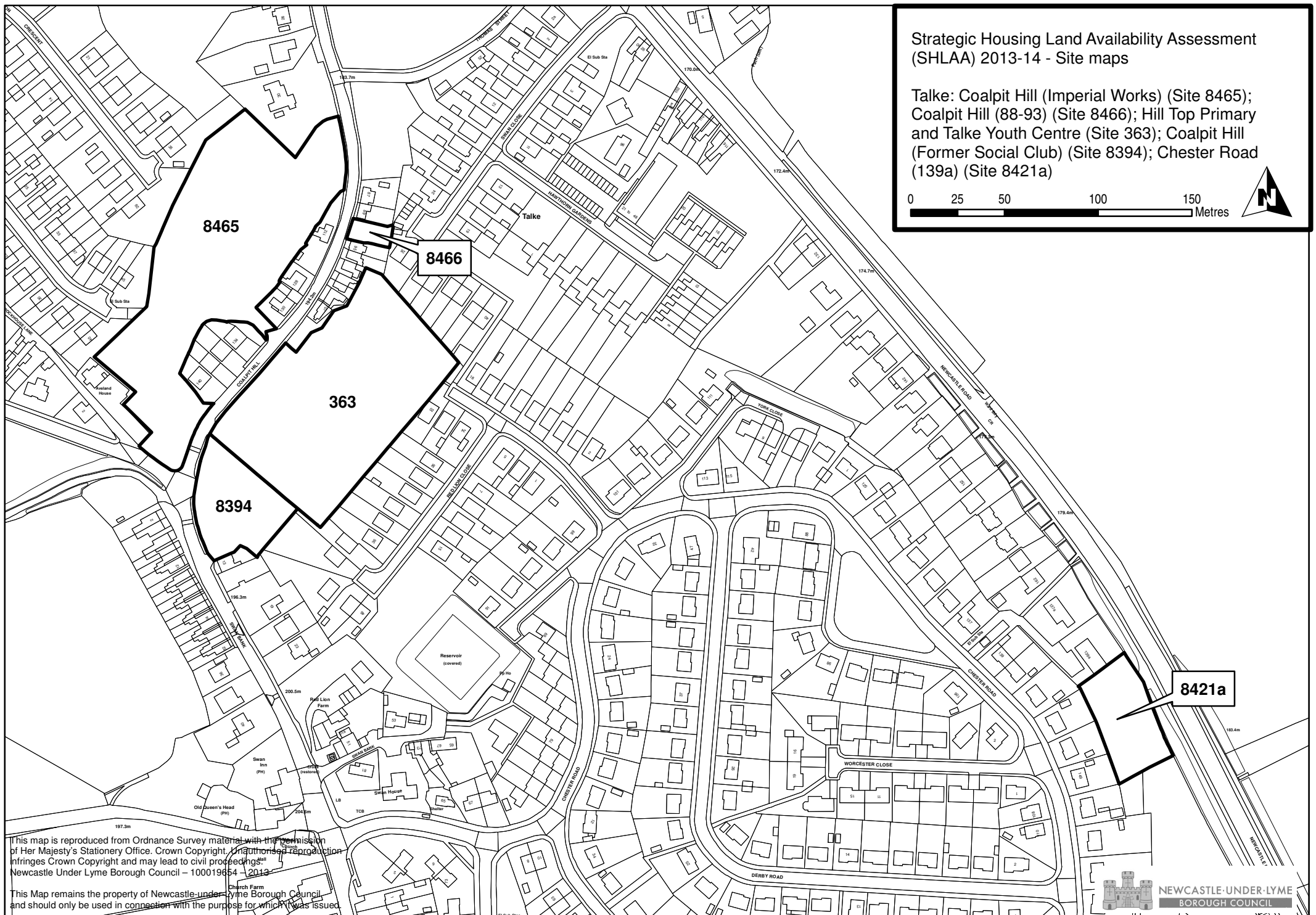
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Talke: Coalpit Hill (Imperial Works) (Site 8465); Coalpit Hill (88-93) (Site 8466); Hill Top Primary and Talke Youth Centre (Site 363); Coalpit Hill (Former Social Club) (Site 8394); Chester Road (139a) (Site 8421a)



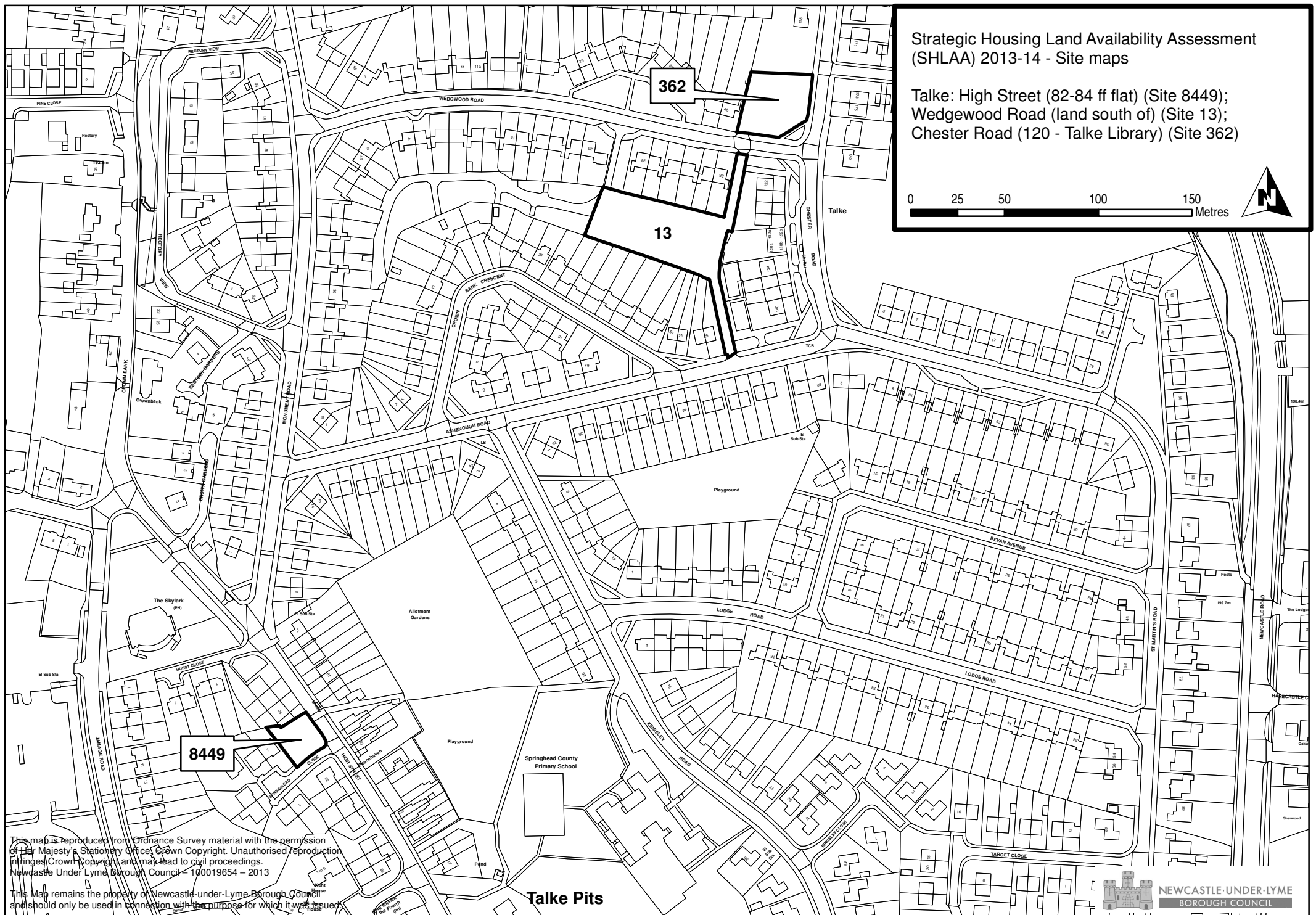
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Talke: High Street (82-84 ff flat) (Site 8449);
 Wedgewood Road (land south of) (Site 13);
 Chester Road (120 - Talke Library) (Site 362)



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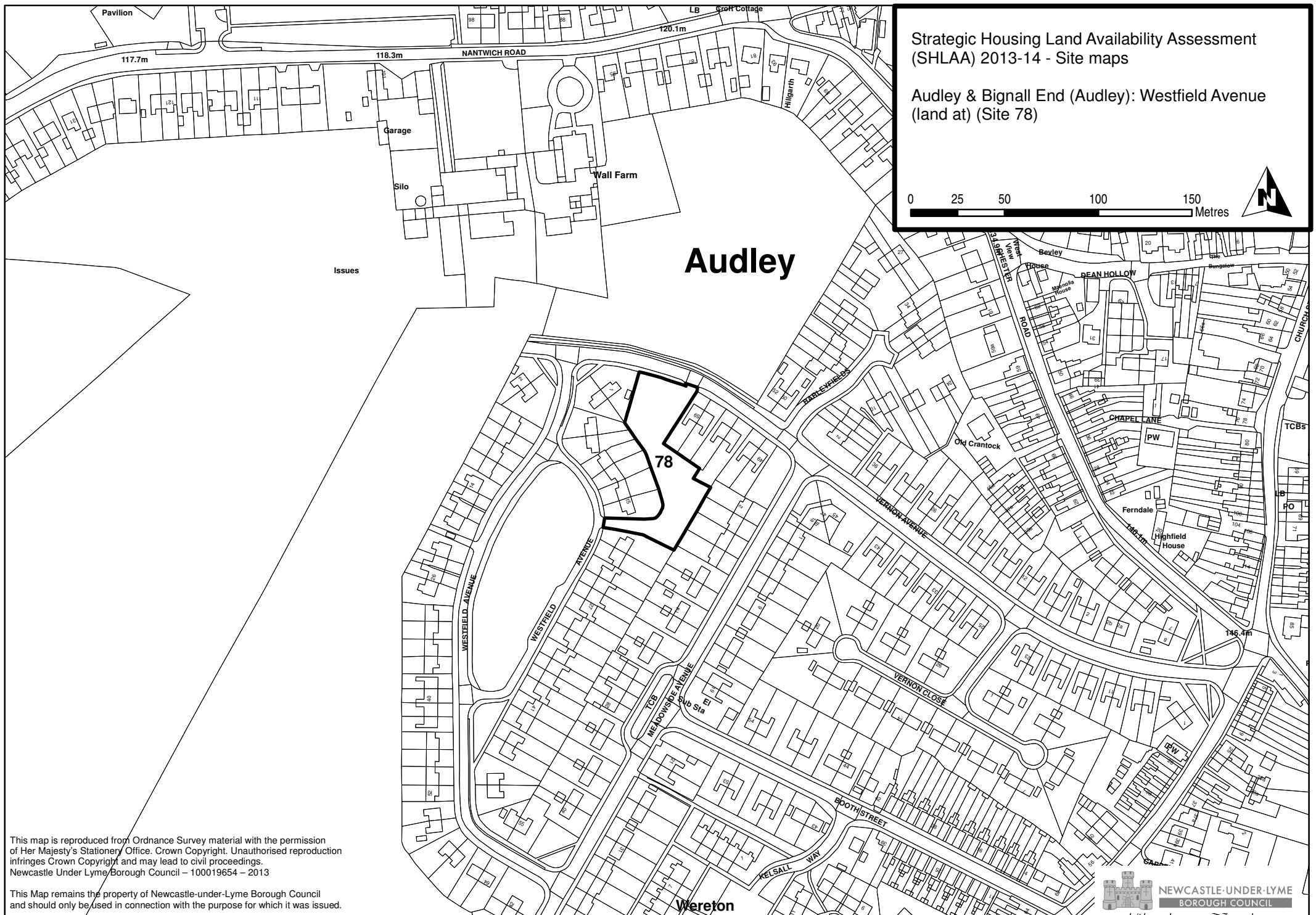
Talke Pits



NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Audley & Bignall End (Audley): Westfield Avenue (land at) (Site 78)



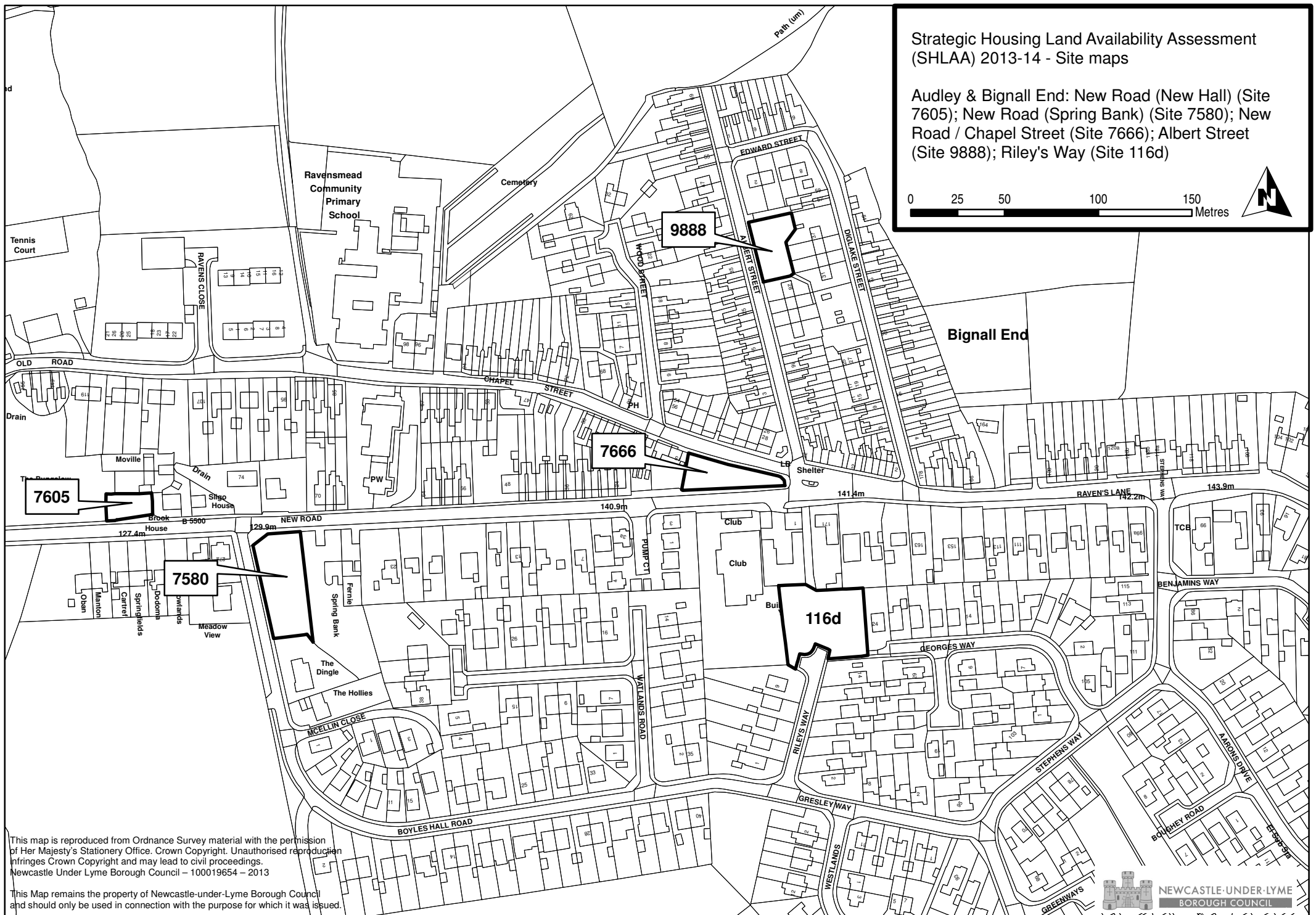
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Audley & Bignall End: New Road (New Hall) (Site 7605); New Road (Spring Bank) (Site 7580); New Road / Chapel Street (Site 7666); Albert Street (Site 9888); Riley's Way (Site 116d)



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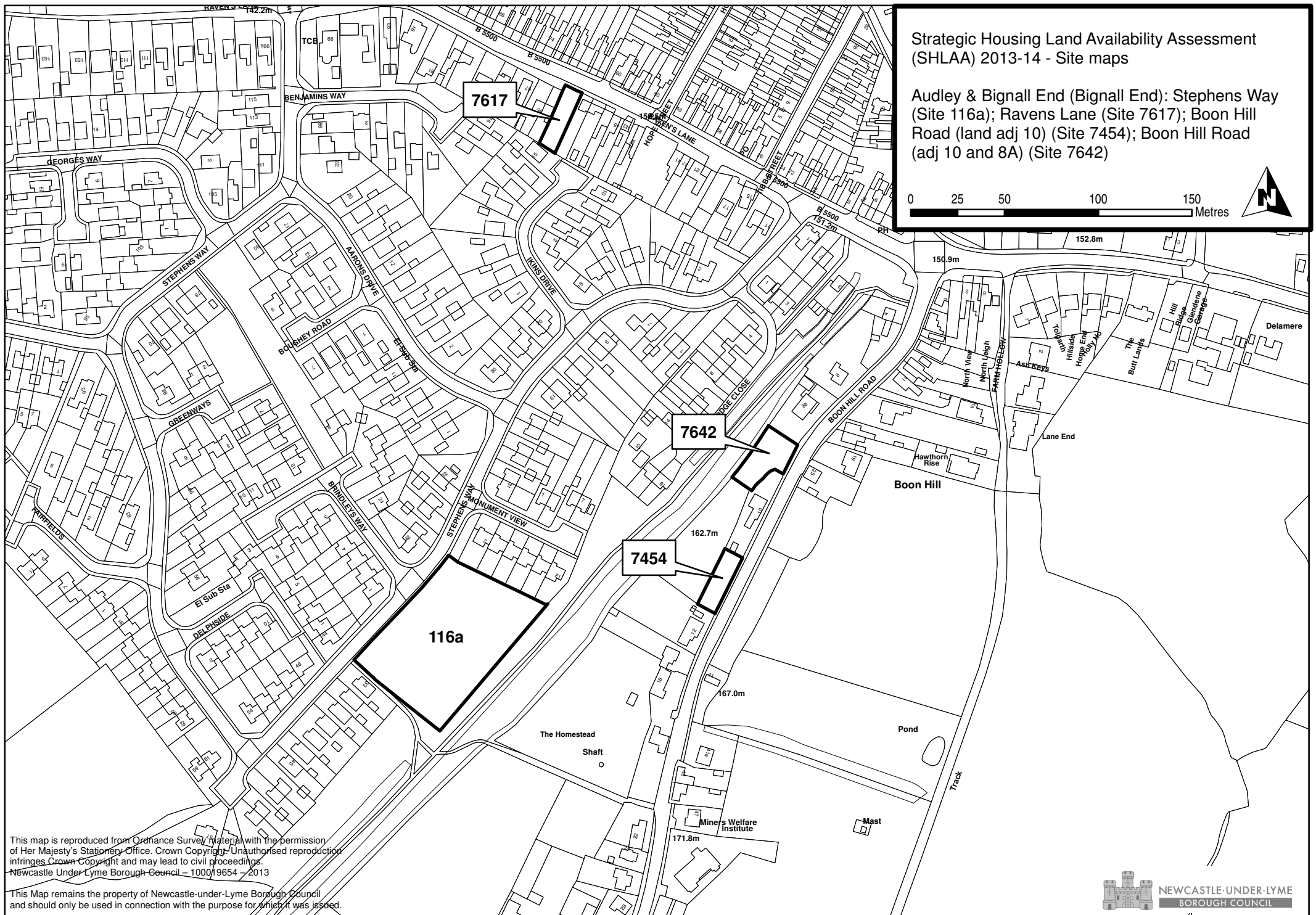
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Audley & Bignall End (Bignall End): Stephens Way (Site 116a); Ravens Lane (Site 7617); Boon Hill Road (land adj 10) (Site 7454); Boon Hill Road (adj 10 and 8A) (Site 7642)

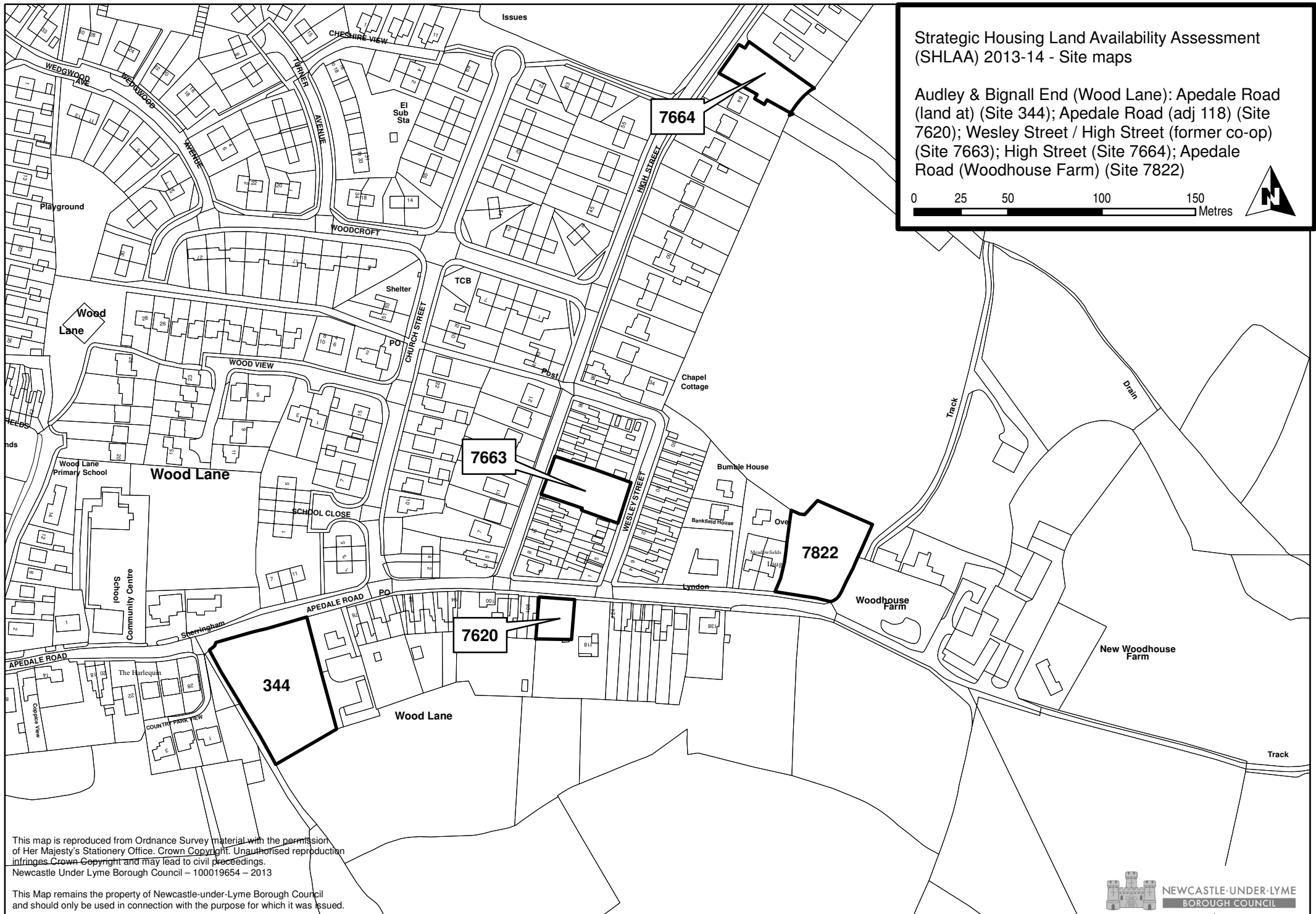


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Audley & Bignall End (Wood Lane): Apedale Road (land at) (Site 344); Apedale Road (adj 118) (Site 7620); Wesley Street / High Street (former co-op) (Site 7663); High Street (Site 7664); Apedale Road (Woodhouse Farm) (Site 7822)

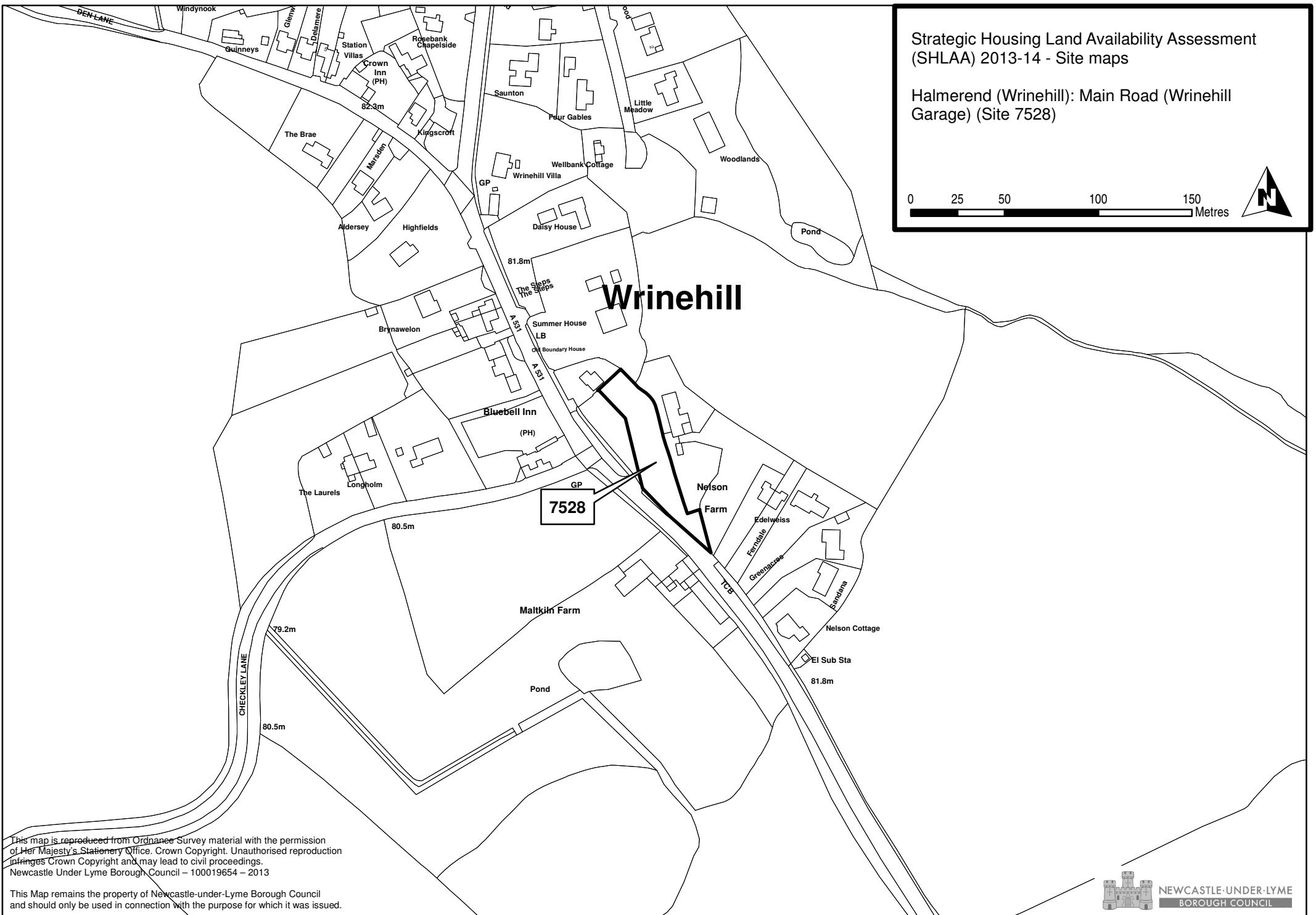


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Halmerend (Wrinehill): Main Road (Wrinehill
Garage) (Site 7528)



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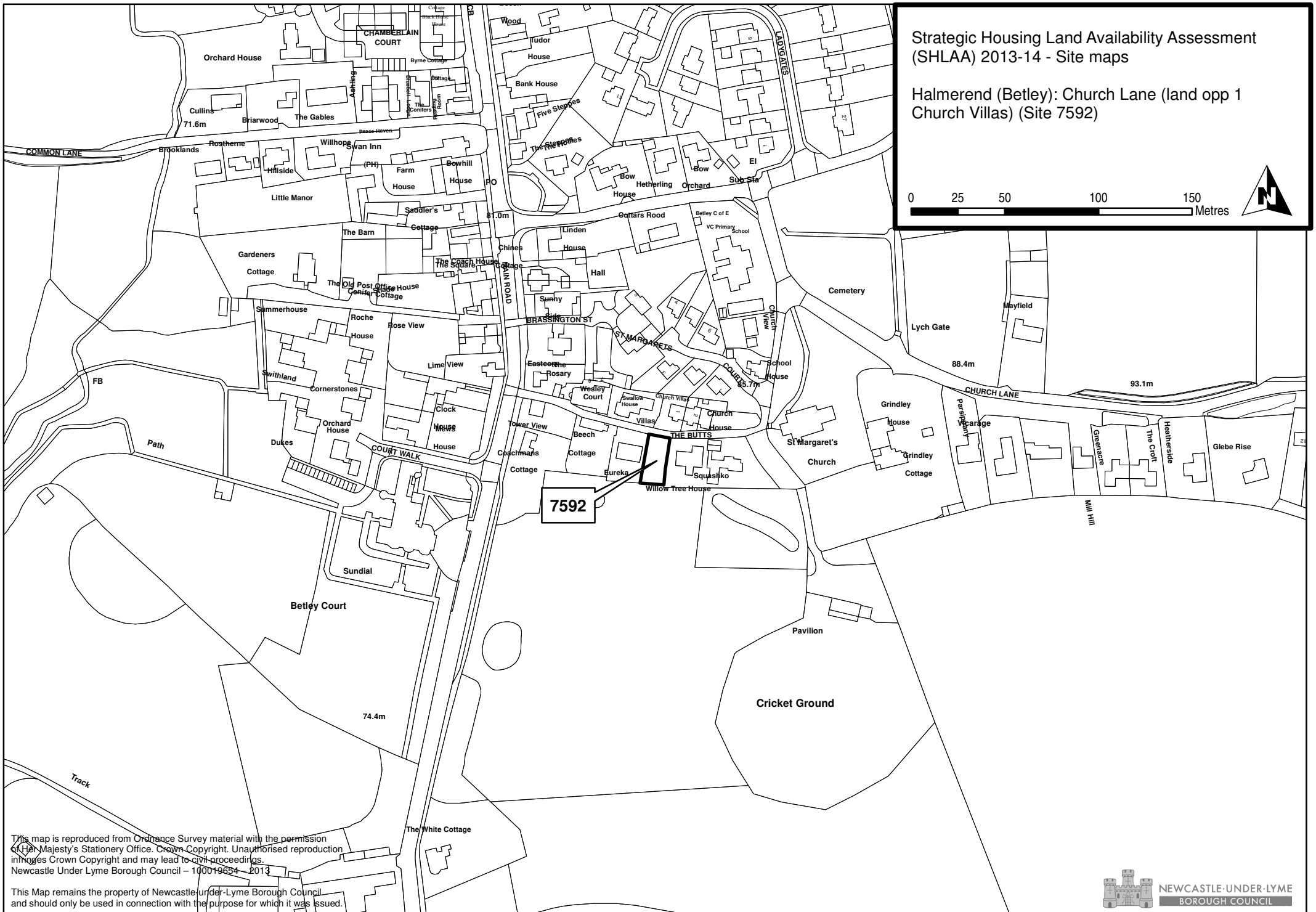
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Halmerend (Betley): Church Lane (land opp 1
Church Villas) (Site 7592)

0 25 50 100 150
Metres

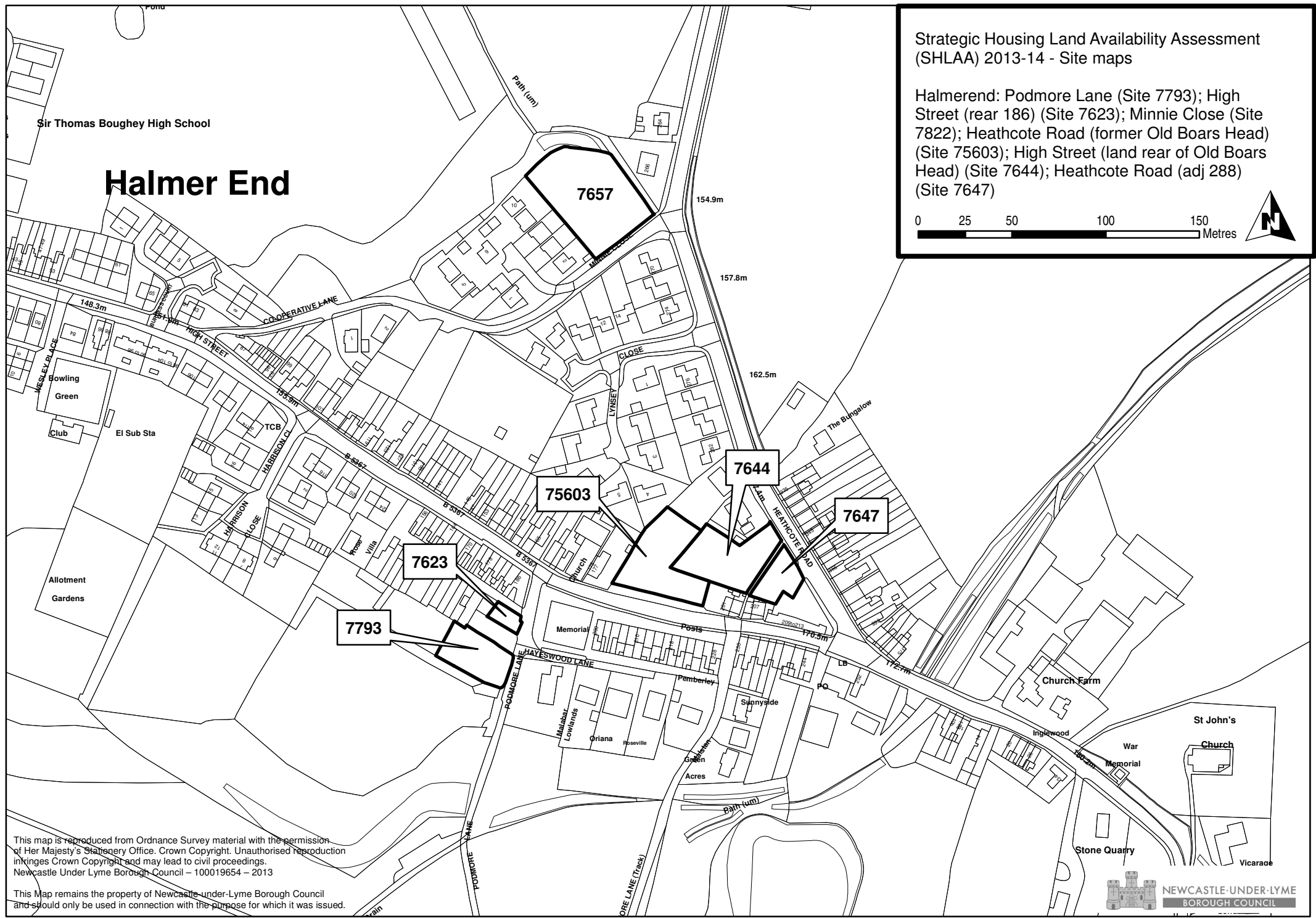


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Halmerend: Podmore Lane (Site 7793); High Street (rear 186) (Site 7623); Minnie Close (Site 7822); Heathcote Road (former Old Boars Head) (Site 75603); High Street (land rear of Old Boars Head) (Site 7644); Heathcote Road (adj 288) (Site 7647)



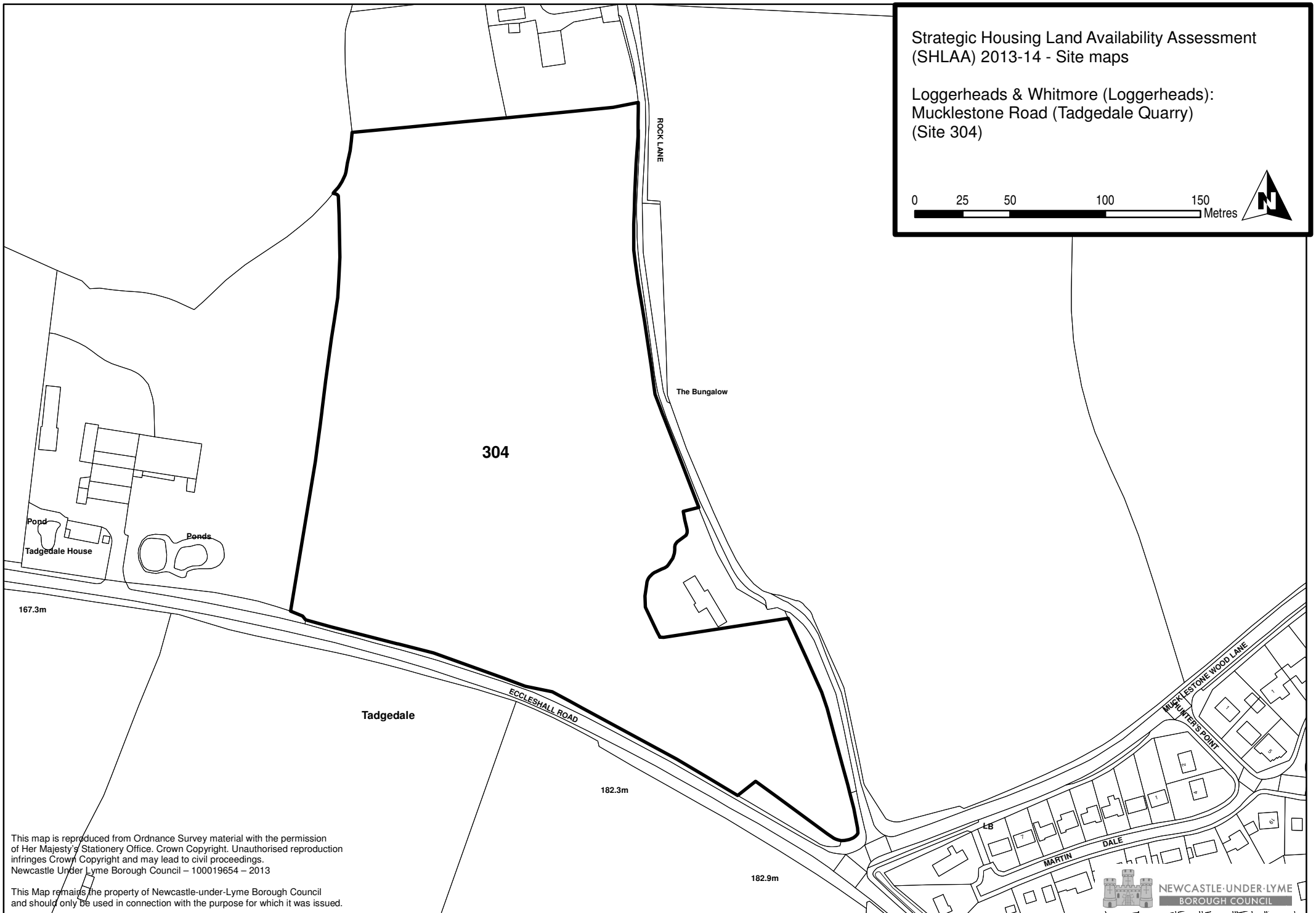
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Loggerheads):
Mucklestone Road (Tadgedale Quarry)
(Site 304)



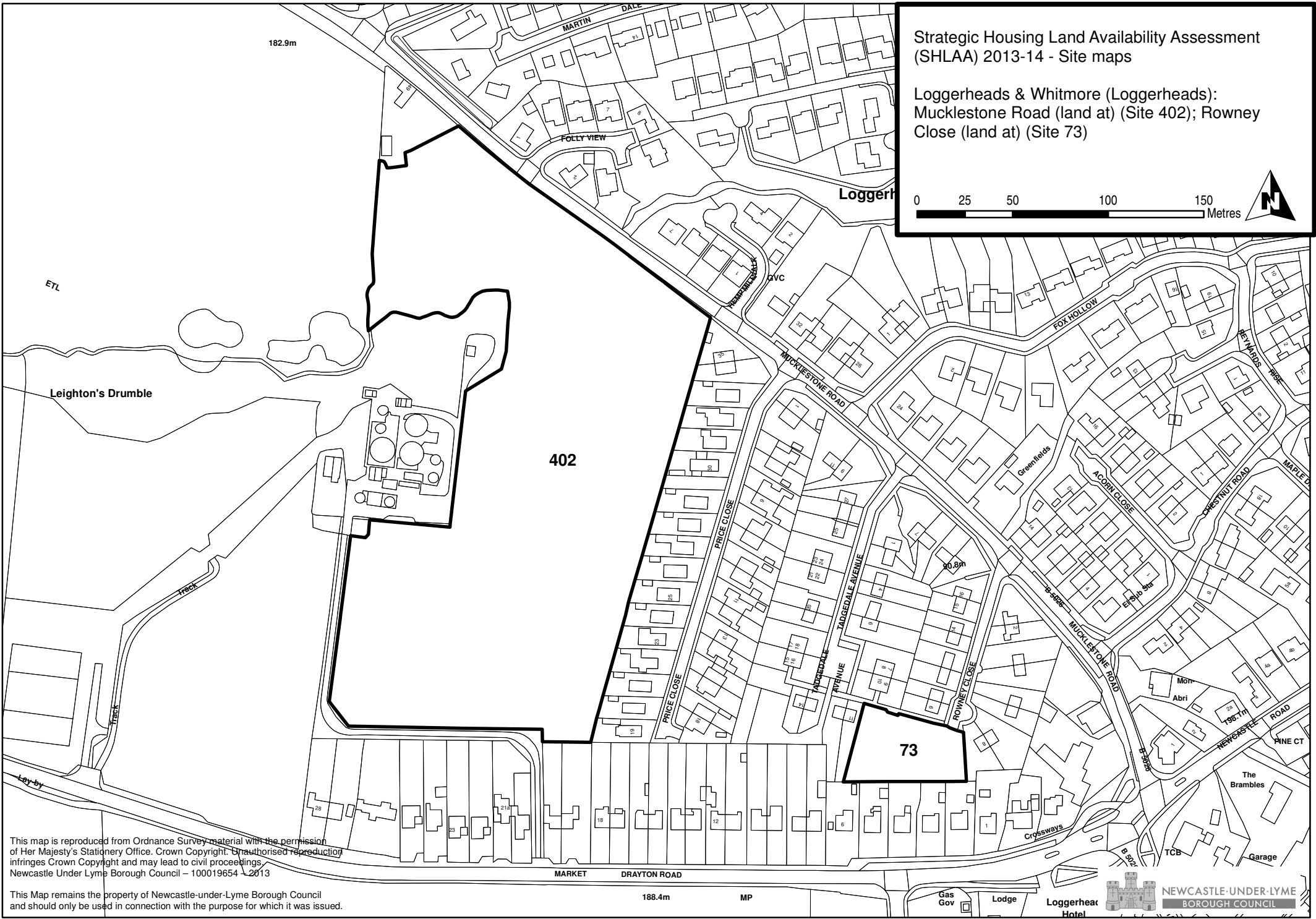
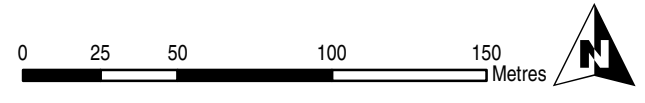
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Loggerheads):
Mucklestone Road (land at) (Site 402); Rowney Close (land at) (Site 73)

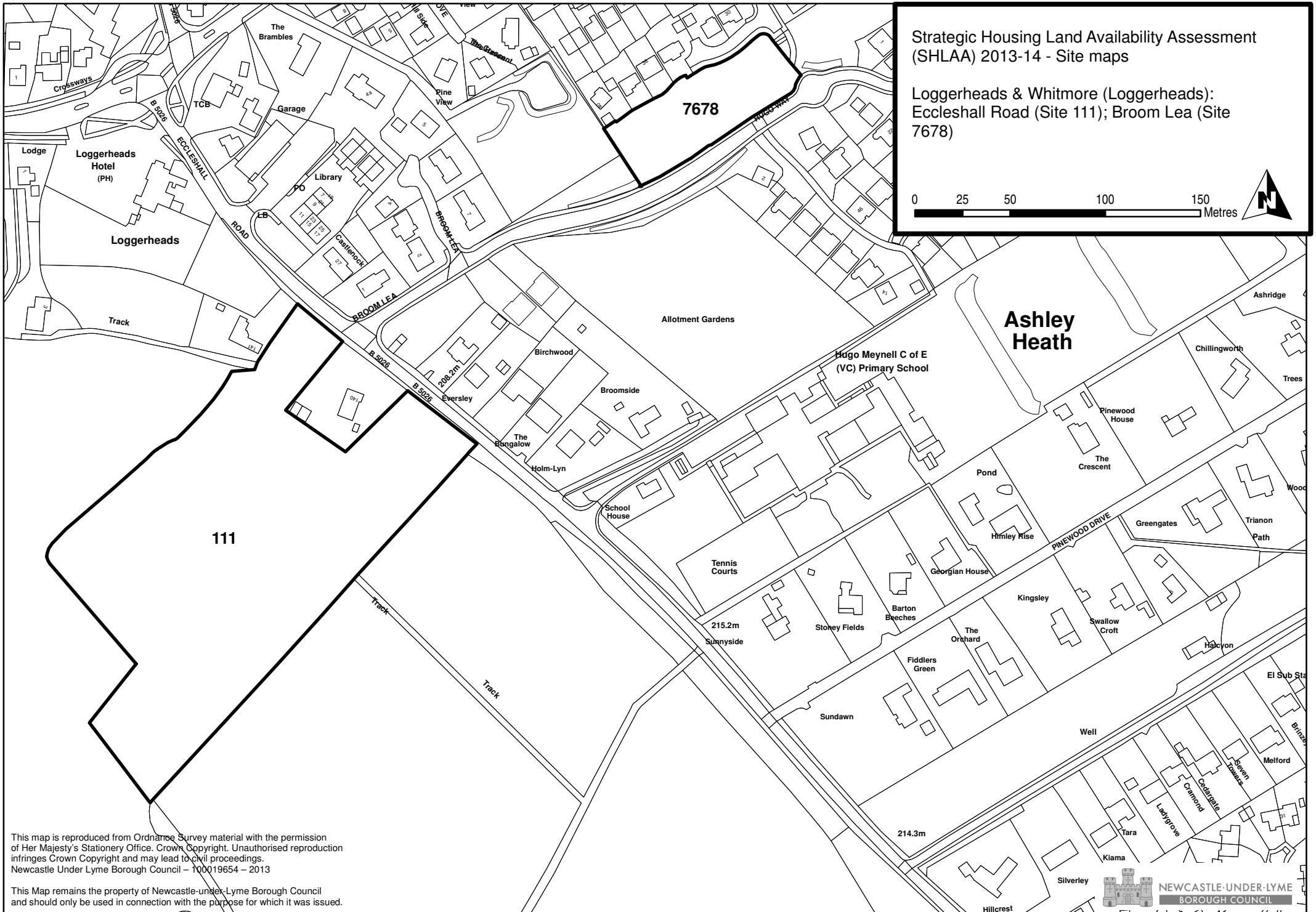
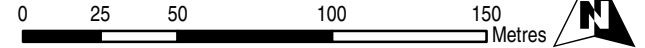


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Loggerheads): Eccleshall Road (Site 111); Broom Lea (Site 7678)



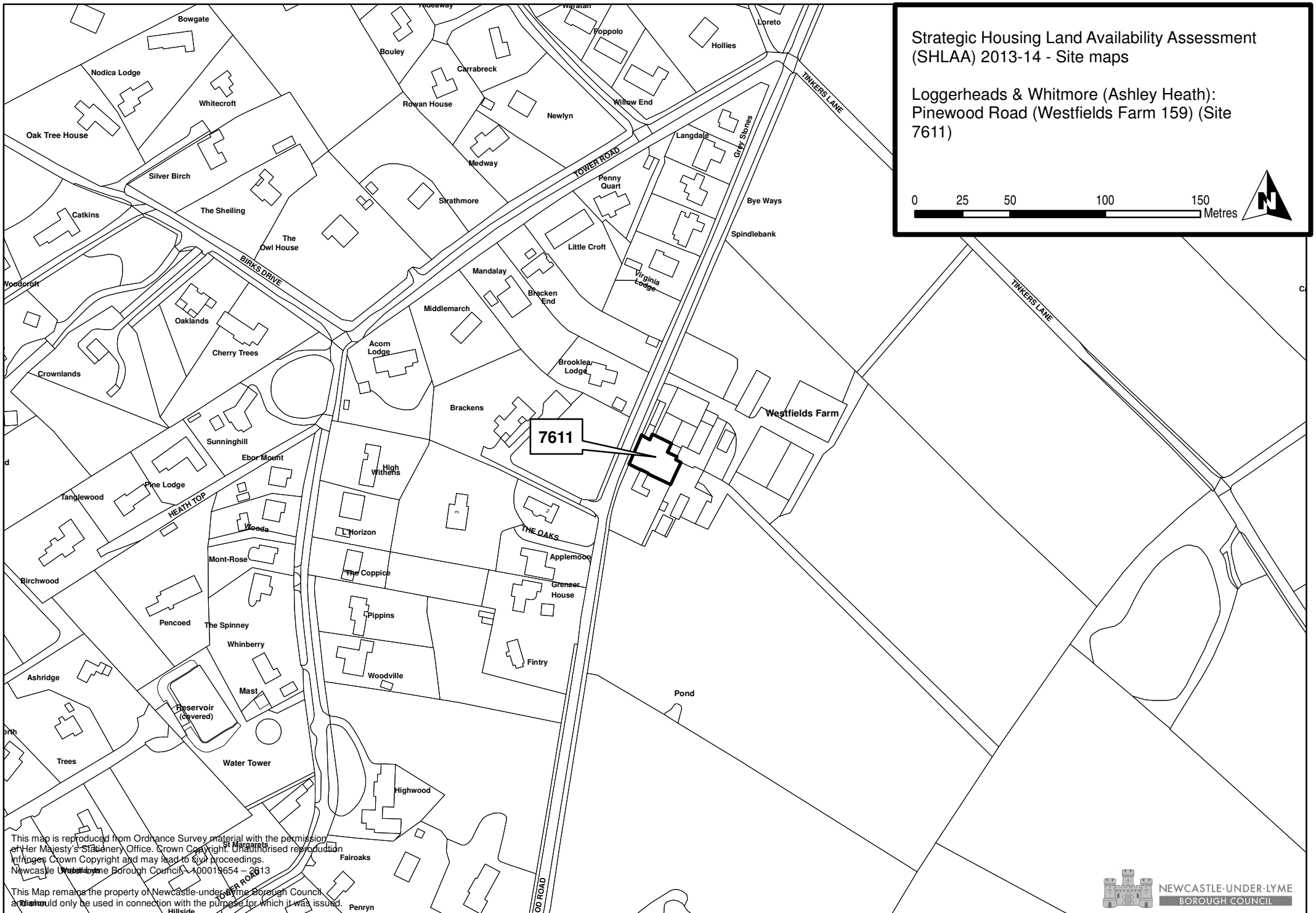
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Ashley Heath):
Pinewood Road (Westfields Farm 159) (Site 7611)



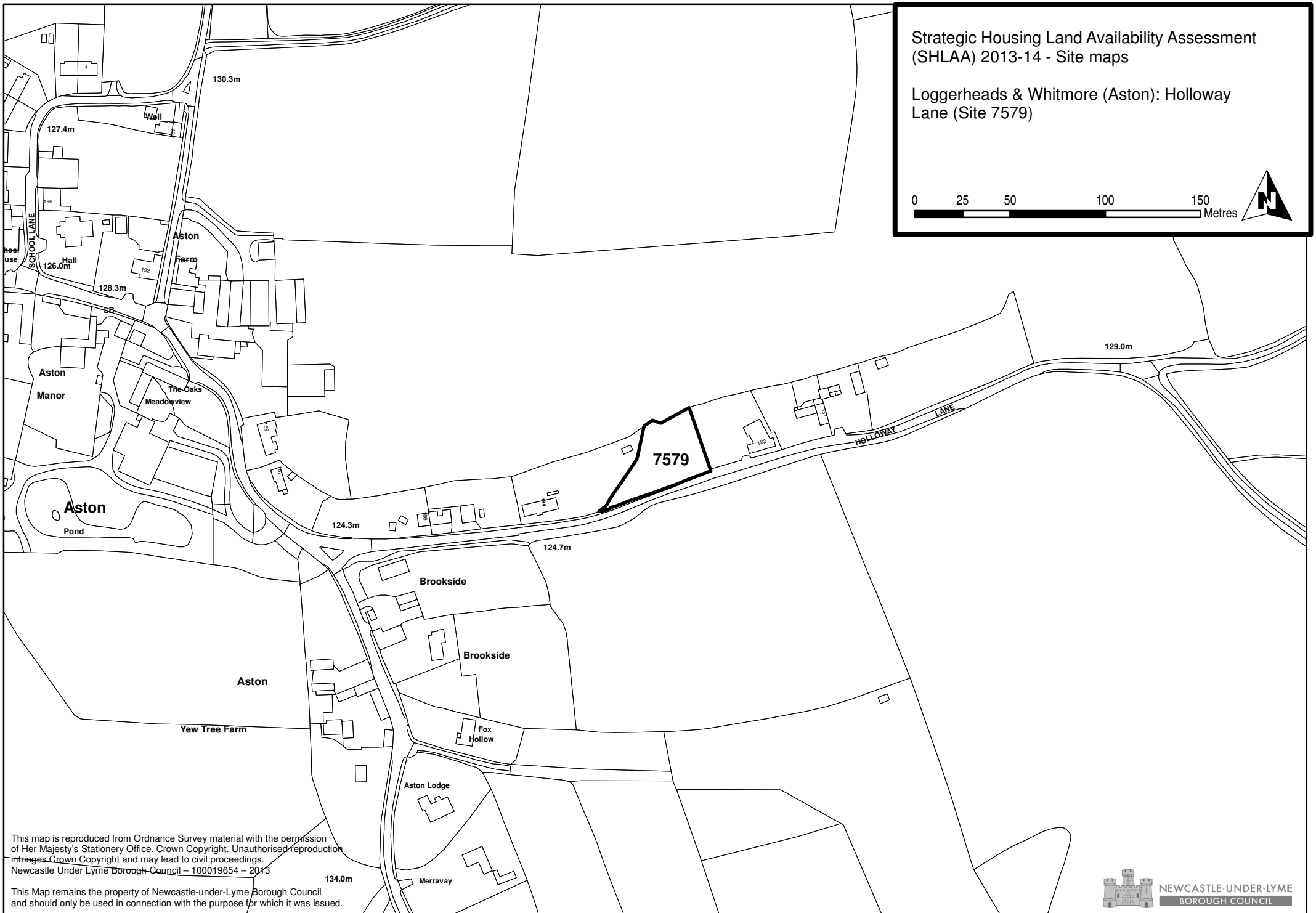
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Aston): Holloway Lane (Site 7579)

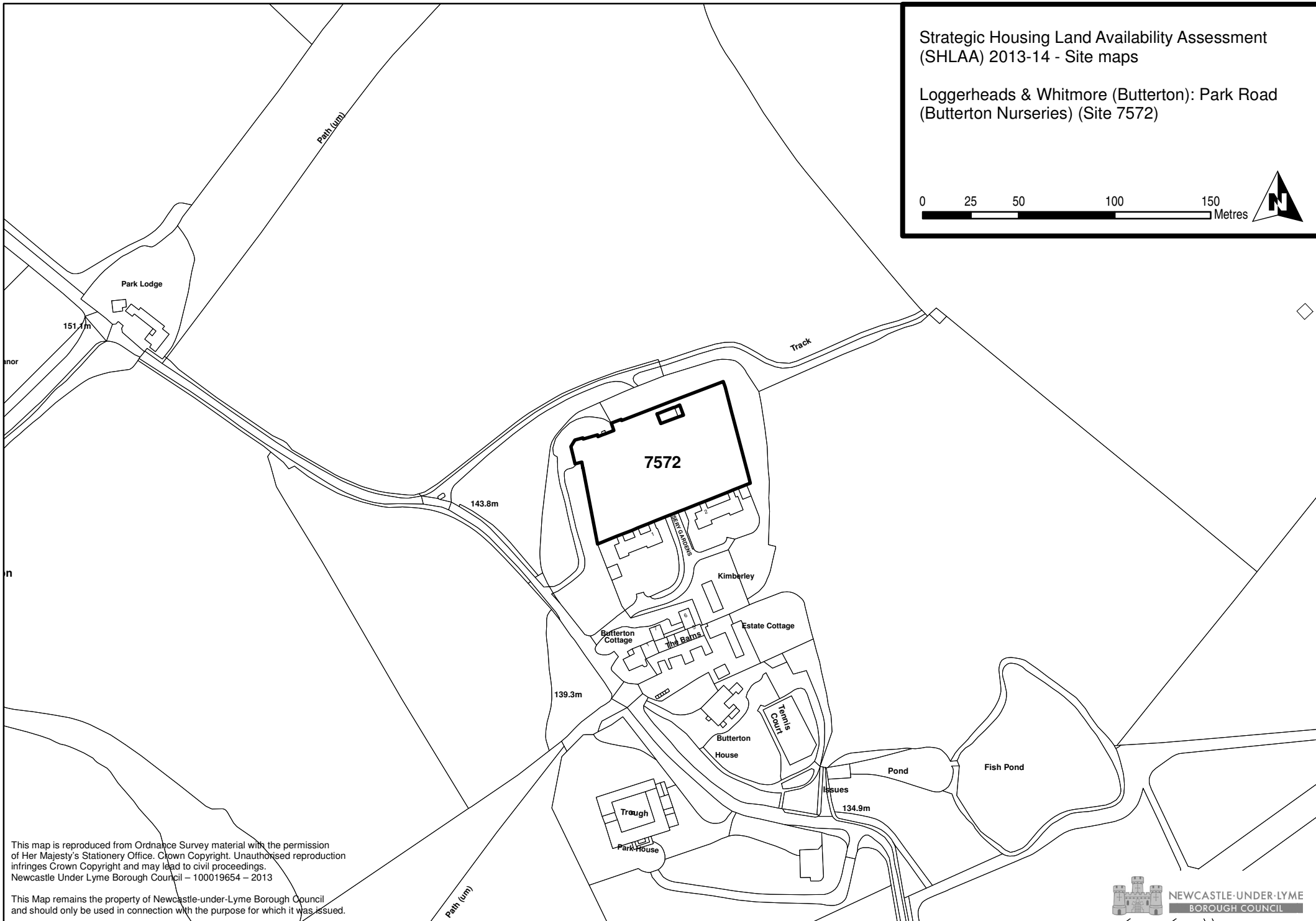


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Loggerheads & Whitmore (Butterton): Park Road
(Butterton Nurseries) (Site 7572)

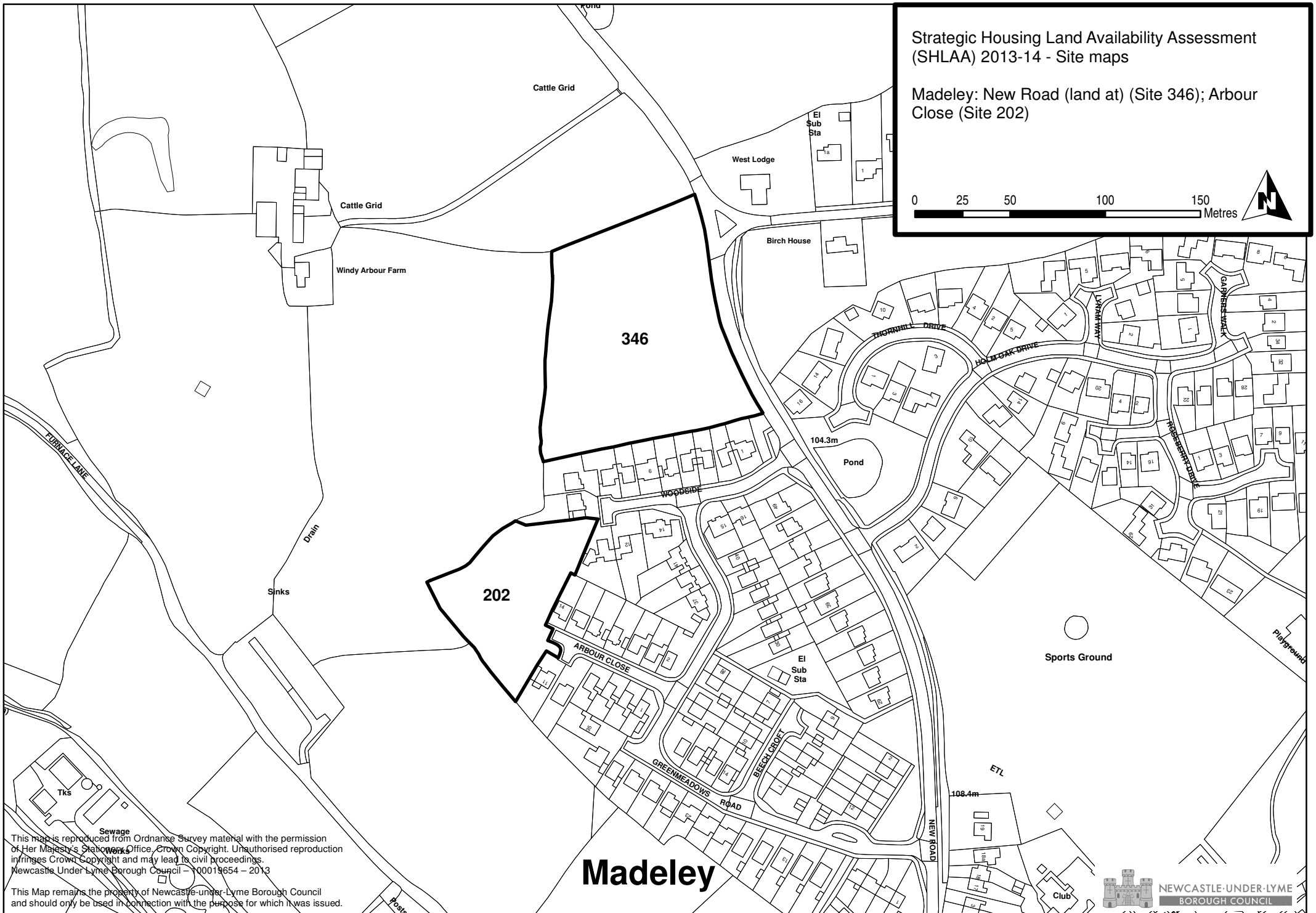


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Madeley: New Road (land at) (Site 346); Arbour Close (Site 202)



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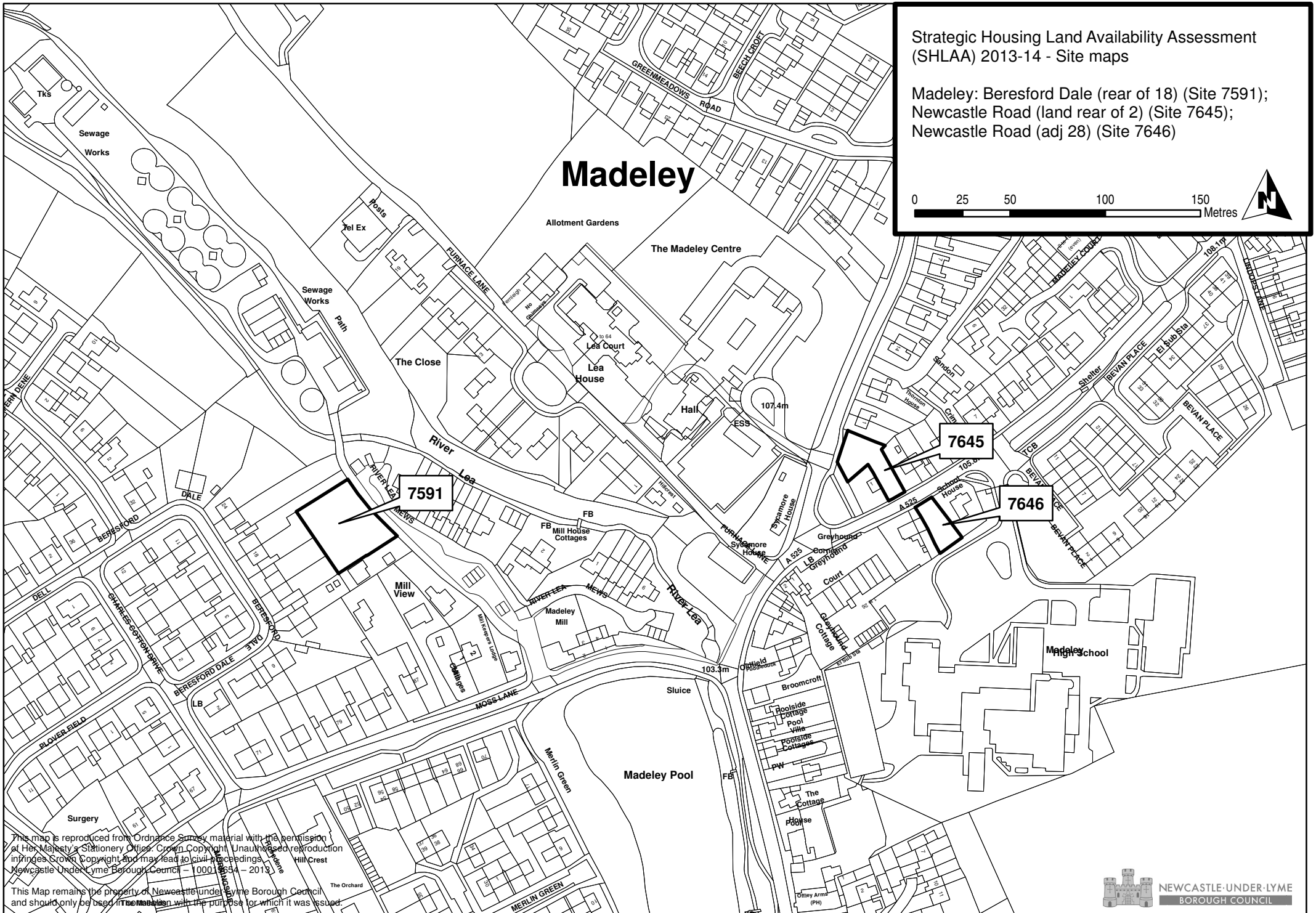
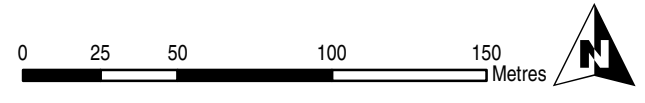
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Madeley



Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Madeley: Beresford Dale (rear of 18) (Site 7591);
 Newcastle Road (land rear of 2) (Site 7645);
 Newcastle Road (adj 28) (Site 7646)



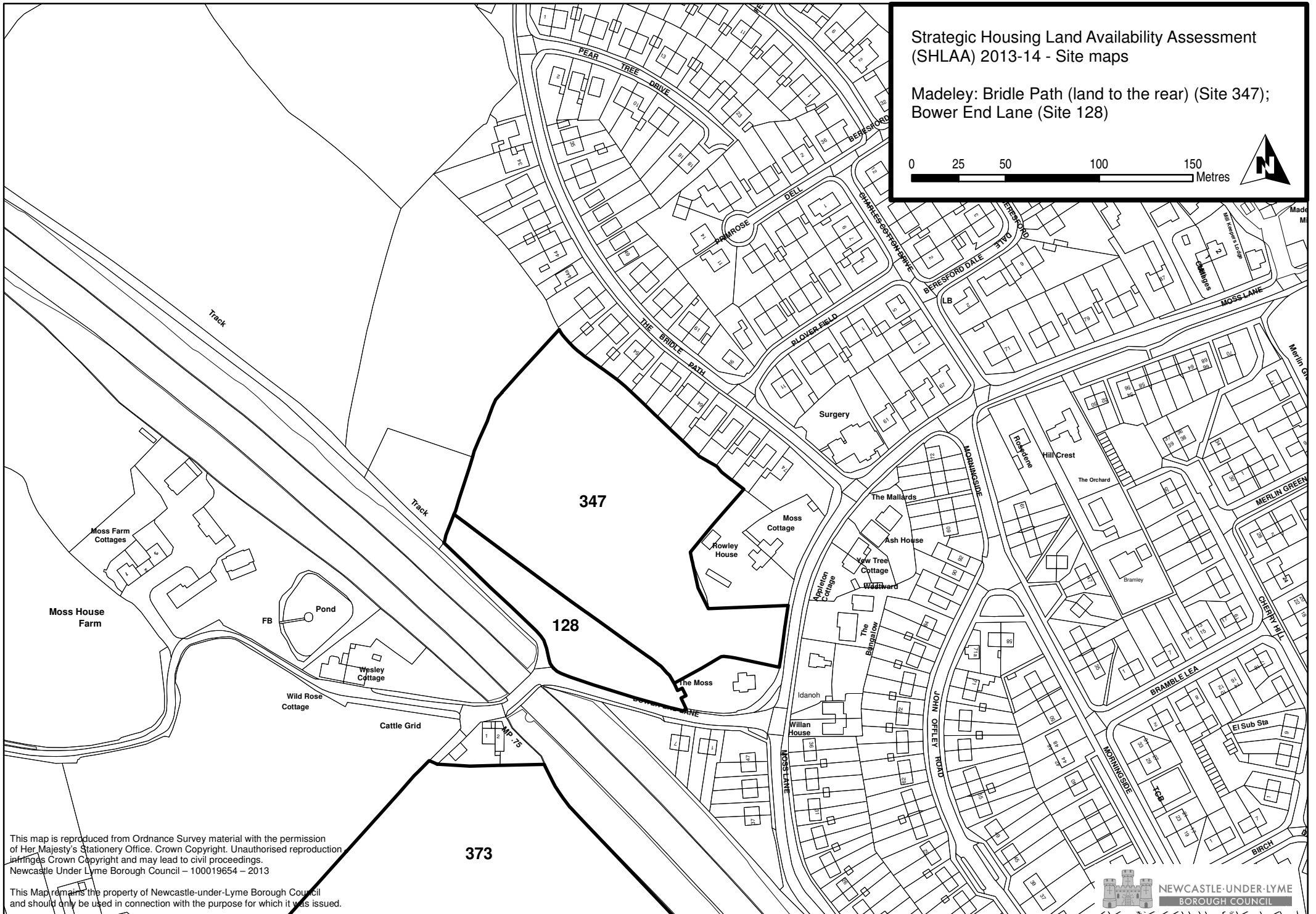
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps

Madeley: Bridle Path (land to the rear) (Site 347);
Bower End Lane (Site 128)



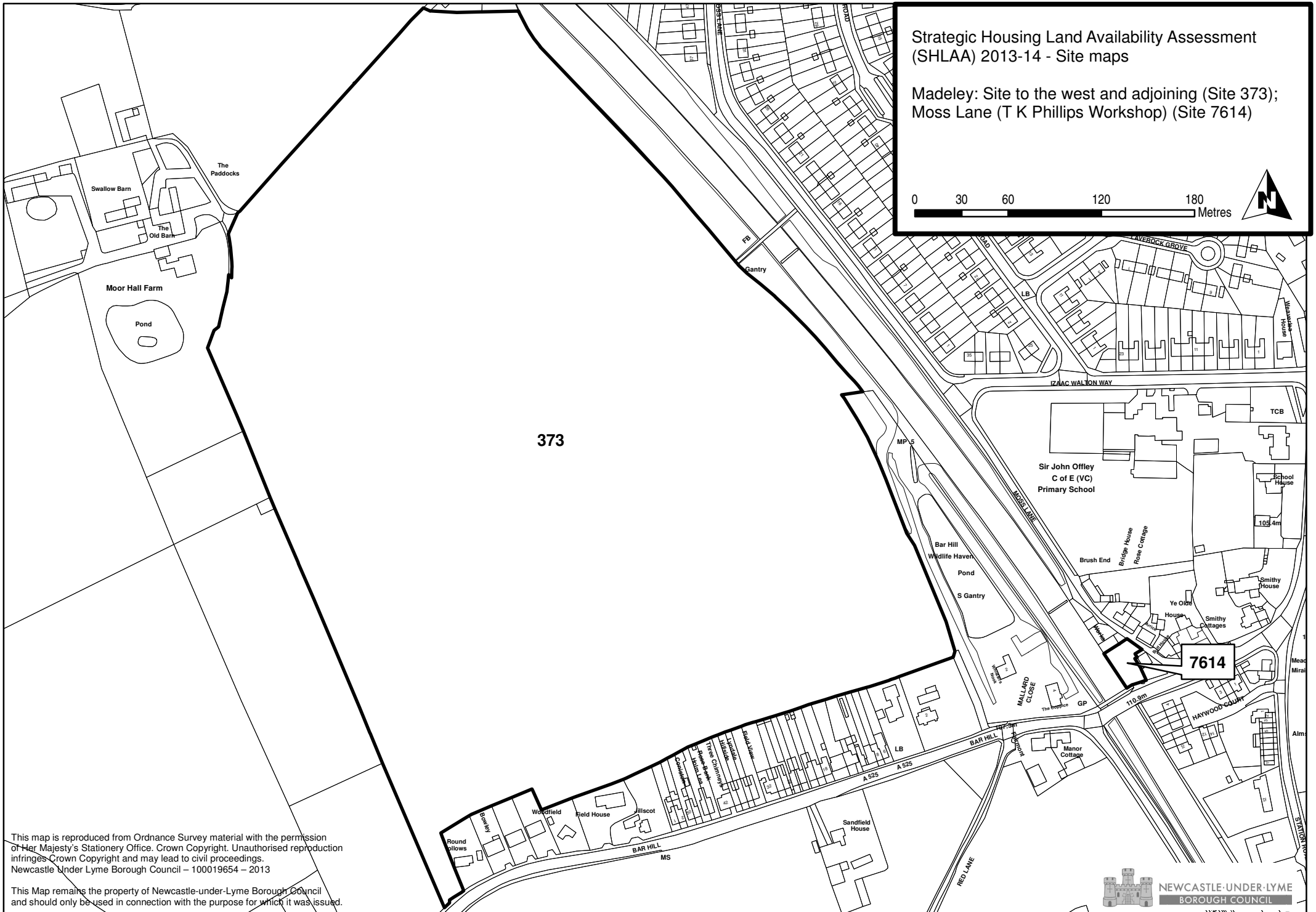
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Madeley: Site to the west and adjoining (Site 373);
Moss Lane (T K Phillips Workshop) (Site 7614)

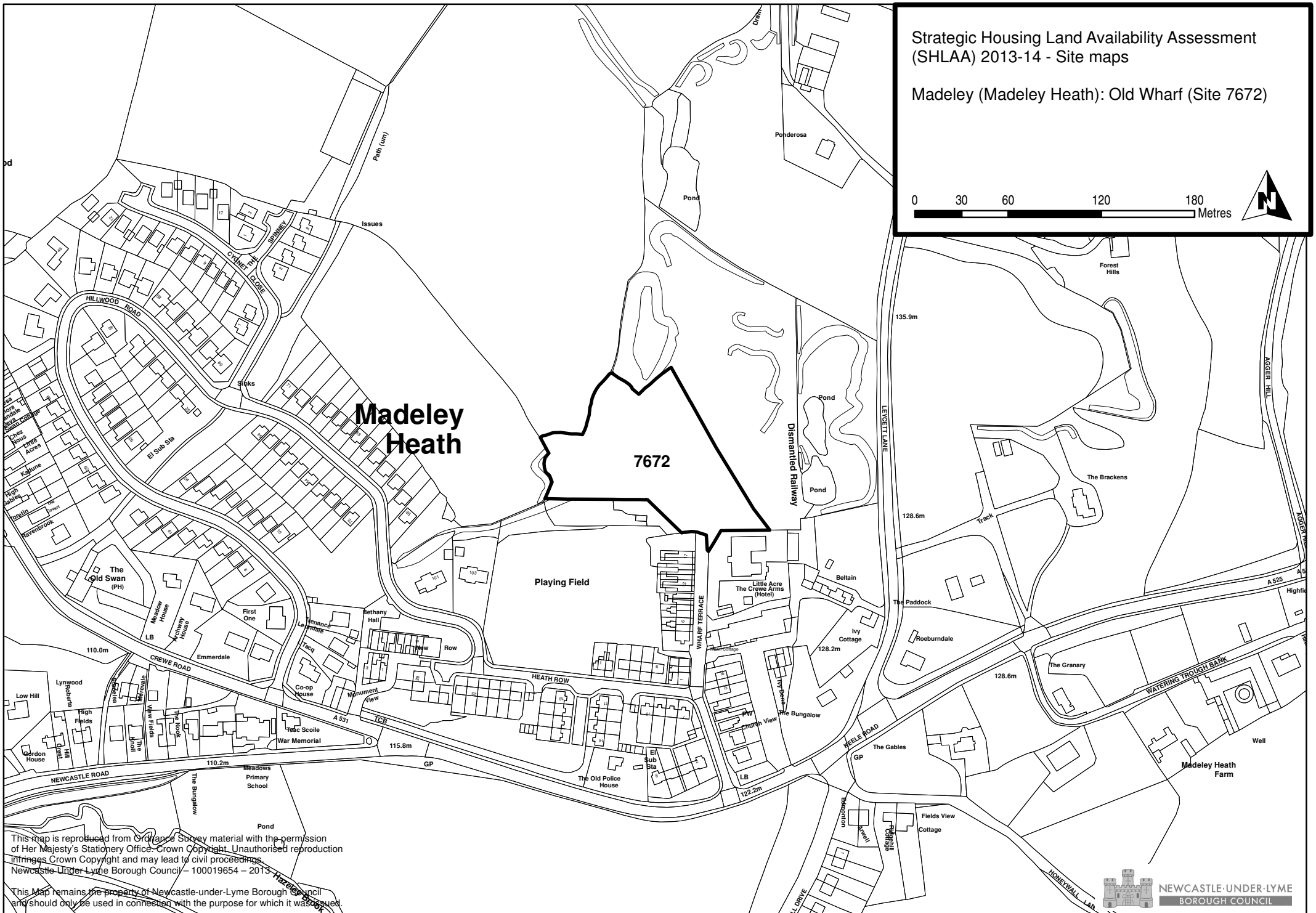


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps

Madeley (Madeley Heath): Old Wharf (Site 7672)



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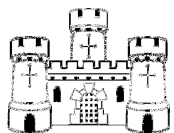
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Appendix 4

Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Schedule of Sites (Excluded Sites)



**NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL**

Schedule of Excluded Sites

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
98	Brick Kiln Lane, Chesterton	4.81	G	Chesterton	This site is included in the Green Space Strategy.	7
178	Chesterton Memorial Park, Church Walk/London Road, Chesterton	3.13	G	Chesterton	This site is considered to be unsuitable for residential development, as it offers high quality recreational and open space facilities.	7
99	Crackley Bank, Chesterton	3.69	G	Chesterton	This site provides an attractive green space that acts as a buffer between employment uses and existing housing. Its development would harm the quality of the environment.	5
100	Crackley Bank, Chesterton	4.40	G	Chesterton	This site provides an attractive corridor of green space and is included in the Green Space Strategy.	5
140	Land around Waterhayes, Chesterton	9.91	G	Chesterton	This site is included in the Green Space Strategy.	3
177	Land at Queen Street, Chesterton	0.26	G	Chesterton	This site is an attractive area of green space and included in the Green Space Strategy.	7
139	Land East of Audley Road, Crackley (Waterhayes)	3.46	G	Chesterton	This site is included in the Green Space Strategy.	3
135	Land North of Apedale Road, E9/2 in 1996-2011 LP, Chesterton	21.07	B	Chesterton	Policy E9 of the Local Plan encourages employment uses on this site.	6
138	Land South of Cedar Road, Crackley (Waterhayes)	6.43	G	Chesterton	This site consists of allotment gardens that are actively used by the local community, and is included in the Green Space Strategy. Its development would be subject to Policy C2 of the Local Plan.	5
220	Lion Grove (land at), Chesterton	0.18	B	Chesterton	This site is no longer available.	5
176	London Road (25), Chesterton	0.27	B	Chesterton	This site is no longer available.	5
33839	Shrewsbury Drive, Chesterton	1.43	G	Chesterton	This site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	4
166	High Carr Farm, Talke	12.82	G	Chesterton	The majority of this site is in the Green Belt, where the National Planning	4

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Road, Chesterton			(Rural)	Policy Framework considers new housing to be inappropriate development.	
165	Sports Ground at Liverpool Road, Red Street	2.39	G	Chesterton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	2
106	Albany Road, Croft Road, Cross Heath	2.10	G	Cross Heath	This site is included in the Green Space Strategy. It is considered to be unsuitable for residential development, due to access constraints.	14
26	Hempstalls Lane Pub, Cross Heath	0.28	B	Cross Heath	The site is being redeveloped as a care home.	12
251	Industrial Units at Brampton Sidings, Newcastle	0.45	G	Cross Heath	This site is considered to be unsuitable for residential development, due to its proximity to industrial uses.	14
261	Land at Douglas Road, Cross Heath	3.01	G	Cross Heath	This site forms part of the functional floodplain, where residential development is considered to be inappropriate. It is included in the Green Space Strategy.	11
325	Land at Hoon Avenue, Cross Heath	2.87	G	Cross Heath	This site is included in the Green Space Strategy.	12
57	Land at Meadows Estate, Cross Heath	0.94	G	Cross Heath	This site is included in the Green Space Strategy and acts as a buffer between industrial uses.	9
576	Lower Milehouse Lane, Cross Heath (Site of former Cask & Mallet)	0.25	B	Cross Heath	The site has an extant planning permission for eight dwellings, but is included in the land supply as SHLAA reference 9850, which has planning permission for five dwellings (ref. 12/00038/FUL).	N/A
79	Quinton Grove, Dimsdale	0.19	G	Cross Heath	This site is considered to be unsuitable for residential development, due to access constraints.	10
102	The Whammy, Lower Milehouse Lane, Knutton	4.03	G	Cross Heath	This site is included in the Green Space Strategy. The former industrial site is currently being developed for housing, and it is considered preferable to preserve this site as green space.	13
274	Golf Course Walks, A34, Dimsdale	1.52	G	Cross Heath / Holditch	This site is included in the Green Space Strategy.	8
180	Cemetery at Loomer Road, Chesterton	0.50	G	Holditch	This site is included in the Green Space Strategy.	17
23	Chester Greyhound &	6.3	B	Holditch	This site is considered to be unsuitable for residential development due	19

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Speedway Stadium, Loomer Road, Chesterton				to its proximity to industrial uses.	
9635	Farcroft Avenue (Former Fanny Deakin Hospital), Chesterton	1.52 (original site area)	B	Holditch	The site has an extant planning permission for two dwellings. No completions have taken place since the 2008/09 monitoring year and there is no indication that the remaining two dwellings will be completed. The site has therefore been excluded from the land supply.	15
45	Garage Site at Tintern Place, Chesterton	0.12	B	Holditch	This site is considered to be unsuitable for residential development, due to its shape and relationship to adjacent properties, and the likelihood of development being overbearing.	15
221	Land around Taunton Place, Chesterton	0.19	B	Holditch	This site is considered to be unsuitable for residential development, due to its shape and access constraints.	15
44	Land at Brittain Avenue, Chesterton	0.17	G	Holditch	This site is considered to be unsuitable for residential development due to its close proximity to a school.	15
46	Land at Castle Street, Chesterton	0.32	B	Holditch	This site is considered to be unsuitable for residential development due to its adverse topography.	17
273	Land at Holditch Road, Lymedale Ind Estate, Holditch	0.73	B	Holditch	This site is considered to be unsuitable for residential development, due to the proximity of industrial uses.	21
47	Land at Loomer Road, Chesterton	0.19	B	Holditch	This site is included in the Green Space Strategy.	17
297	Land at Meadow Street/London Road, Chesterton	3.36	B	Holditch	This site is considered to be unsuitable for residential development, due to its close proximity to industrial uses.	20
49	Land at Palatine Drive, Chesterton	0.08	B	Holditch	This site is considered to be unsuitable for residential development, due to its shape and relationship to existing properties, and the likelihood of development being overbearing.	16
183	Land North of Cleveland Road, Knutton	3.99	G	Holditch	This site is included in the Green Space Strategy. It is considered to be unsuitable for residential development, due to access constraints.	22
179	London Road (Community Centre), Chesterton	0.14	B	Holditch	The site is no longer available.	15
108	London Road, Chesterton	2.62	G	Holditch	This site is a valuable area of open space, actively used as a sports field	20

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
					and included in the Green Space Strategy.	
50	Site at Bamber Place, Chesterton	0.09	G	Holditch	This site is considered to be unsuitable for residential development, due to access constraints.	15
9890	White Rock (land south of Apedale Road), Holditch	11.75	G	Holditch (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	16
192	Apedale Heritage Centre, Loomer Road, Chesterton	3.13	G	Holditch (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	18
306	Land at Loomer Road, Chesterton	2.27	G	Holditch (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	18
185	Allotment Gardens at end of Cotswold Avenue, Knutton	0.28	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	24
184b	Cemetery at Cleveland Road, Knutton	0.51	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	24
107	Cotswold Avenue, Knutton	1.65	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	27
283	Knutton Community Centre, High Street, Knutton	0.22	G	Knutton and Silverdale	This site is actively used as a community centre and its redevelopment would be subject to Policy C22 of the Local Plan.	27
184a	Land adjacent to Cemetery at Cleveland Road, Knutton	1.54	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	24
55	Land at Arthur Street, Knutton	0.26	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	28
326	Land at Black Bank Road, Knutton	3.75	G	Knutton and Silverdale	This site is included in the Green Space Strategy and provides community recreational facilities.	24
63	Land at Lichfield Close, Silverdale	0.05	B	Knutton and Silverdale	This site is considered to be unsuitable for residential development due to its shape.	25
433	Newcastle Street and Stonewall Place, Silverdale	1.01	B	Knutton and Silverdale	Much of the site is in Flood Zone 3, where residential development is considered inappropriate. It is currently in employment use, which is considered a more appropriate use in this area.	26

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
188	Recreation area and car park at Church Street, Silverdale	1.56	G	Knutton and Silverdale	This site is included in the Green Space Strategy.	25
112	Silverdale Road Crossroads, Silverdale	0.87	G	Knutton and Silverdale	This site is included in the Green Space Strategy. Its development would be subject to access concerns, as it adjoins a busy road junction.	26
9893	Cheviot Close, Knutton	5.90	G	Knutton and Silverdale (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	23
187	Allotment Gardens and Land at Racecourse, Silverdale	9.83	G	Silverdale and Parksite	This site is included in the Green Space Strategy. It is currently used for allotments and its development would be subject to Local Plan Policy C2.	31
121	Ashbourne Road, Silverdale	1.16	G	Silverdale and Parksite	This site is included in the Green Space Strategy.	30
186	Church & Cemetery at Cemetery Road, Silverdale	3.23	G	Silverdale and Parksite	This site is considered to be unsuitable for residential development, due to its current use as a cemetery.	31
189	Land around Church at Church Street, Silverdale	0.24	G	Silverdale and Parksite	This site is included in the Green Space Strategy. Its suitability for residential development is constrained by its proximity to a church and a railway.	30
66	Land at Church Street, Silverdale	0.15	B	Silverdale and Parksite	This site is no longer available.	30
69	Land at Pepper Street, Silverdale	0.14	G	Silverdale and Parksite	This site is included in the Green Space Strategy.	29
64	Land at Racecourse, Silverdale	0.11	G	Silverdale and Parksite	This site provides an attractive area of green space, and it is considered that its development would be to the detriment of the local environment.	31
68	Parkfields Close, Silverdale	0.21	B	Silverdale and Parksite	This site is no longer available.	32
133	Peebles Road, Parksite	0.11	G	Silverdale and Parksite	This site is included in the Green Space Strategy.	29

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
284	Golf Course at rear of Ashbourne Drive Silverdale	50.47	G	Silverdale and Parksite (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	33
96	Home Farm, Keele	9.17	G	Silverdale and Parksite (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	34
287	Land at junction of Cemetery Road and A525, Silverdale	10.68	G	Silverdale and Parksite (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	35
292	Land rear of Glenwood Close, Silverdale	1.75	G	Silverdale and Parksite (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	33
70	Underwood Road, Silverdale	0.62	G	Silverdale and Parksite	This site is no longer available.	32
237	Allotment Gardens at rear of Thistleberry Avenue, Thistleberry	0.40	G	Thistleberry	This site is included in the Green Space Strategy. It is presently used for allotments and its development would be subject to Local Plan Policy C2.	39
243	Friars Wood, Priory Road, Thistleberry	1.16	G	Thistleberry	This site is a densely wooded area and makes a positive contribution to the environment of the adjacent residential estate. This site would be unsuitable for further residential development	39
238	Land at end of Pembroke Drive, Thistleberry	0.16	G	Thistleberry	This site is included in the Green Space Strategy. It provides an attractive area of green space with adverse topography, and is considered to be unsuitable for residential development.	39
248	Land at Pool Dam/Silverdale Road, Thistleberry	0.83	G	Thistleberry	This site is included in the Green Space Strategy.	37
235	Land both sides of Sneyd Avenue, Thistleberry	0.48	G	Thistleberry	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	41
190	Land south of Silverdale Road, Poolfields	14.28	G	Thistleberry	This site is included in the Green Space Strategy.	36

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
88	Paris Avenue, Thistleberry	0.45	B	Thistleberry	The site is no longer available.	40
84	Poolfields Avenue North, Poolfields	0.16	B	Thistleberry	The site is no longer available.	37
125	Silverdale Road, Newcastle	3.10	G	Thistleberry	This site forms part of the functional floodplain, where residential development is considered to be inappropriate.	37
9895	Silverdale Road (Pool Dam Marsh), Thistleberry	1.29	G	Thistleberry	As part of the Green Heritage Network and Publicly Accessible Space, this site is subject to Local Plan policies N16 and C3. Much of the site is in Flood Zone 3, where residential development is considered inappropriate.	36
236	Sports ground at Wedgwood Avenue, Thistleberry	1.19	G	Thistleberry	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	41
233	Sports ground at Howard Place, Thistleberry	0.84	G	Thistleberry	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	41
246	Thistleberry Parkway, Keele Road, Thistleberry	5.32	G	Thistleberry	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	38
311	Wedgwood Avenue, Thistleberry	0.11	G	Thistleberry	This site is considered to be unsuitable for residential development, due to its relationship to existing properties and proximity to a busy road.	41
245	Land rear of Paris Avenue, Thistleberry	2.76	G	Thistleberry (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	40
9891	Newcastle-under-Lyme Golf Course, Whitmore Road, Thistleberry	40.52	G	Thistleberry (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	42
334	Blackfriars Site, Newcastle	2.66	B	Town	This site is considered to be suitable for a mixed-use development.	47
33	Georgia Pacific, Lower Street, Newcastle	0.88	B	Town	This site has recently been developed for retail use.	43
255	King Street (car park), Newcastle	0.53	B	Town	This site is currently in use as a car park and is not available.	46

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
42	King Street (9), Newcastle	0.07	B	Town	This site is considered to be unsuitable for residential development, due to its adverse topography.	44
418	Knutton Lane (former Fire Station), Knutton	0.31	B	Town	This site is expected to be developed for uses other than housing.	43
252	Land at Queen Street, Newcastle	0.26	G	Town	This site is included in the Green Space Strategy.	44
349	Land at rear of Lancaster Road, Newcastle	0.60	G	Town	This site is considered to be unsuitable for residential development, due to access constraints. It is used for allotments and its development would be subject to Local Plan Policy C2.	48
250	Land at Wilson Street, Newcastle	0.54	G	Town	This site is included in the Green Space Strategy. It is considered unsuitable for housing development as it provides high quality recreational space.	44
258	Land at Windsor Street, Newcastle	0.08	B	Town	This site is considered to be unsuitable for residential development, as it provides well-used parking provision in the town centre.	45
9788	Liverpool Road (Bus Depot), Newcastle	0.82	B	Town	The bus depot currently occupying this site has recently been refurbished and consequently the site is not expected to come forward for redevelopment.	44
256	Nelson Place (Jubilee Baths), Newcastle	0.18	B	Town	This site is expected to come forward for uses other than residential development.	45
285	NULBC Depot, Knutton Lane, Knutton	3.91	B	Town	This site is unlikely to be available for residential development, as it is in active employment use.	43
32	Old Sainsburys Site, Newcastle	0.85	B	Town	This site is considered to be unsuitable for residential development and would be more suited to retail use.	45
257	School Street Car Park, Newcastle	0.14	B	Town	This site is considered to be unsuitable for residential development, as it provides well-used parking provision in the town centre.	45
482	Silverdale Road, Newcastle	0.65	G	Town	This site is in Flood Zone 3, where residential development is considered to be inappropriate.	43
34	St Giles and St Georges School, Barracks Road, Newcastle	0.33	B	Town	This site is considered to be unsuitable for residential development, due to its location on the town centre ring road and at the rear of Castle Walk loading bays.	45

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban Central Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
253	Station Walks, Newcastle	0.77	G	Town	This site is included in the Green Space Strategy. It is considered unsuitable for housing development as it provides an attractive area of green space.	44
260	Stubbs Walks, Victoria Road, Newcastle	1.04	G	Town	This site is included in the Green Space Strategy.	48
9752	Water Street/George Street (former Titleys warehouse), Newcastle	0.24	B	Town	This site has an expired outline planning permission for 87 flats (ref. 05/00903/OUT). Part of the site is no longer available for residential use and the warehouse building has permission for change of use. The market for flat developments is considered to be weak. The site is therefore considered unachievable.	46
259	West Street, Newcastle	0.11	B	Town	This site is currently in use as a car park and is not available.	45

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban South and East Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
171	Bradwell Crematorium, Chatterley Close, Bradwell	5.35	G	Bradwell	This site is included in the Green Space Strategy and acts as a buffer between industrial land uses and existing residential communities.	53
126	Bradwell Lane, Bradwell	0.48	G	Bradwell	This site is included in the Green Space Strategy.	54
173	Bradwell Lane (Working Mens Club), Bradwell	0.26	B	Bradwell	This site is no longer available.	54
148	Chatterley Valley, Chatterley Sidings, Bradwell	43.82	B	Bradwell	This site is allocated for employment development under saved Local Plan policy E2.	49
146	Chatterley Valley, Lowlands Road, Bradwell	22.05	B	Bradwell	This site is allocated for employment uses under saved Local Plan policy E9(3).	49
147	Chatterley Valley, Ravensdale	2.63	B	Bradwell	This site is allocated for industrial uses under saved Local Plan policy E6.	49
109	Clayhanger Close, Bradwell	2.53	G	Bradwell	This site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	52
170	Electricity Sub Stn at Speedwell Road / Parkhouse Road East, Bradwell	0.85	B	Bradwell	This site is considered to be unsuitable for residential development, due to its proximity to industrial uses.	50
52	Garage Site at Knype Way, Bradwell	0.16	B	Bradwell	This site is considered to be unsuitable for residential development, due to its shape and relationship to existing properties.	54
222	Land at Old Castle Avenue, Bradwell	0.13	B	Bradwell	This site is considered to be unsuitable for residential development, due to its shape and size.	55
168	Land North East of High Carr Business Park, Chesterton	2.79	G	Bradwell (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	49
167	Land North of High Carr Business Park, Chesterton	17.93	G	Bradwell (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	49
174	Playing Field at Cauldron Avenue, Bradwell	3.32	G	Bradwell	This site is included in the Green Space Strategy. It is considered to be unsuitable for residential development, as it offers high quality green	55

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban South and East Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
					space and recreational facilities.	
172	Recreation ground adj. Bradwell Crematorium, Bradwell	6.71	G	Bradwell	This site is included in the Green Space Strategy.	53
298	Land at rear of Fearn's Avenue, Bradwell	3.05	G	Bradwell (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	51
169	Land East and South East of High Carr Business Park, Bradwell	15.28	G	Bradwell (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development. It is also subject to Core Spatial Strategy Policy CSP4.	50
136	Land off Chatterley Close, Bradwell	1.86	G	Bradwell (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	53
105	Cambridge Drive, Clayton	3.05	G	Clayton	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	58
219	Land at Stafford Avenue, Clayton	3.88	G	Clayton	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	57
249	Playground at rear of Lincoln Avenue, Clayton	0.26	G	Clayton	This site is considered to be unsuitable for residential development, due to access constraints and its use as a recreation area.	56
91	Site at Bedford Crescent, Clayton	0.14	B	Clayton	The availability of this site is uncertain.	57
85	Stafford Avenue (site at), Clayton	0.16	B	Clayton	The site is no longer available.	56
93	Stafford Crescent, Clayton	0.48	G	Clayton	The availability of this site is uncertain.	57
208	Community centre, Northwood Road, Clayton	1.66	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	60
379	Land south of Cambridge Drive, Clayton	1.72	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	59
378	Land at Cambridge Drive, Clayton	3.32	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	59
207	Land rear of Leaswood	1.25	G	Clayton	This site is in the Green Belt, where the National Planning Policy	61

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban South and East Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Close, Clayton			(Rural)	Framework considers new housing to be inappropriate development.	
206	Leaswood, rear of Leaswood Place, Clayton	3.01	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	61
244	Lyme Valley Parkway, London Road, Clayton	16.39	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	56
209	The Green, Clayton Road, Clayton	0.13	G	Clayton (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	60
281	Allotment Gardens at Hilltop Avenue, Basford	1.56	G	May Bank	This site is included in the Green Space Strategy.	63
254	Brampton Park, May Bank	2.25	G	May Bank	This site is included in the Green Space Strategy.	62
275	Allotment Gardens at Garnett Road West, Porthill	0.83	G	Porthill	This site consists of allotment gardens and is included in the Green Space Strategy. Its development would be subject to Local Plan Policy C2. It also suffers from access constraints.	65
276	Land at Bradwell Lane, Porthill	0.86	G	Porthill	This site is included in the Green Space Strategy.	64
277	Land at Oaklands Avenue, Porthill	1.20	G	Porthill	This site is included in the Green Space Strategy.	64
371	Clayton Lodge Hotel, Clayton Road, Seabridge	0.70	B	Seabridge	This site is currently occupied by a hotel that remains in operation. If this use ceases, the suitability of the site for housing will be reviewed.	71
90	Clayton Road/ Windermere Road (garage site), Seabridge	0.32	B	Seabridge	This site is no longer available.	67
9894	Guernsey Drive, Seabridge	0.25	G	Seabridge	This site is not available.	69
309	Kingsbridge Avenue (land at), Seabridge	0.19	G	Seabridge	This site is currently not available.	67
211	Land at Rutherford Avenue, Clayton	0.23	G	Seabridge	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for residential development.	72
210	Land at Westbury Road, Clayton	0.59	G	Seabridge	This site is included in the Green Space Strategy. It provides an attractive area of green space and is considered to be unsuitable for	71

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban South and East Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
					residential development.	
216	Land behind library at Kingsbridge Avenue, Westlands	1.84	G	Seabridge	This site is included in the Green Space Strategy.	67
214	Land rear of Leys Drive, Seabridge	2.48	G	Seabridge	This site provides an attractive area of green space and is considered to be unsuitable for residential development. It is included in the Green Space Strategy and is tied to a woodland grant.	66
95	Tyne Way, Clayton	0.51	G	Seabridge	This site is included in the Green Space Strategy.	70
212	Area around Rowley Wood, stretching south to M6, Seabridge	42.78	G	Seabridge (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	69
213	Land at Whitmore Road, Seabridge	8.27	G	Seabridge (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	68
242	Cemetery rear of Clayton Road, Westlands	11.02	G	Westlands	This site is an attractive area of green space and is considered to be unsuitable for residential development. It is included in the Green Space Strategy.	73
86	Clayton Road (Garage site at), Clayton	0.14	B	Westlands	This site is no longer available.	75
103	Clayton Road, Clayton	3.69	G	Westlands	The site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	75
240	Land at Friars Walk, Westlands	0.57	G	Westlands	This site is considered to be unsuitable for residential development, as it provides an attractive area of green space.	74
286	Land at Guernsey Drive, Seabridge	0.20	G	Westlands	This site is included in the Green Space Strategy.	78
239	Land at rear of Abbots Way, Westlands	2.76	G	Westlands	This site is considered to be unsuitable for residential development, as it provides an attractive area of green space.	74
241	Land rear of Montfort Place, Westlands	0.81	G	Westlands	This site is considered to be unsuitable for residential development, as it provides an attractive wooded area and its development could lead to overlooking.	74
87	Langdale Road, Clayton	0.22	B	Westlands	This site is no longer available.	77
234	Repton Drive (land at),	0.11	G	Westlands	The site is Council owned and a Cabinet decision has been taken to	76

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Newcastle Urban South and East Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Westlands				retain it. The site is therefore unavailable.	
215	Roe Lane Playing Fields, Westlands	9.52	G	Westlands	This site is included in the Green Space Strategy. It provides recreational facilities and is considered to be unsuitable for residential development.	77
218	Winchester Drive, Westlands	0.13	G	Westlands	This site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	76
9813	High Street, Wolstanton	0.11	B	Wolstanton	This site has recently been redeveloped for retail use and is no longer available.	79
280	Land at Highfield Avenue, Wolstanton	0.21	G	Wolstanton	This site is considered to be unsuitable for residential development, due to severe access constraints.	81
54	Land at Morris Square, Wolstanton	0.24	B	Wolstanton	This site serves as a loading/service area for adjacent shops and offices, and is considered to be unsuitable for residential development.	79
279	Marsh Hall Community Centre, Grange Lane, Wolstanton	0.55	B	Wolstanton	This site is included in the Green Space Strategy.	81
9722	Pitgreen Lane (rear of 10/12), Wolstanton	0.11	B	Wolstanton	This site has an expired planning permission for residential development (ref. 04/00677/FUL) but is currently in use as a nursing home and is therefore considered to be unavailable.	79
278	Recreation area at Moreton Parade, Wolstanton	0.68	G	Wolstanton	This site is included in the Green Space Strategy.	81
191	Remainder of Land at Wolstanton Colliery (A500), Wolstanton	4.92	B	Wolstanton	This site is allocated for employment use under saved policy E9(4) of the Local Plan.	80
361	Woodland Avenue (The Cedars), Wolstanton	0.14	B	Wolstanton	This site is no longer available.	79

Kidsgrove Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
157	Butt Lane Community Centre, Lower Ash Road, Butt Lane	0.20	B	Butt Lane	This site provides a community facility which is expected to remain open, and its redevelopment would be subject to Policy C22 of the Local Plan.	85
156	Clough Hall Park, Butt Lane	6.19	G	Butt Lane	This site is included in the Green Space Strategy.	86
150	Garage site to rear of Townfield Close, Butt Lane	0.17	G	Butt Lane	This site is included in the Green Space Strategy.	84
153	Land at bend at First Avenue, Butt Lane	0.42	G	Butt Lane	This site provides an attractive green space and buffer, and is considered to be unsuitable for residential development due to its proximity to a college.	87
232	Land at Fifth Avenue, Butt Lane	0.13	B	Butt Lane	The size and the layout of this site would preclude residential development.	83
149	Land at rear of Lime Kiln Lane, Butt Lane	0.56	G	Butt Lane	This site is considered to be unsuitable for residential development, due to the close proximity of employment uses.	84
303	Land off Hardingswood Road, Butt Lane	1.14	G	Butt Lane	This site forms part of the functional floodplain, where residential development is considered to be inappropriate. Its proximity to a railway line and severe restrictions on vehicular access present additional constraints.	84
8	Land off West Avenue, Butt Lane	2.46	B	Butt Lane	This site is considered unsuitable for residential development, due to its proximity to industrial uses.	82
158	Land rear of Unity Way, Butt Lane	0.61	G	Butt Lane	This site is included in the Green Space Strategy.	85
155	Land to rear of Clough Hall Road, Butt Lane	0.67	G	Butt Lane	This site provides attractive landscaping and a buffer between recreational facilities and existing housing. Superseded by Site 483.	87
17	Lower Ash Road, Butt Lane	0.11	B	Butt Lane	This site is no longer available.	86
15	Maple Avenue, Butt Lane	0.27	B	Butt Lane	This site is no longer available.	85
16	Mitchell Avenue, Talke	0.48	G	Butt Lane	This site is a pleasantly landscaped area, included in the Green Space Strategy. Its development would severely harm the immediate environment.	85
405	West Avenue (North Site), Butt Lane	2.25	B	Butt Lane	This site was considered suitable for employment use in the Employment Land Review 2011, and has outline planning permission for	82

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Kidsgrove Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
					this use.	
403	West Avenue (North West Site), Butt Lane	2.06	B	Butt Lane	This site is next to an employment site which is operational 24 hours a day, and was considered suitable for employment use in the Employment Land Review 2011.	82
228	Land at junction of Brieryhurst Road, The Rookery	0.11	G	Kidsgrove	This site is included in the Green Space Strategy.	89
231	Land at Whitehall Avenue, Kidsgrove	0.12	B	Kidsgrove	This site acts as a rear access for adjacent shops and is not suitable for housing development.	93
229	Land rear of 57-71 Brieryhurst Road, The Rookery	0.12	B	Kidsgrove	This site provides access for existing properties and would not be suitable for further residential development.	89
151	Land West of King Street, Kidsgrove	1.19	G	Kidsgrove	This site is included in the Green Space Strategy.	93
310	Lapwing Road, Kidsgrove	0.12	G	Kidsgrove	This site is considered to be unsuitable for residential development, as it provides landscaped areas within a new residential development that are not of a suitable size or in a suitable location to be developed.	90
144	Playing field off William Road, Kidsgrove	2.91	G	Kidsgrove	This site provides an attractive and well-used recreational facility, and has been identified as necessary to meet green space targets for the area.	92
230	William Road (Land Rear of), Kidsgrove	0.14	B	Kidsgrove	This site is no longer available.	91
110	Gloucester Road, White Hill	2.07	G	Kidsgrove (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	88
119	Gloucester Road, White Hill	0.76	G	Kidsgrove (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	91
141	Land at Rookery Farm, High Street, The Rookery	4.56	G	Newchapel	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	96
142	Land at Trubshaw Farm, The Rookery	0.94	G	Newchapel	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	96
227	Land behind 119-133 High	0.36	G	Newchapel	This site is in the Green Belt, where the National Planning Policy	94

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Kidsgrove Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Street, Harriseahead				Framework considers new housing to be inappropriate development.	
340	Land rear of Willowcroft Way, Harriseahead	0.61	G	Newchapel	This site is considered to be unsuitable for residential development, due to access constraints.	95
113	Newchapel Road (land at), The Rookery	2.52	G	Newchapel	The site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	97
2	Land at Newtown, Packmoor,	3.25	B/G	Newchapel	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	98
114	Pennyfields Road, The Rookery	1.85	G	Newchapel	The site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	97
262	Playground at rear of Marsh Avenue, Packmoor	0.38	G	Newchapel	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	98
143	Playing field, accessed from Long Lane, Newchapel	1.44	G	Newchapel	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	95
263	Birchenwood – Land at Ravenscliffe Road	7.68	G	Ravenscliffe	This site is included in the Green Space Strategy.	103
4	Kidsgrove Station Yard, Kidsgrove	0.84	B	Ravenscliffe	The potential for residential development on this site is severely constrained by the proximity of the railway line. The site would be more suited to B1/B2/B8 uses.	99
313	Land at Kidsgrove Bank (part of Birchenwood), Kidsgrove	0.73	G	Ravenscliffe	The site is included in the Green Space Strategy.	101
312	Land at Liverpool Road (part of Birchenwood), Kidsgrove	0.64	G	Ravenscliffe	This site is included in the Green Space Strategy.	100
152	Land South of St Johns Wood (Kids Wood), Kidsgrove	4.22	G	Ravenscliffe	This site is included in the Green Space Strategy.	100
154	Land West of Boathorse Road, Kidsgrove	3.63	G	Ravenscliffe (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	102

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Kidsgrove Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
300	Oldcott Farm, Oldcott Crescent, Kidsgrove	2.13	B	Ravenscliffe (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development. Part of the site falls outside the Borough boundary.	101
14	Chester Road, Talke	0.15	B	Talke	This site is included in the Green Space Strategy. It is an area of green space with adverse topography, and is considered to be undevelopable.	106
316	Land adj. Crown Bank, Talke	3.19	G	Talke (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	105
162	Land at Chester Road, Talke Pits	1.17	G	Talke	This site is included in the Green Space Strategy.	106
324	Land at Westmorland, Clough Hall	1.14	G	Talke (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	107
161	Land North of Dee Close, Talke Pits	1.10	G	Talke	This site is included in the Green Space Strategy.	106
163	Land rear of High Street, Talke Pits	0.31	G	Talke	This site is included in the Green Space Strategy.	105
164	Land West of Jamage Road Industrial Estate, Talke Pits	6.60	G	Talke	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	108
20	Red Street Colliery, Talke Road, Red Street	0.78	G/B	Talke	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	109
82	Site at Kingsley Road, Talke Pits	0.36	G	Talke	This site provides high quality green space. It is considered preferable to preserve it as green space.	105
159	Talke Road, Talke	1.33	G	Talke	This site provides high quality green space. It is considered preferable to preserve it as green space.	104
160	Thomas Street, Talke	0.56	G	Talke	The site is Council owned and a Cabinet decision has been taken to retain it. The site is therefore unavailable.	104
264	Bathpool Park, Talke	47.86	G	Talke (Rural)	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	107

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
265	Audley Community Centre, New Road, Audley	0.32	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	112
7665	Audley Working Men's Club, New Road, Bignall End	0.33	B	Audley and Bignall End	This site has been nominated by a third party but there is no evidence of its availability.	115
7667	Bignall End Cricket Club, Boon Hill Road, Bignall End	0.33	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	116
116c	Brindleys Way, Ravens Park Estate, Bignall End	0.33	G	Audley and Bignall End	The site is no longer available.	115
116b	Delphside, Ravens Park Estate, Bignall End	0.04	G	Audley and Bignall End	The site is no longer available.	115
266	Football Ground at Old Road, Bignall End	0.78	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	112
7668	Land adj to Bignall End Cricket Club, Boon Hill Road, Bignall End	0.58	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	116
322	Land at Boyles Hall Road, Bignall End	2.75	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	115
323	Land at Diglake Street, Bignall End	2.49	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	113
267	Land at Junction of Great Oak Road, Bignall End	0.56	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	113
320	Land at Nantwich Road, Audley	3.87	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	111
331	Land at Nantwich Road, Audley	4.08	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	110
76	Land at Old Road, Bignall End	0.12	G/B	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	112
321	Land at Park Lane, Audley	2.74	G	Audley and	This site is in the Green Belt, where the National Planning Policy	111

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
				Bignall End	Framework considers new housing to be inappropriate development.	
301	Land at Vernon Avenue, Audley	1.47	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	114
81	Land at Wedgwood Avenue, Wood Lane	0.18	G	Audley and Bignall End	This site is considered to be unsuitable for residential development, due to access constraints.	117
77	Land at Westfield Avenue, Audley	0.43	G	Audley and Bignall End	This site is considered to be unsuitable for residential development, as it provides green space for adjacent existing properties.	114
415	Monument View, Bignall End	0.07	G	Audley and Bignall End	This site is currently unavailable.	116
116e	Gresley Way, Ravens Park Estate, Bignall End	0.14	G	Audley and Bignall End	The site is no longer available.	115
7671	Vernon Avenue (land end of) at Wall Farm, Audley	0.30	G	Audley and Bignall End	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	114
225	Wedgwood Avenue, Wood Lane	0.16	B	Audley and Bignall End	This site is no longer available.	117
116f	Westlands, Ravens Park Estate, Bignall End	0.11	G	Audley and Bignall End	The site is no longer available.	115
9892	Black Bank Road, Knutton	7.06	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	126
74	East Lawns, Betley	0.12	B	Halmerend	Development of this site would be subject to an Appropriate Assessment of the potential impact on the Betley Mere Ramsar site.	120
7641	Hillberry, Hill Crescent, Alsagers Bank	0.20	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development. A planning application for one dwelling (ref. 06/00057/OUT) has been refused and the subsequent planning appeal dismissed. There has been no relaxation in Green Belt policy which would make the proposal acceptable and the site is therefore considered unsuitable.	123
305	Land adjacent to Malt Kiln Farm, Wrinehill	0.89	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	125
366	Land at Bowhill Lane,	0.57	G	Halmerend	This site is in the Green Belt, where the National Planning Policy	120

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Betley				Framework considers new housing to be inappropriate development.	
272	Land at Podmore Lane, Halmer End	53.35	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	122
7660	Land at rear of High Street, Halmer End	0.51	G	Halmerend	This site is considered to be unsuitable for residential development, as it is a greenfield site in a non-key rural service centre. There is no evidence of its being available.	119
319	Land off Main Road (A531), Wrinehill	0.71	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	124
360	Land off Crackley Lane, Scot Hay	0.64	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	127
182	Land to south west of Chesterton Stadium, Black Bank Road, Chesterton	27.00	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	126
414	Miles Green car park, Miles Green	0.04	B	Halmerend	This site is in use as a car park and is not available.	118
7661	Red Hall Lane / Shralebrook Road, Halmer End	1.84	G	Halmerend	This site is outside the village envelope and there is no evidence of its being available.	121
7662	Ryehills Road (former coal yard), Ryehills	0.17	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	118
7669	Shralebrook Road (disused railway land), Halmer End	0.14	G	Halmerend	This site is outside the village envelope.	121
130	Station Walks, Halmer End	0.34	G	Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	119
117	Bath Road, Parksite	0.97	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	129
353	Land at Haying Wood, Silverdale	21.11	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	129
434	Land at Pepper Street and	9.89	B/G	Keele	This site is in the Green Belt, where the National Planning Policy	129

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Hollywood Road, Keele				Framework considers new housing to be inappropriate development.	
318	Land at Station Drive, Keele	0.30	B	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	130
289	Land East of Barkers Wood (Flagstaff Plantation), Keele	17.39	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	131
332	Land off Pepper Street, Keele	8.01	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	129
290	Land South of Barkers Wood, Keele	27.34	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	132
7673	Land adjacent to Stonehaven, Station Road, Keele	0.32	G	Keele	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	130
7659	Leycett Lane (former railway line, pit head and slag tip), Crackley Gates	1.39	B	Keele / Halmerend	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	128
7674	Appleton Fields (land east of Whitmore Road / Congreaves Lane), Baldwins Gate	3.57	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	139
7675	Bent Lane (Church Farm Buildings), Whitmore	2.29	B	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	140
7670	Land at Gateway Avenue, Baldwins Gate	5.42	G	Loggerheads and Whitmore	This site is not considered to be in a sustainable location for residential development, as it is a greenfield site in a non-key rural service centre.	138
203	Land at Chestnut Road, Loggerheads	0.07	G	Loggerheads and Whitmore	This site provides a pleasant area of green space that enhances the quality of the environment. It is considered that development of the site would be detrimental to the local area.	133
205	Land at Hugo Way, Loggerheads	0.37	G	Loggerheads and Whitmore	This site provides an attractive open space and is considered to be unsuitable for residential development.	134

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
330	Land at Hugo Way/Broom Lea, Loggerheads	1.12	G	Loggerheads and Whitmore	This site is considered to be unsuitable for residential development as it is presently used for allotments and its development would be subject to Local Plan Policy C2.	134
204	Land rear of Fox Hollow, Loggerheads	1.16	G	Loggerheads and Whitmore	This site is considered to be unsuitable for residential development, due to its location and access constraints.	133
372	Land to the North of Gravelly Hill, Ashley Heath	0.34	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	135
354	Maer Hills Plantation, Maer Hills	154.18	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	137
407	Newcastle Road/Birks Drive, (land at), Loggerheads	0.35	G	Loggerheads and Whitmore	This site is considered to be unsuitable for residential development, as it is in an area of low density housing and protected trees which is considered to be unsuitable as an extension to the village envelope.	133
401	Newcastle Road (A53), Loggerheads	0.49	G	Loggerheads and Whitmore	This site is considered undevelopable due to access constraints.	134
374	Site 1 Charnes Road, Ashley	2.20	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	136
375	Site 2 Wesleyan Road, Ashley Heath	0.83	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	135
376	Site 3 Gravelly Hill, Ashley Heath	0.43	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	135
377	Site 4 Gravelly Hill, Ashley Heath	0.52	G	Loggerheads and Whitmore	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	135
7677	Smithy Lane (land north of	1.84	G	Loggerheads	This site is in the Green Belt, where the National Planning Policy	140

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	the Cottage), Whitmore			and Whitmore	Framework considers new housing to be inappropriate development.	
317	Bar Hill, Madeley	0.74	G	Madeley	This site is considered to be unsuitable for residential development, as its development would harm the character and appearance of the surrounding open countryside.	141
352	Brook House Farm, Madeley	46.58	G	Madeley	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	143
198	Car Park opp. All Saints Church, Vicarage Lane, Madeley	0.10	B	Madeley	This site is considered to be unsuitable for residential development, as it serves the All Saints Church and is subject to a restrictive covenant preserving it as a car park.	141
120	Heath Row, Madeley Heath	0.92	G	Madeley	This site provides a key area of green space within the village envelope and it is considered preferable for this to be retained.	146
348	Land adjacent to proposed Madeley Extra Care development, Madeley	0.90	G	Madeley	This site is subject to Local Plan policy C20, which refers to land allocated for community use. Much of the site area has either been developed recently or is currently in use as allotments.	144
197	Land around All Saints Church, Vicarage Lane, Madeley	0.36	G	Madeley	This site is considered to be unsuitable for residential development, as it contains a large cemetery and is adjacent to a church.	142
196	Land around Madeley Pool, Poolside, Madeley	1.23	G	Madeley	This site is considered to be unsuitable for residential development, due to its contribution to the character of the village.	142
201	Land around small pond at New Road, Madeley	0.16	G	Madeley	This site provides an attractive open space and is considered to be unsuitable for residential development.	145
72	Land at Heath Row, Madeley Heath	0.38	G	Madeley	This site is considered to be unsuitable for residential development, due to access constraints, the proximity of adjacent properties, and its current high amenity value. The garage courts are well maintained, and development would be subject to Local Plan Policy H4.	146
193	Land at Hillwood Road, Madeley Heath	0.21	G	Madeley	This site is considered to be unsuitable for residential development, as it is a greenfield site in a non-key rural service centre.	146
194	Land at Hillwood Road, Madeley Heath	0.26	G	Madeley	This site is considered to be unsuitable for residential development, as it is a greenfield site in a non-key rural service centre.	146
195	Land at Hillwood Road,	0.08	G	Madeley	This site is considered to be unsuitable for residential development, as it	146

Newcastle-under-Lyme Borough Council
Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Rural Area						
SHLAA Ref	Site Name / Address	Site Area (ha)	Brownfield / Greenfield	Ward	Comments on Suitability, Availability, Achievability and Constraints	Page no. for map
	Madeley Heath				is a greenfield site in a non-key rural service centre.	
435	Land at Manor Park Farm, Madeley	0.62	G	Madeley	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	145
367	Land North East of Hillwood Road, Cygnet Close, Madeley Heath	9.77	G	Madeley	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	147
199	Land off Newcastle Road (North), Madeley	1.46	G	Madeley	This site is considered to be unsuitable for residential development, as it functions as an important neighbourhood facility providing open paths and an attractive green corridor.	145
315	Land off Station Road, Madeley	14.68	G	Madeley	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	141
200	Land rear of Thornhill Drive, Madeley	0.74	G	Madeley	This site is considered to be unsuitable for residential development, due to its rural setting and adverse topography.	145
71	Laverock Grove (garage site at), Madeley	0.13	B	Madeley	This site is no longer available.	142
7658	Scot Hay Cricket Club, Leycett Road, Scot Hay	1.32	G	Madeley	This site is in the Green Belt, where the National Planning Policy Framework considers new housing to be inappropriate development.	148

Appendix 5

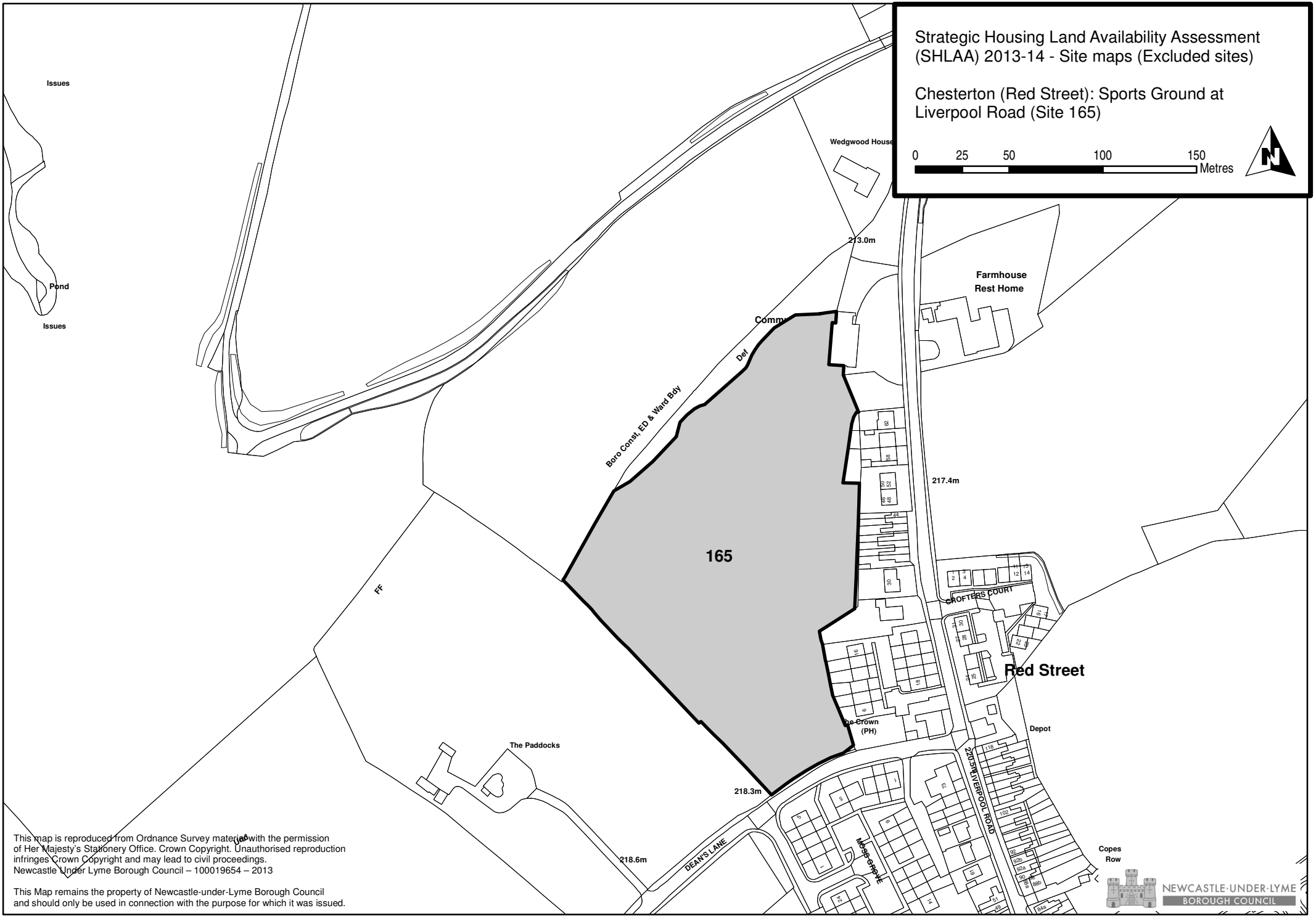
Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Site Maps (Excluded Sites)



Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton (Red Street): Sports Ground at Liverpool Road (Site 165)



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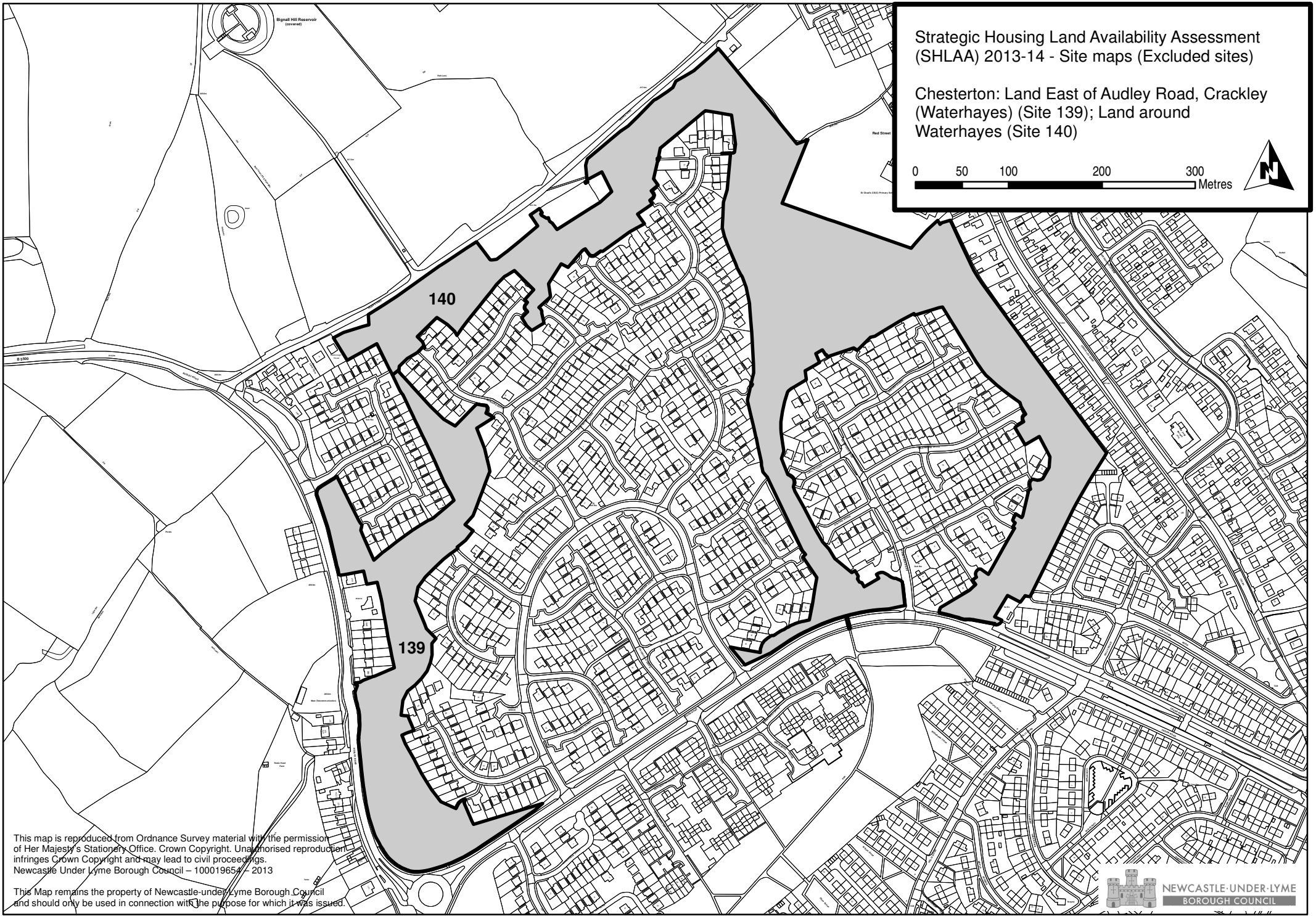


NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton: Land East of Audley Road, Crackley
(Waterhayes) (Site 139); Land around
Waterhayes (Site 140)

0 50 100 200 300 Metres



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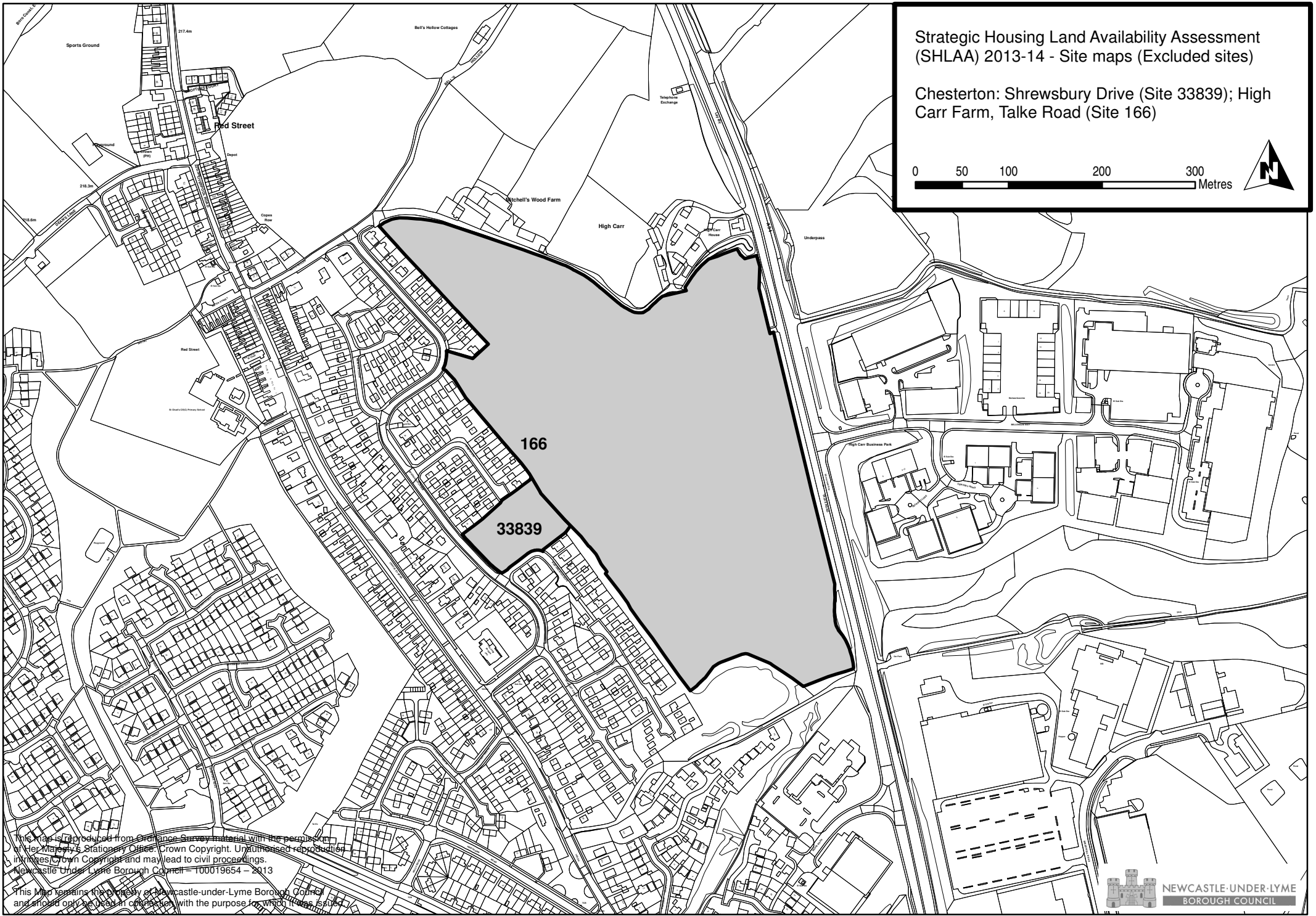
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NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton: Shrewsbury Drive (Site 33839); High
Carr Farm, Talke Road (Site 166)



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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton: Land South of Cedar Road,
Crackley (Waterhayes) (Site 138); Crackley Bank
(Site 99); Lion Grove (land at) (Site 220); Crackley
Bank (Site 100); London Road (25) (Site 176)

0 50 100 200 300
Metres



138

100

99

220

176

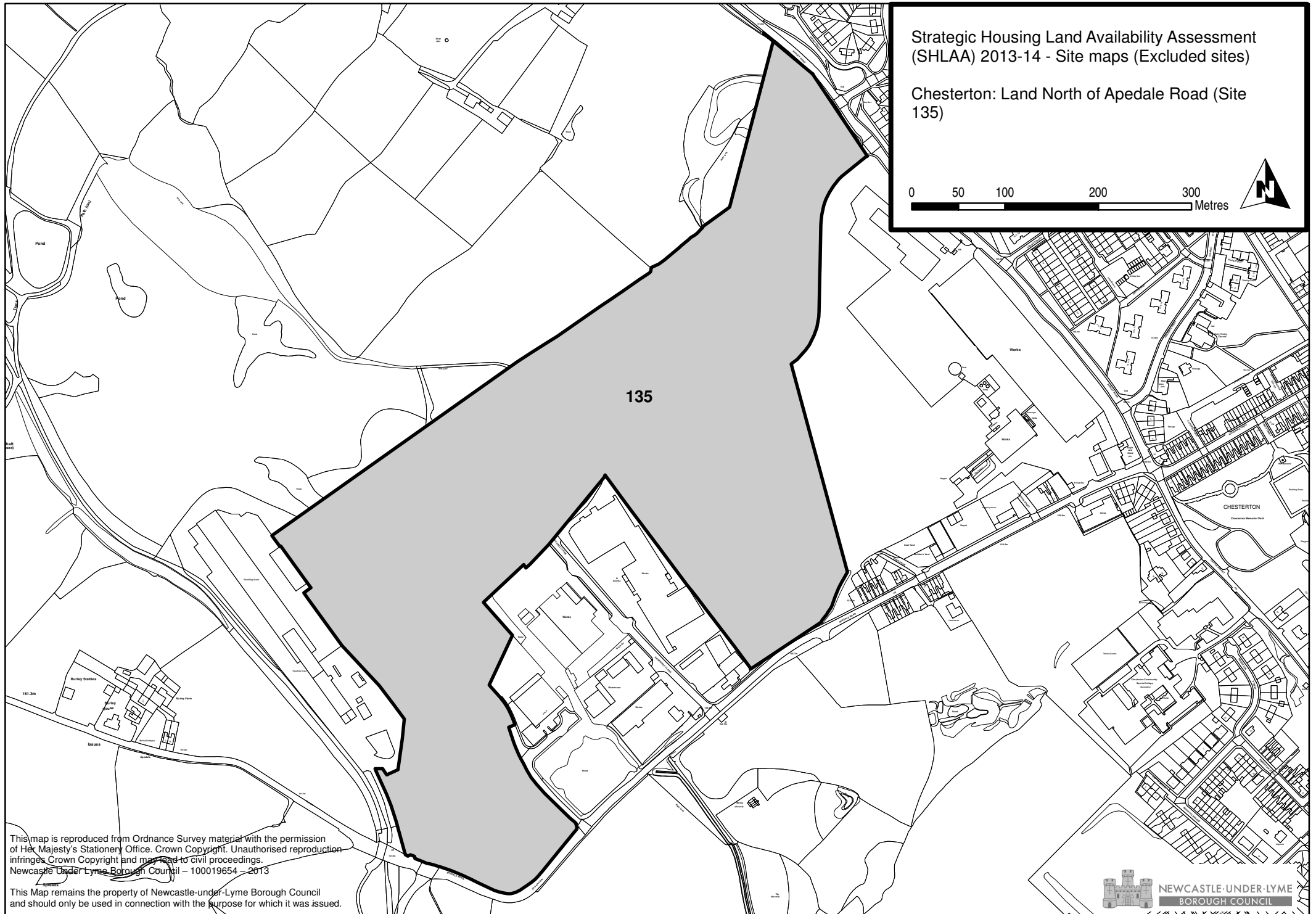
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton: Land North of Apedale Road (Site
135)

0 50 100 200 300 Metres

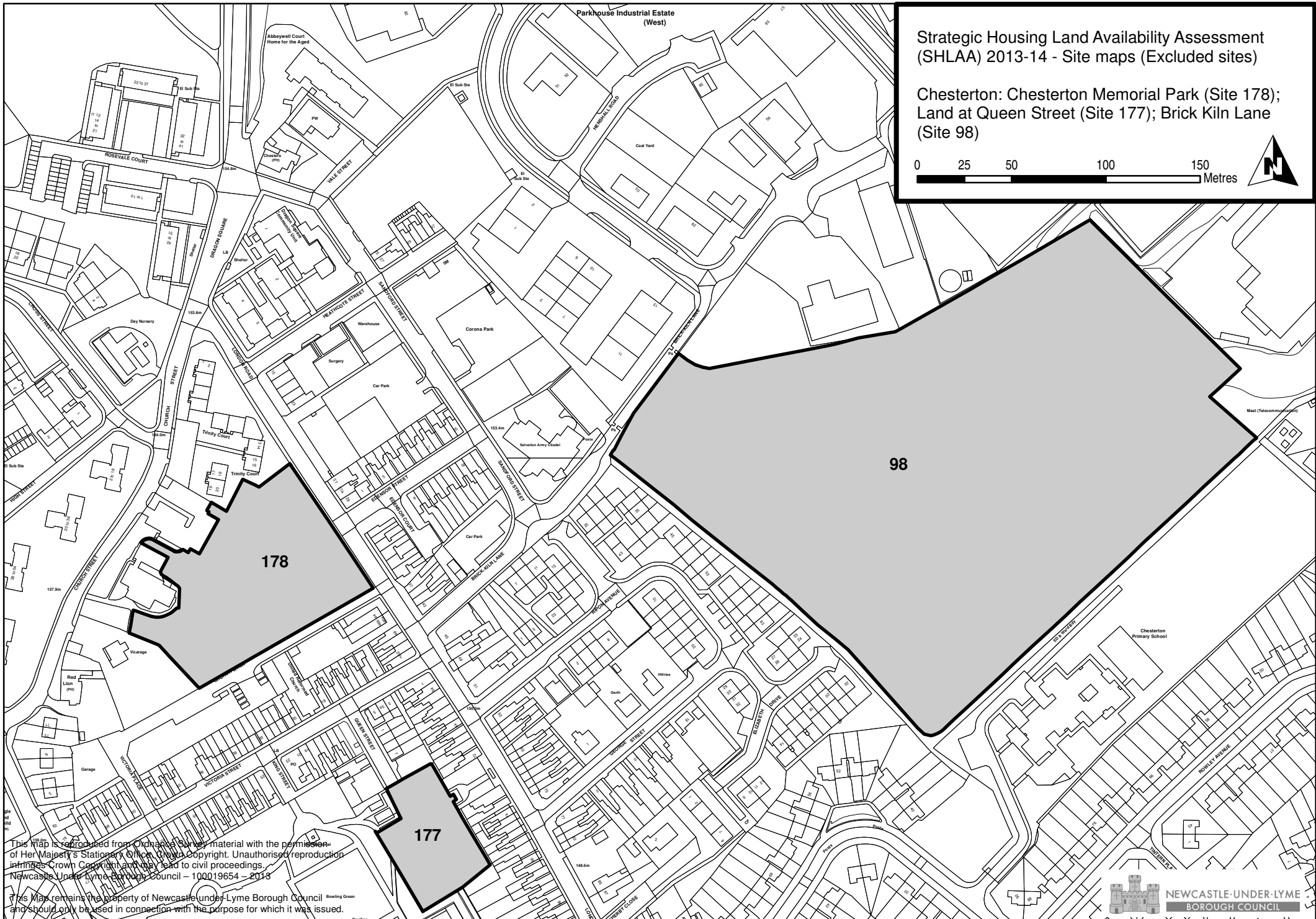


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Chesterton: Chesterton Memorial Park (Site 178); Land at Queen Street (Site 177); Brick Kiln Lane (Site 98)



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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Golf Course Walks, A34, Dimsdale
(Site 274)



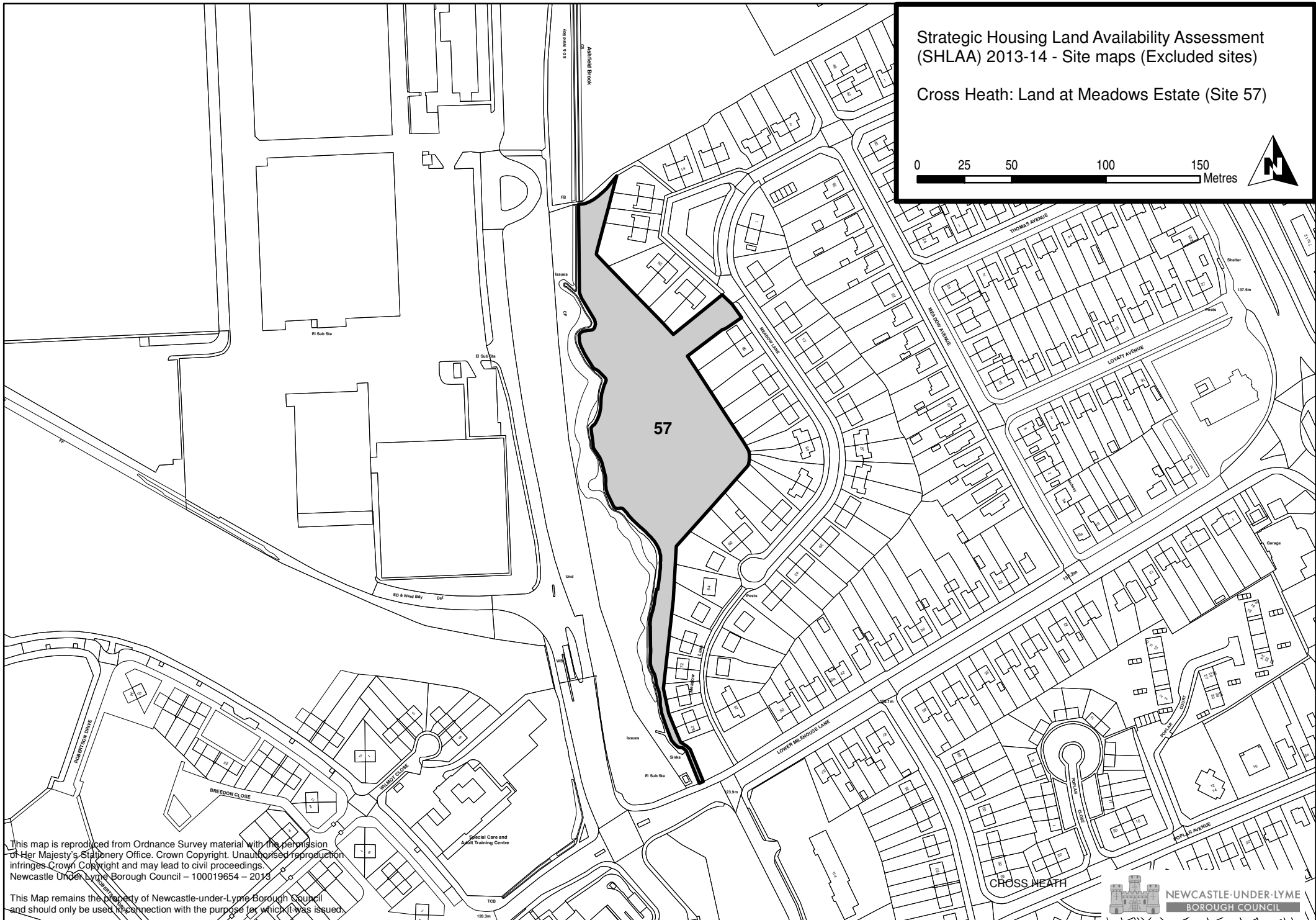
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Land at Meadows Estate (Site 57)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Quinton Grove, Dimsdale (Site 79)

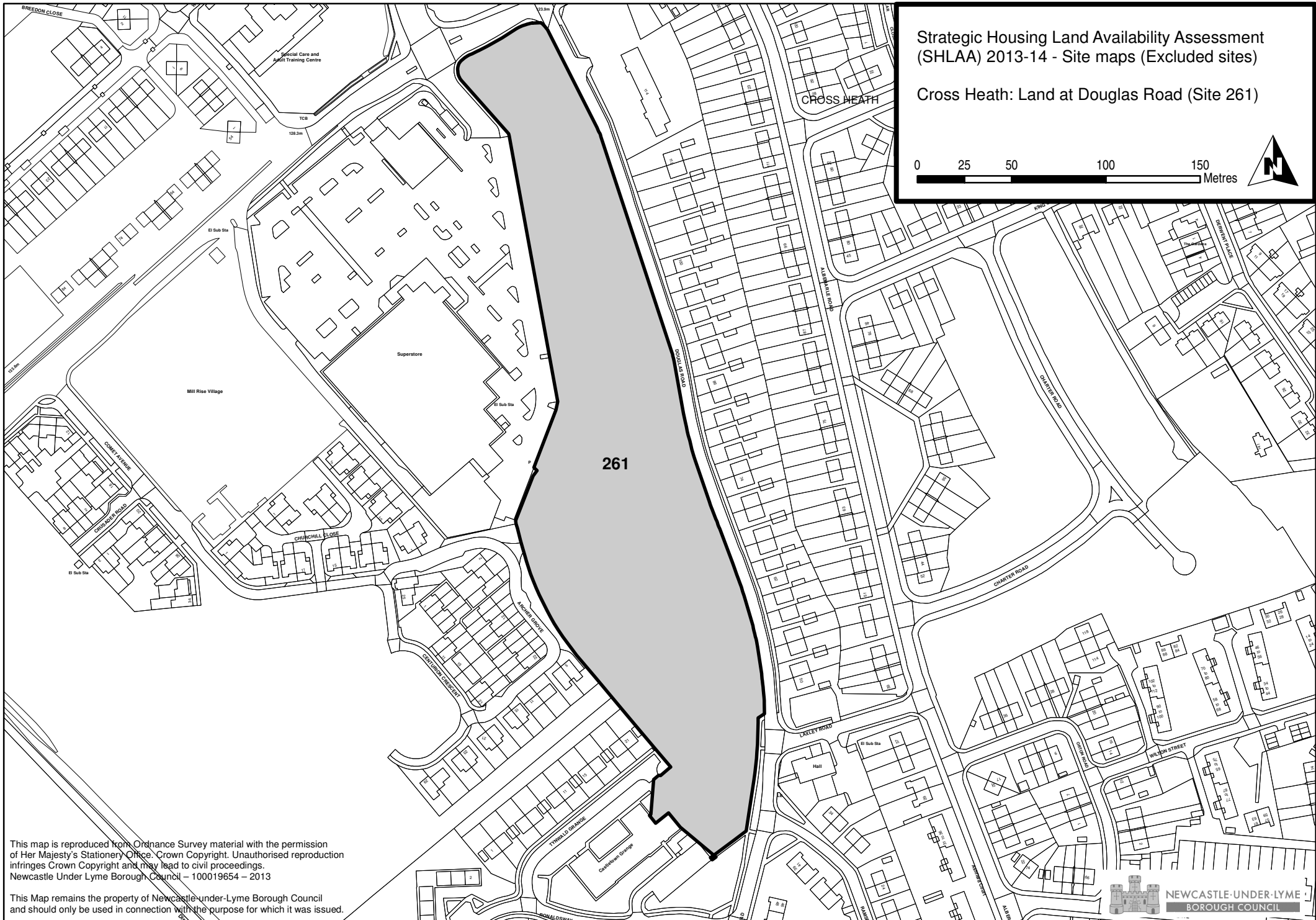
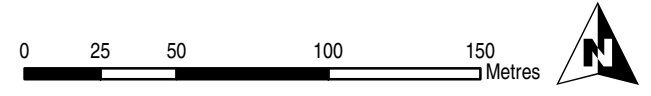


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Land at Douglas Road (Site 261)



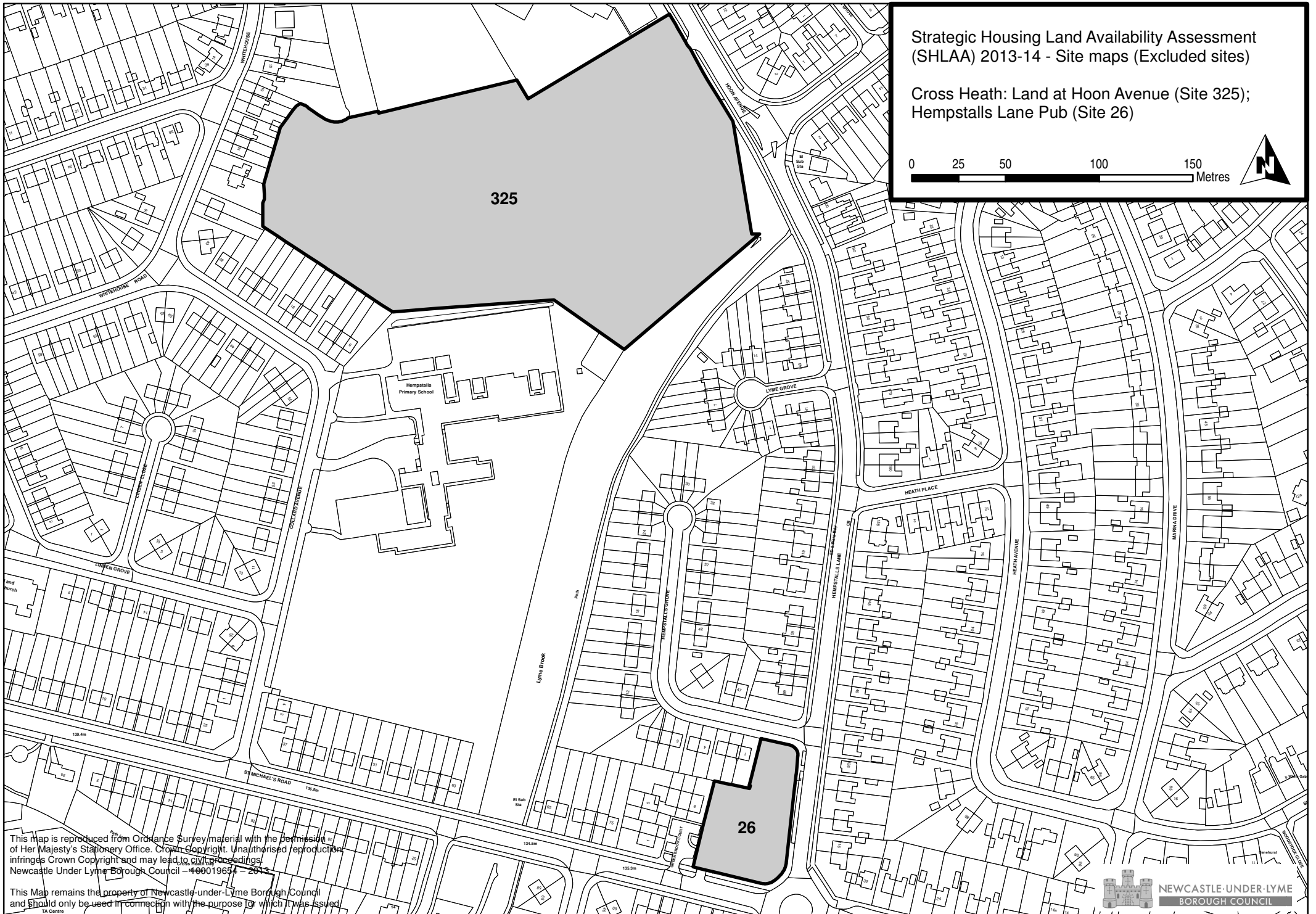
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Land at Hoon Avenue (Site 325);
Hempstalls Lane Pub (Site 26)



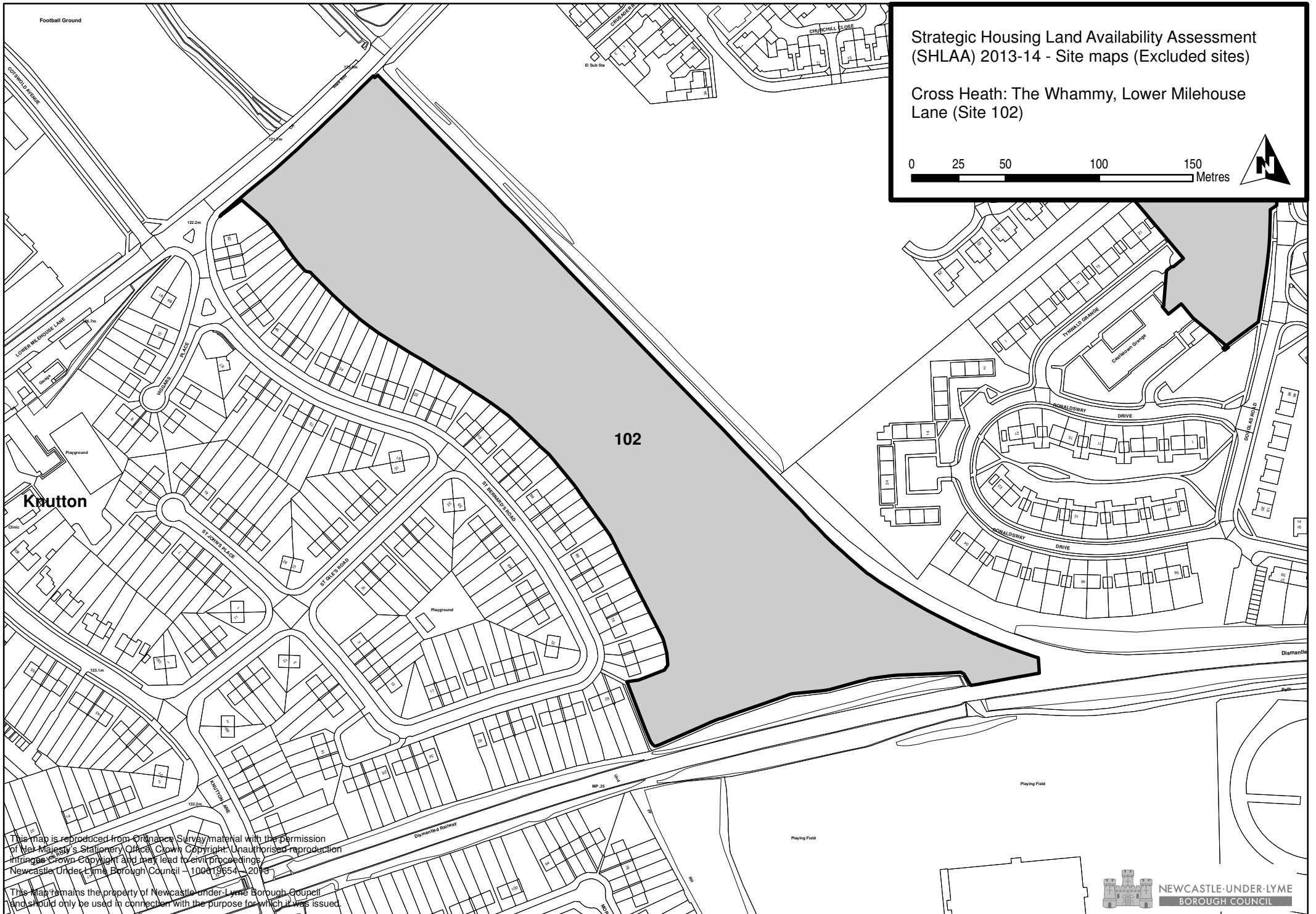
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: The Whammy, Lower Milehouse Lane (Site 102)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Cross Heath: Albany Road, Croft Road (Site 106);
Industrial units at Brampton Sidings (Site 251)



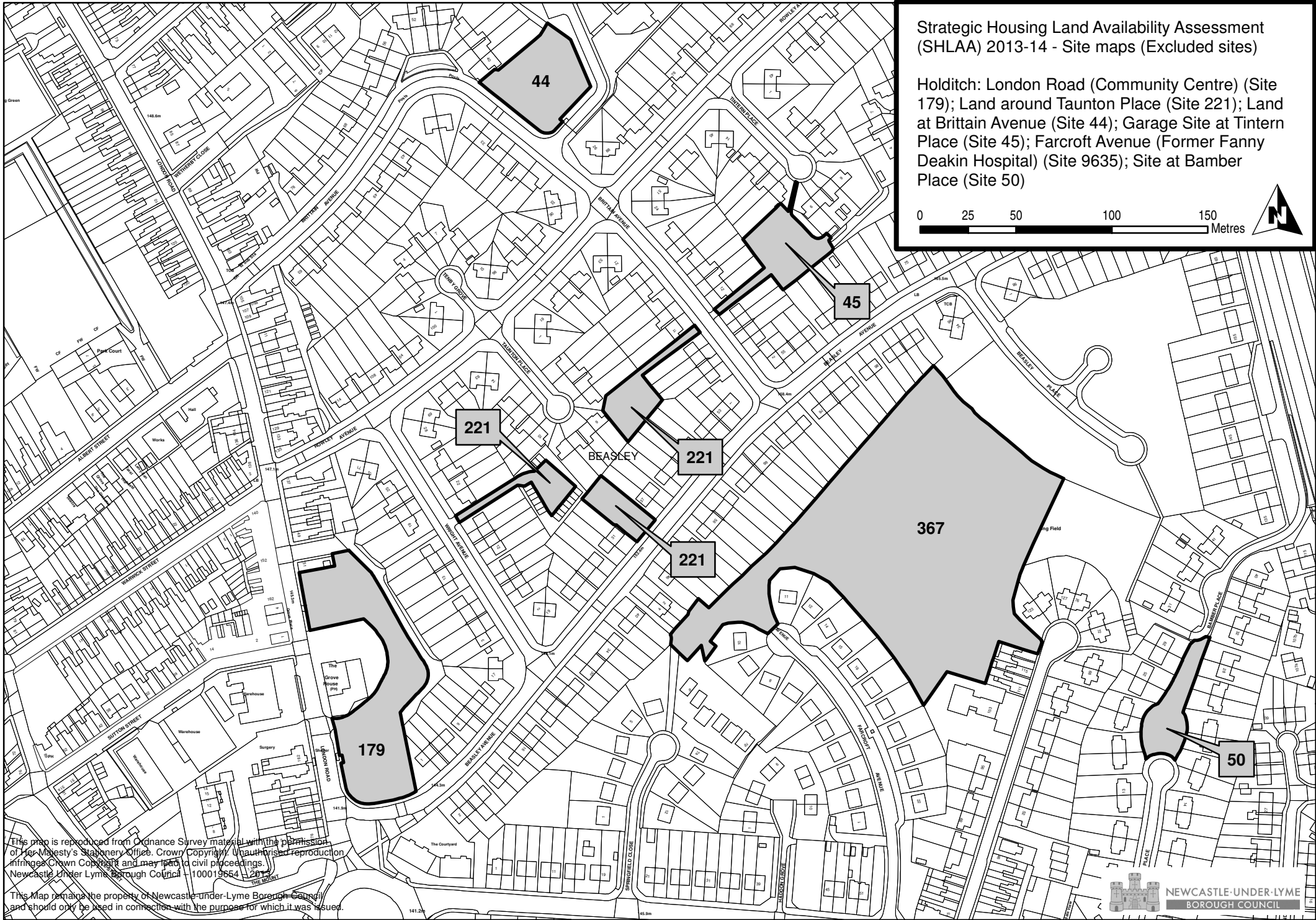
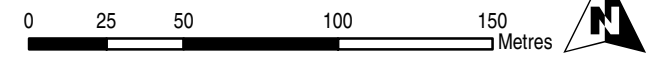
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: London Road (Community Centre) (Site 179); Land around Taunton Place (Site 221); Land at Brittain Avenue (Site 44); Garage Site at Tintern Place (Site 45); Farcroft Avenue (Former Fanny Deakin Hospital) (Site 9635); Site at Bamber Place (Site 50)



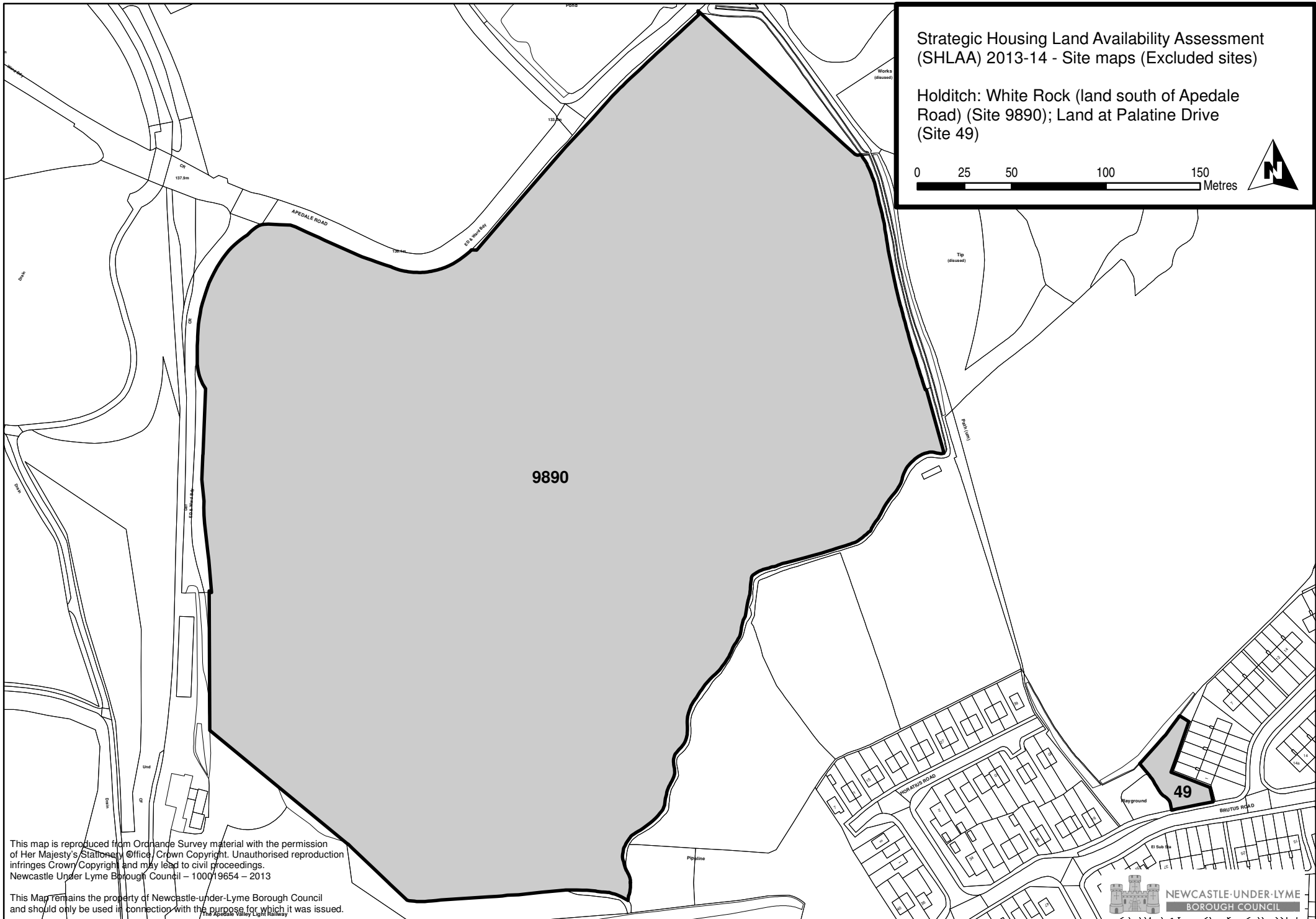
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: White Rock (land south of Apedale Road) (Site 9890); Land at Palatine Drive (Site 49)



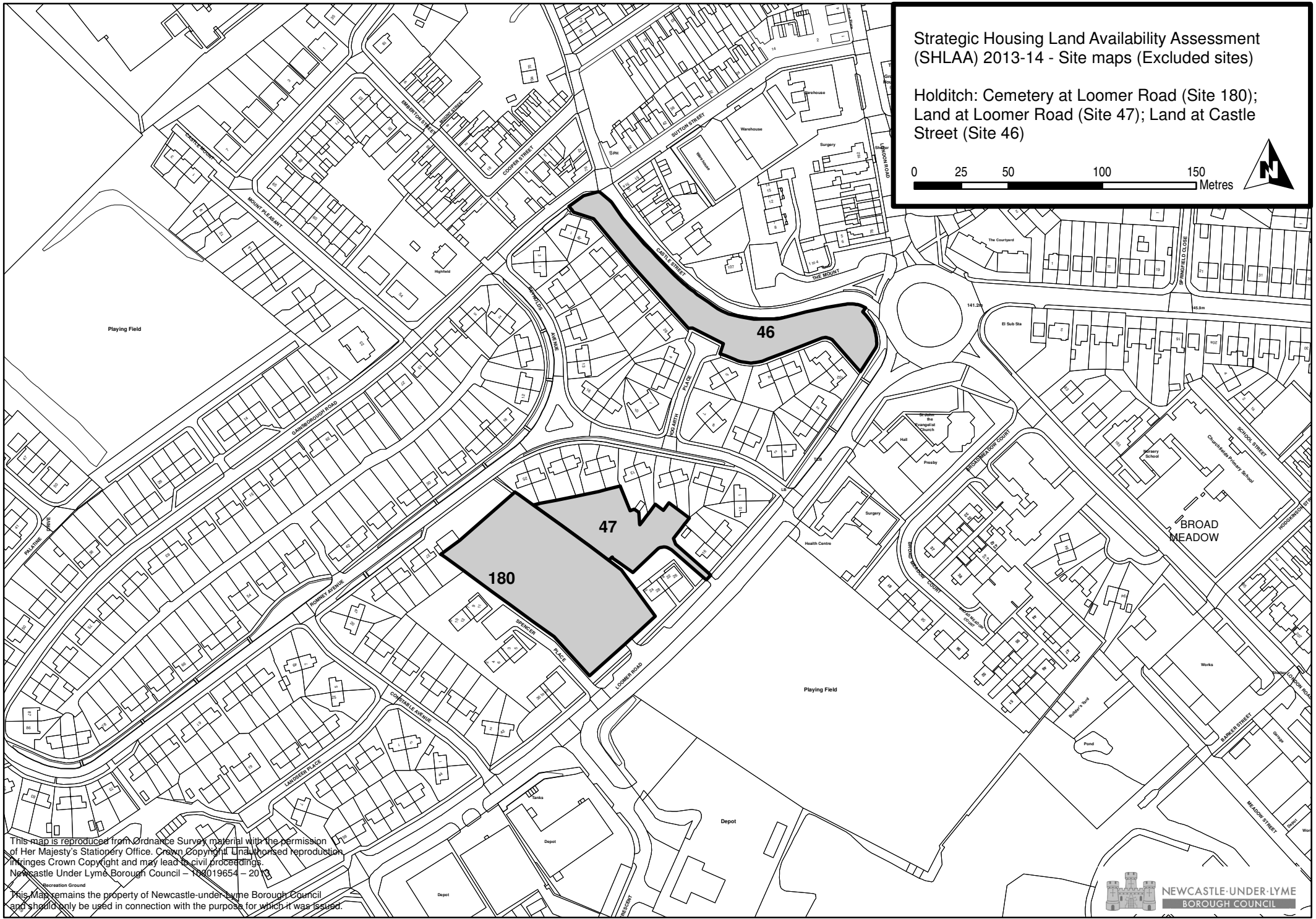
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Cemetery at Loomer Road (Site 180);
Land at Loomer Road (Site 47); Land at Castle Street (Site 46)

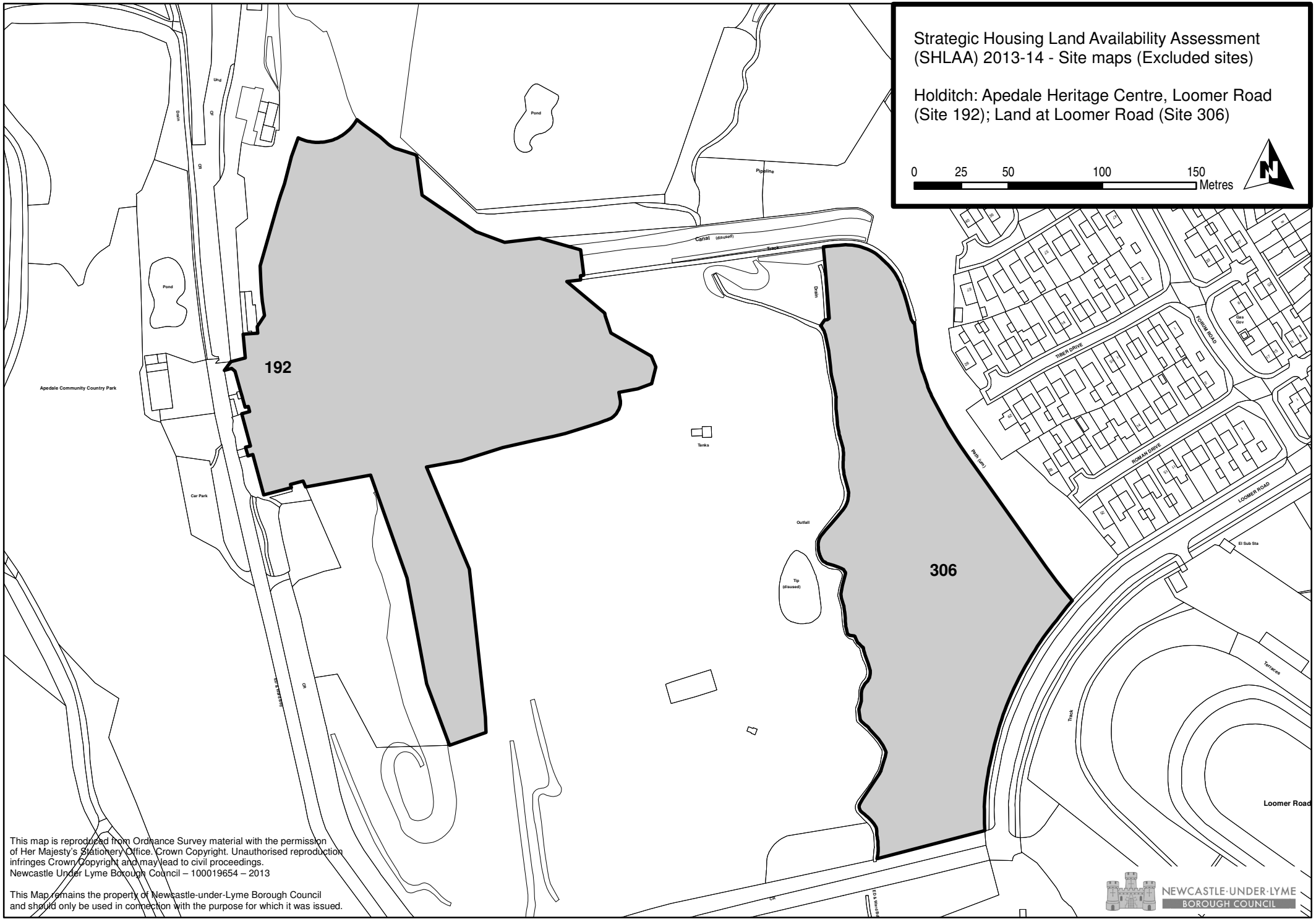


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Apedale Heritage Centre, Loomer Road (Site 192); Land at Loomer Road (Site 306)



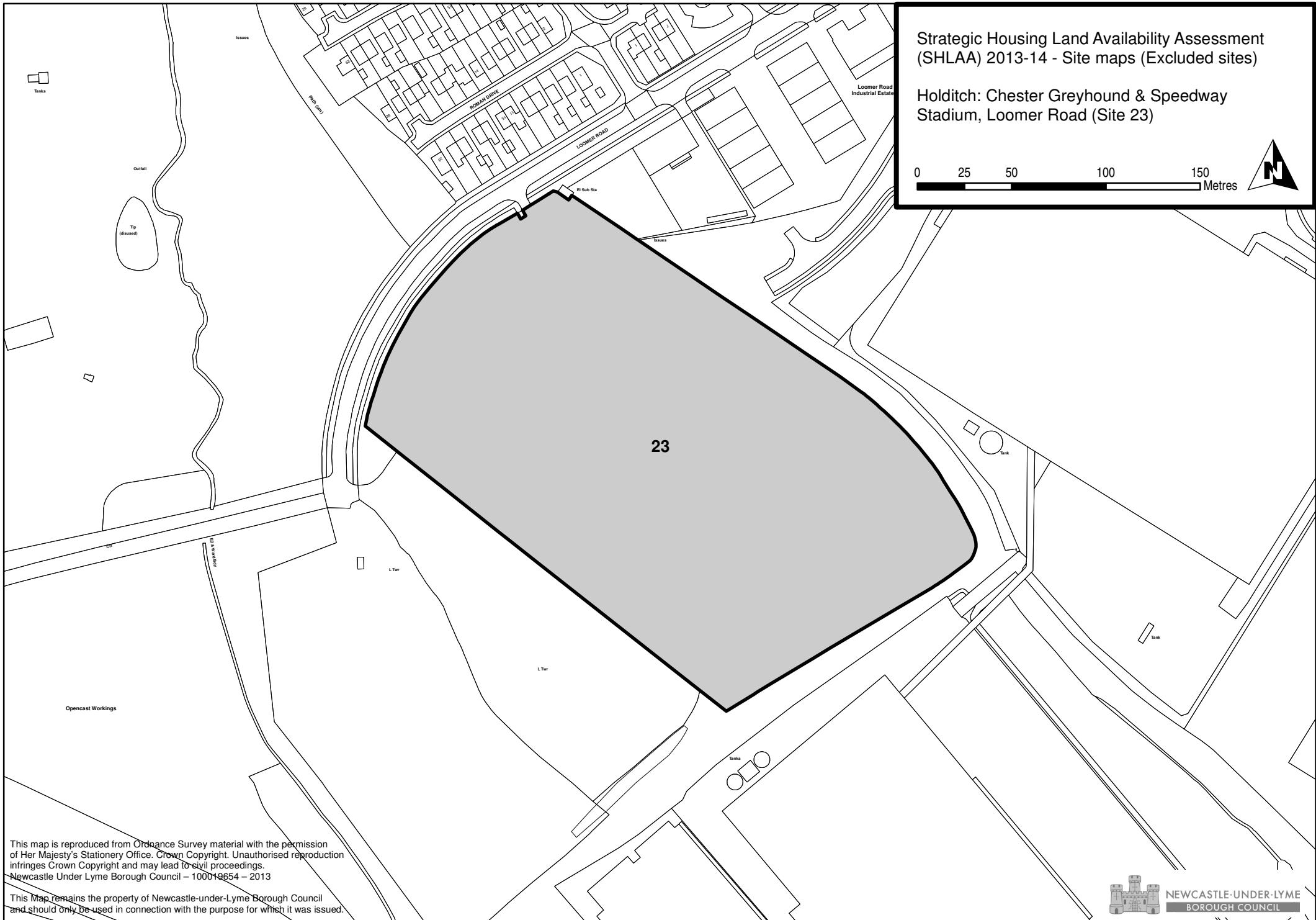
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Chester Greyhound & Speedway
Stadium, Loomer Road (Site 23)

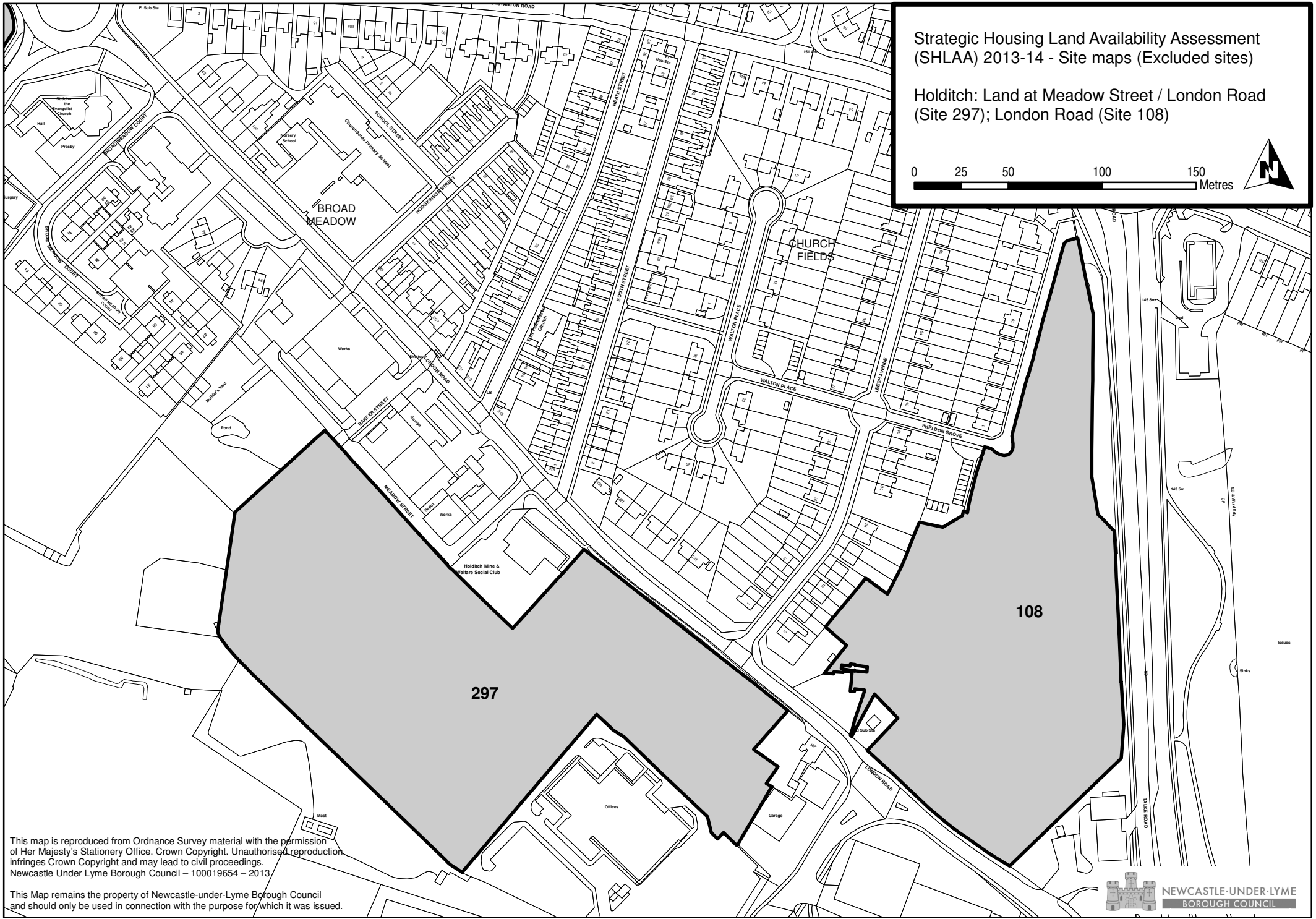


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Land at Meadow Street / London Road (Site 297); London Road (Site 108)



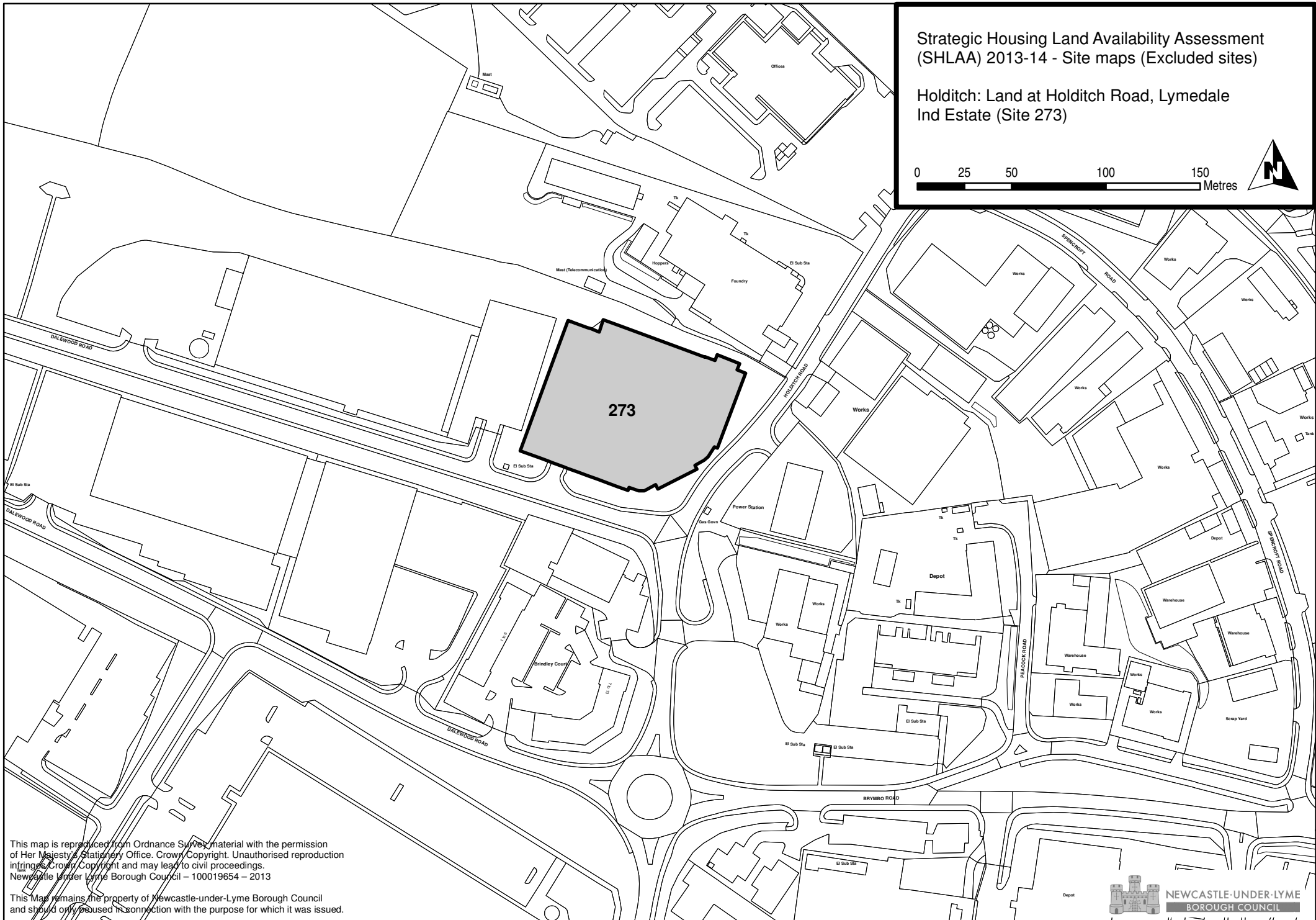
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Land at Holditch Road, Lymedale
Ind Estate (Site 273)



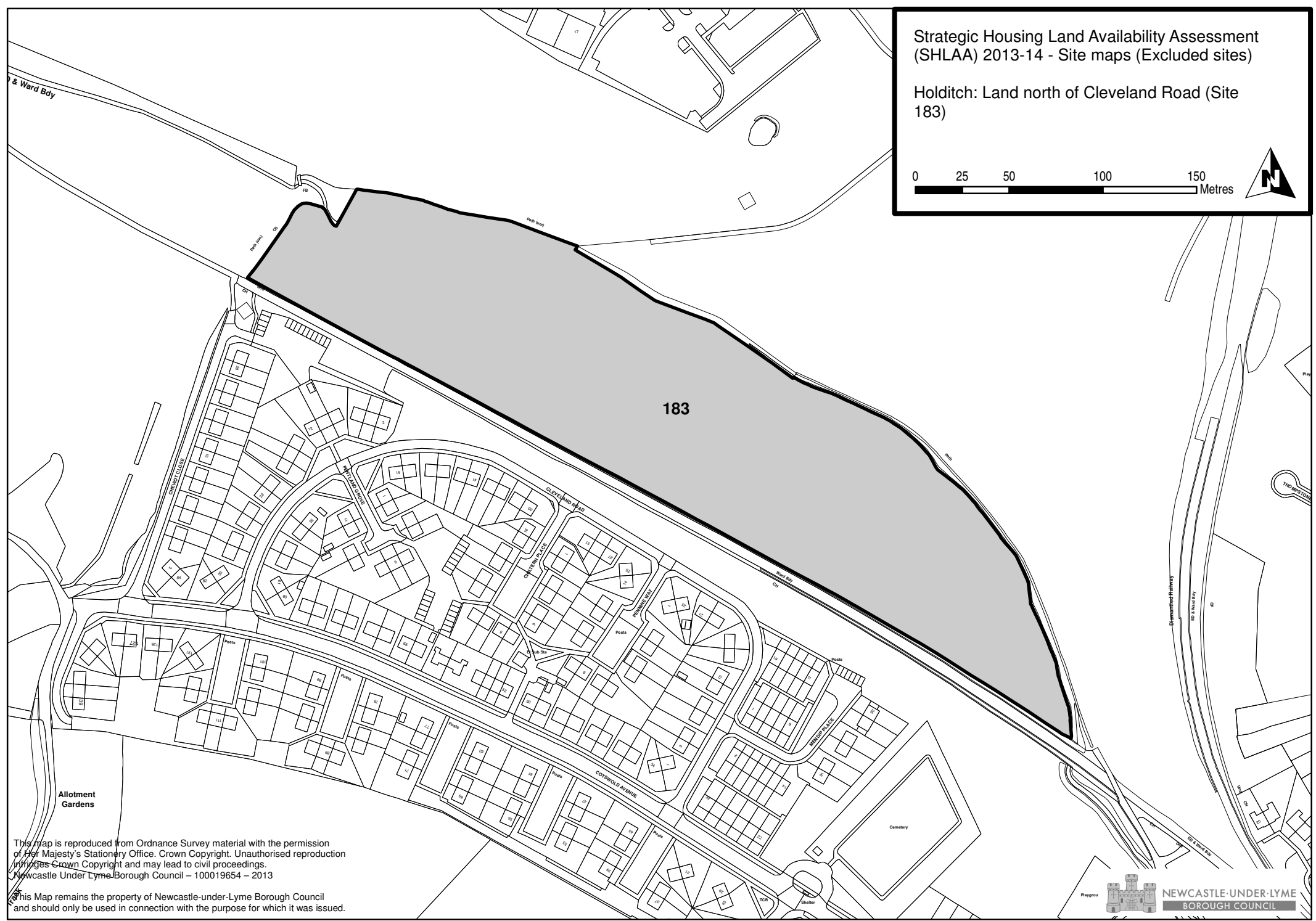
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Holditch: Land north of Cleveland Road (Site 183)



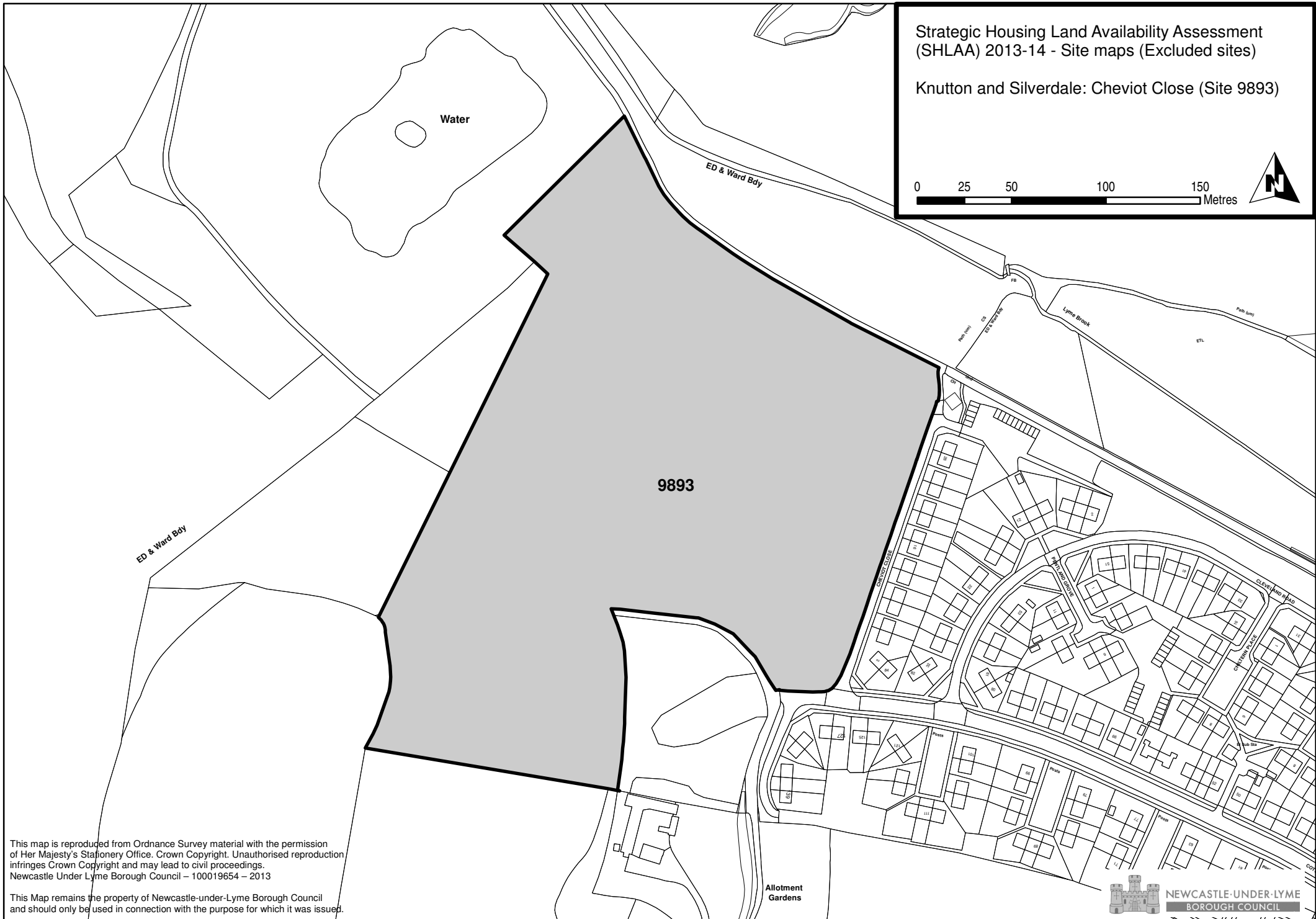
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Cheviot Close (Site 9893)



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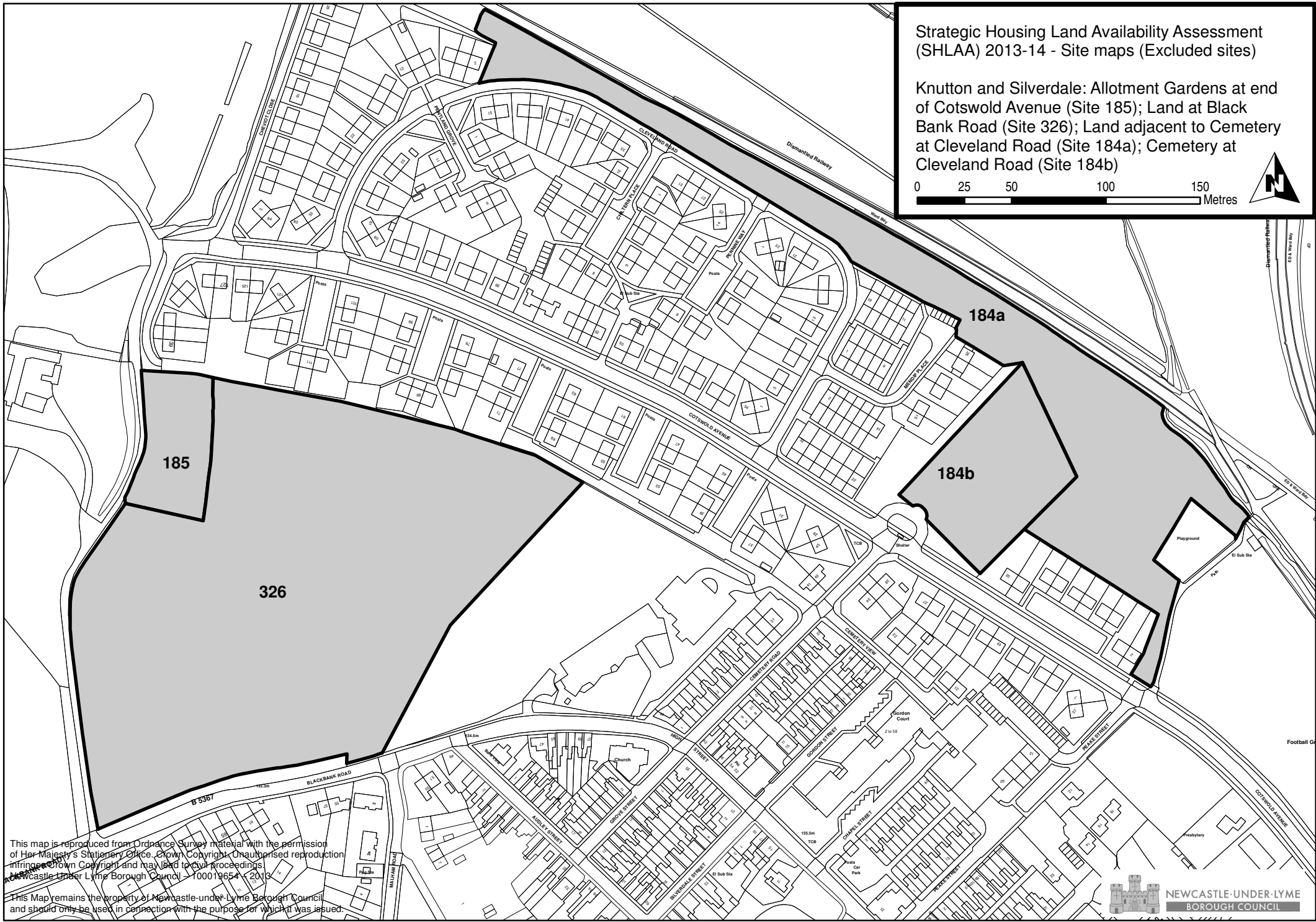
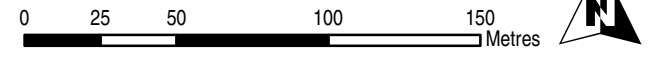
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Allotment Gardens at end of Cotswold Avenue (Site 185); Land at Black Bank Road (Site 326); Land adjacent to Cemetery at Cleveland Road (Site 184a); Cemetery at Cleveland Road (Site 184b)



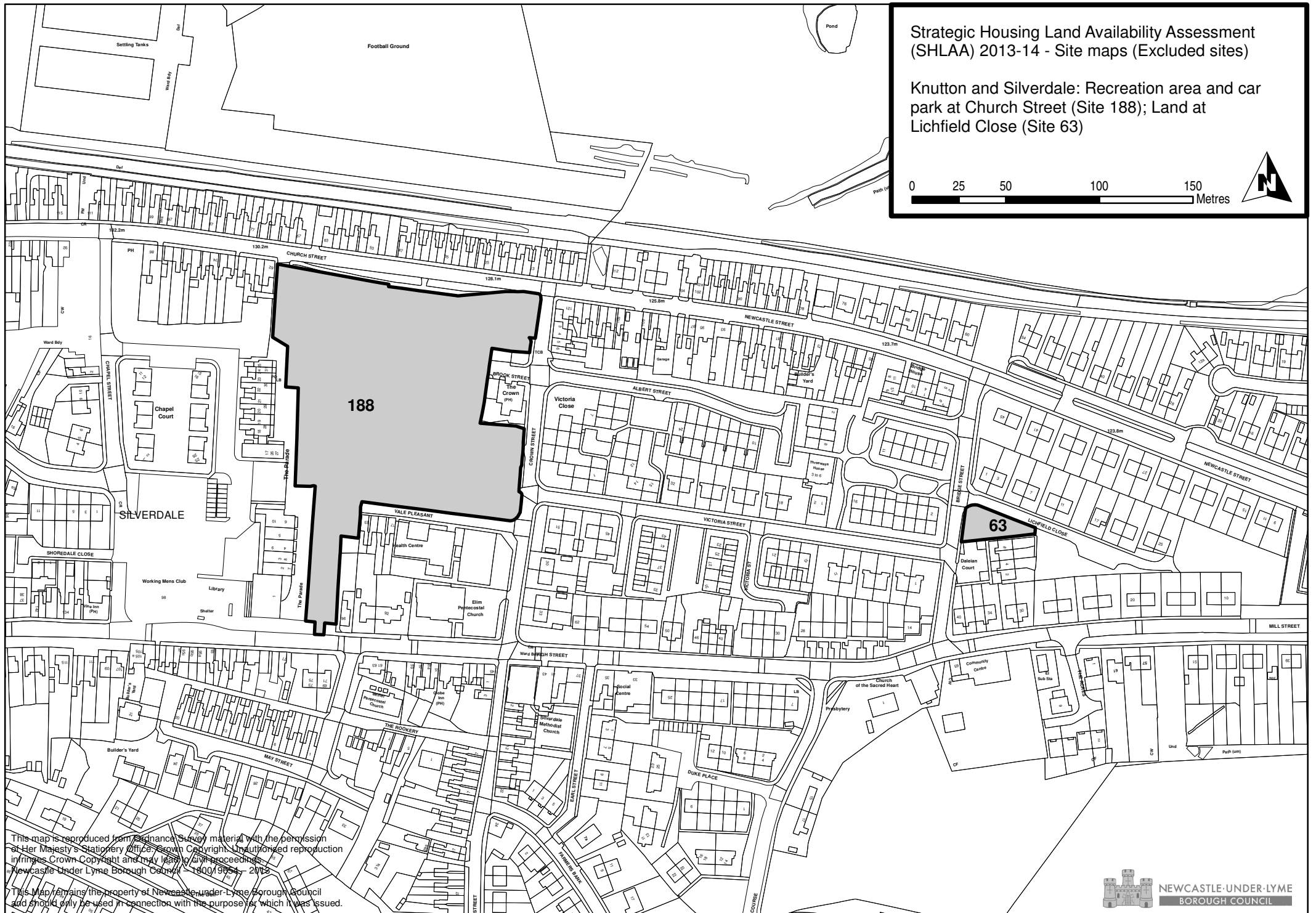
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Recreation area and car park at Church Street (Site 188); Land at Lichfield Close (Site 63)



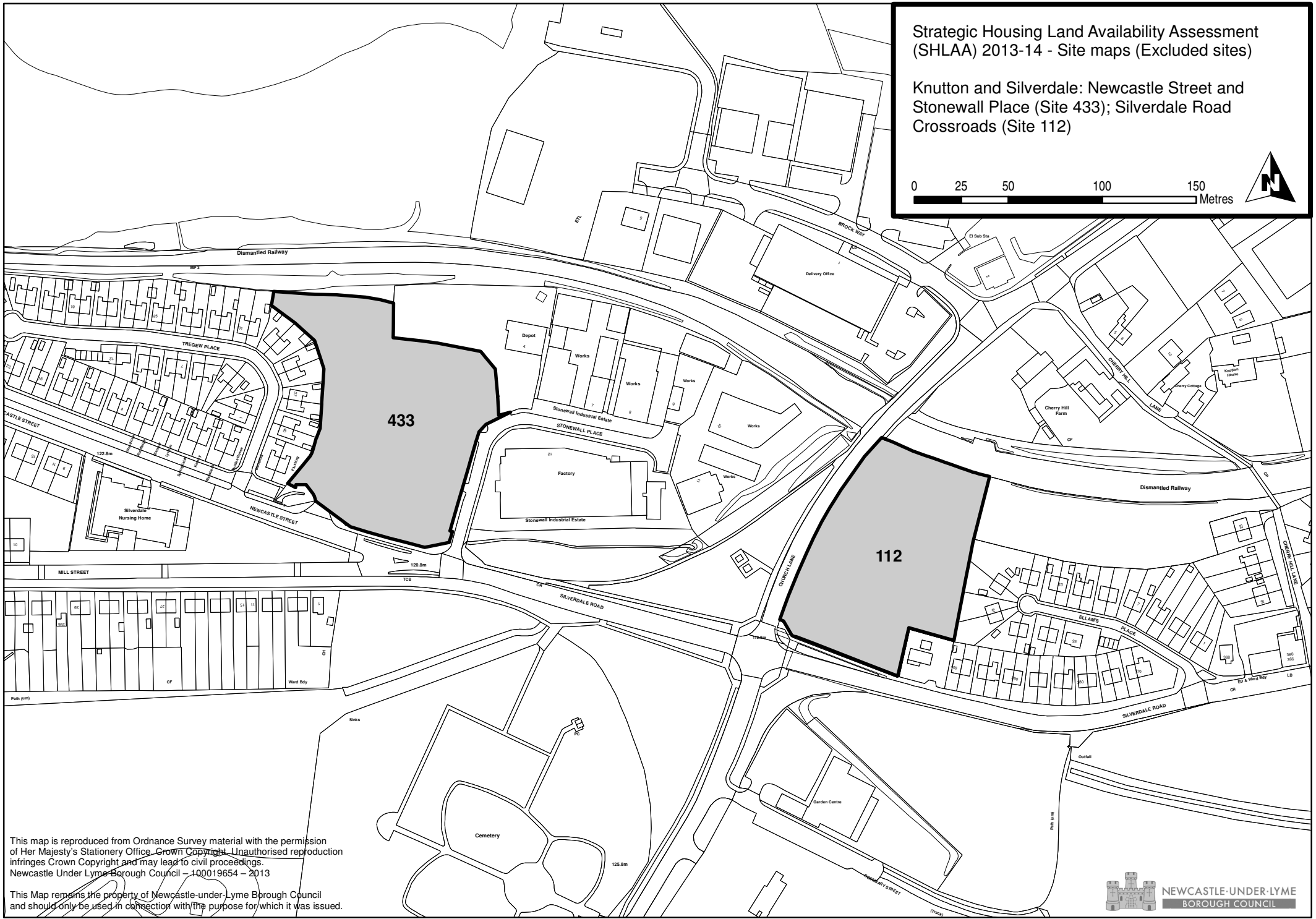
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Newcastle Street and Stonewall Place (Site 433); Silverdale Road Crossroads (Site 112)



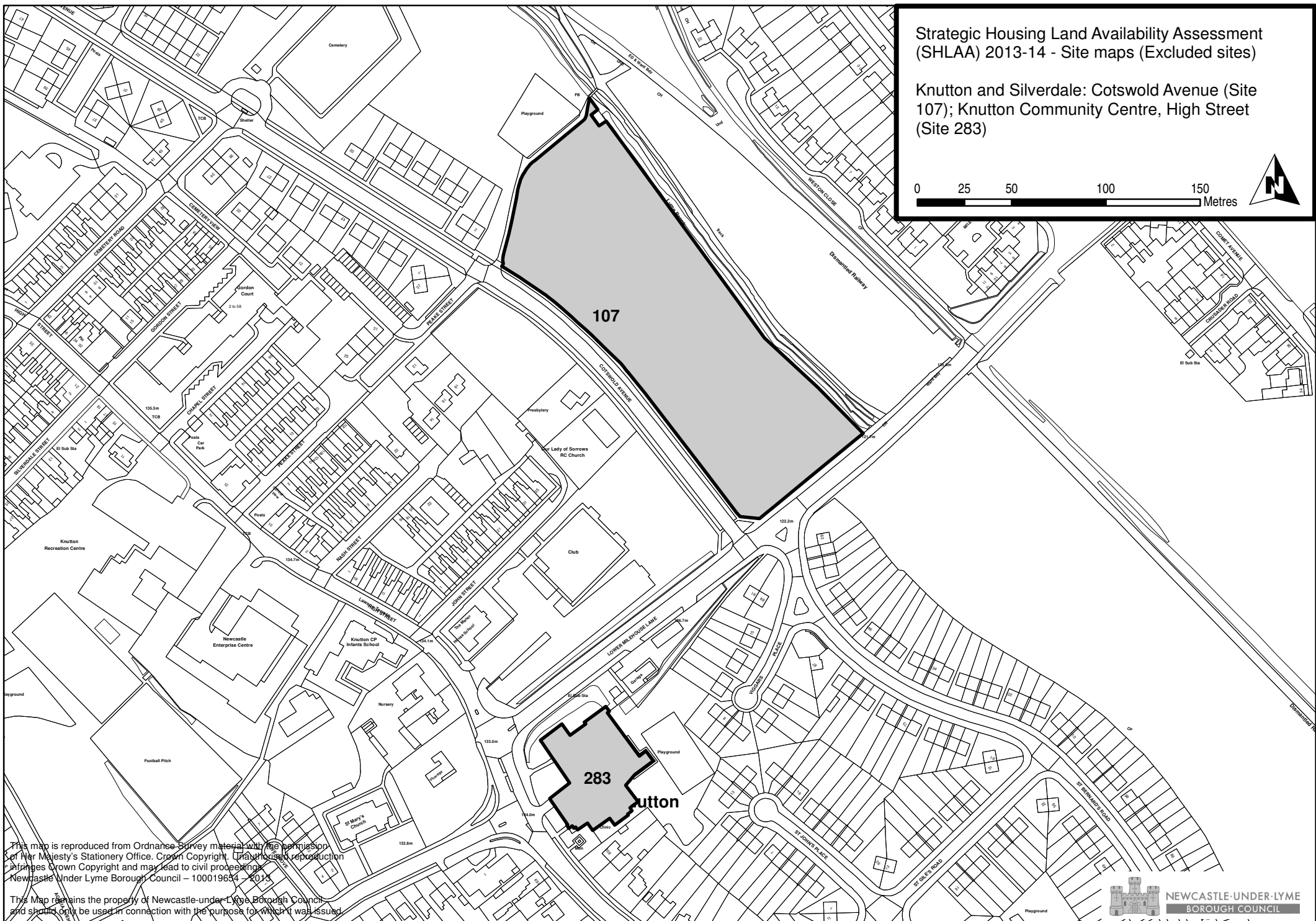
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Cotswold Avenue (Site 107); Knutton Community Centre, High Street (Site 283)



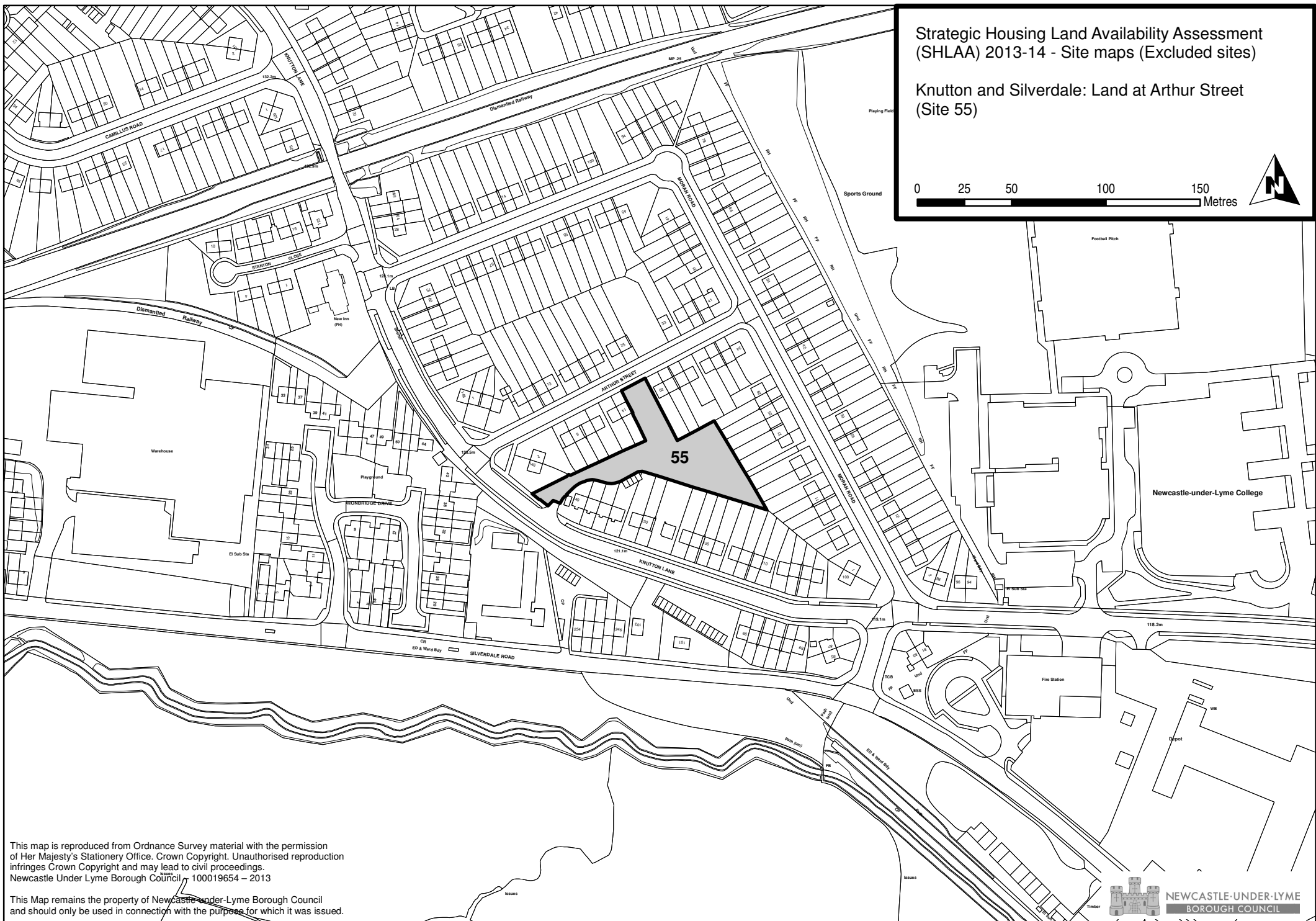
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Knutton and Silverdale: Land at Arthur Street (Site 55)



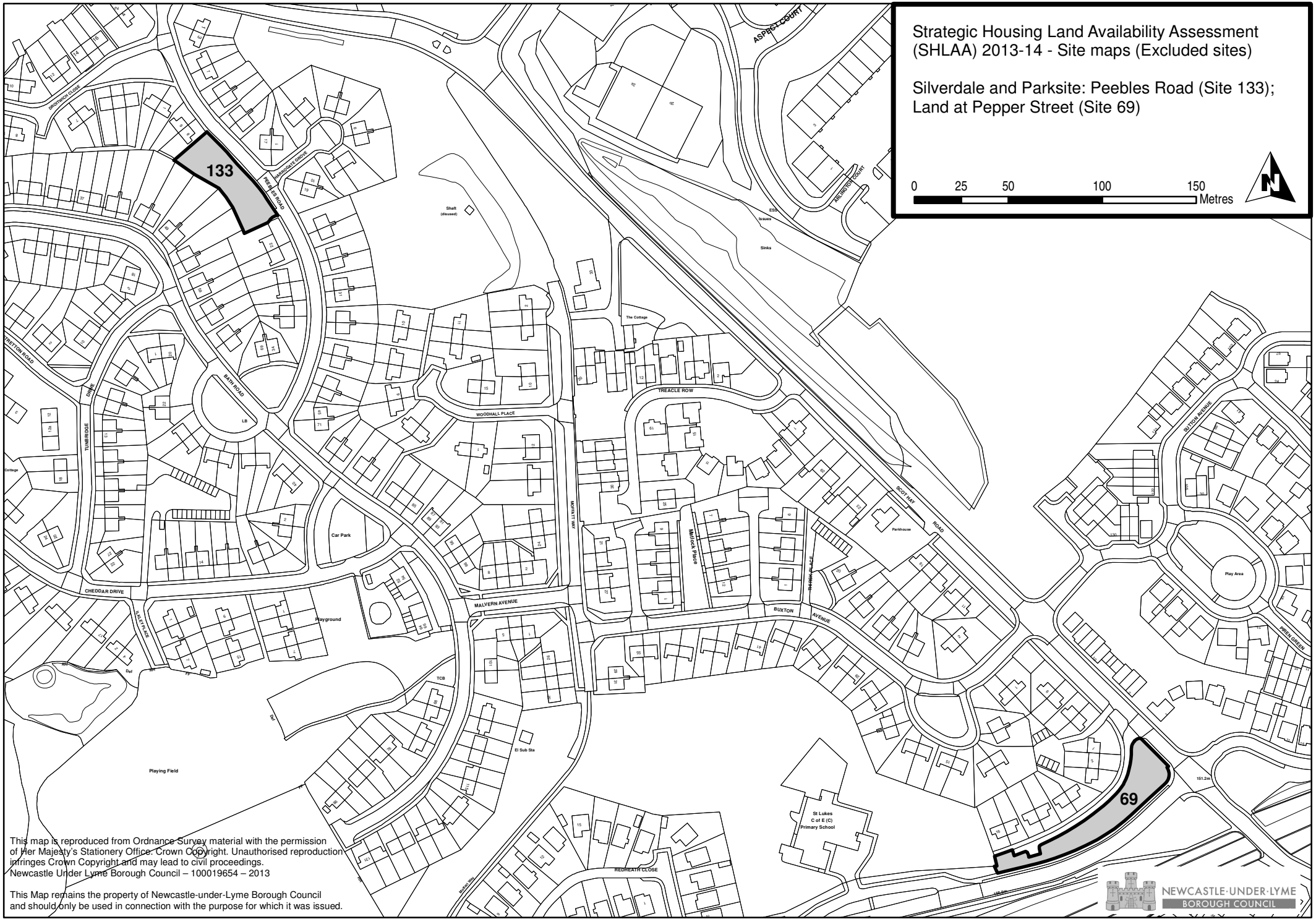
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Peebles Road (Site 133);
Land at Pepper Street (Site 69)



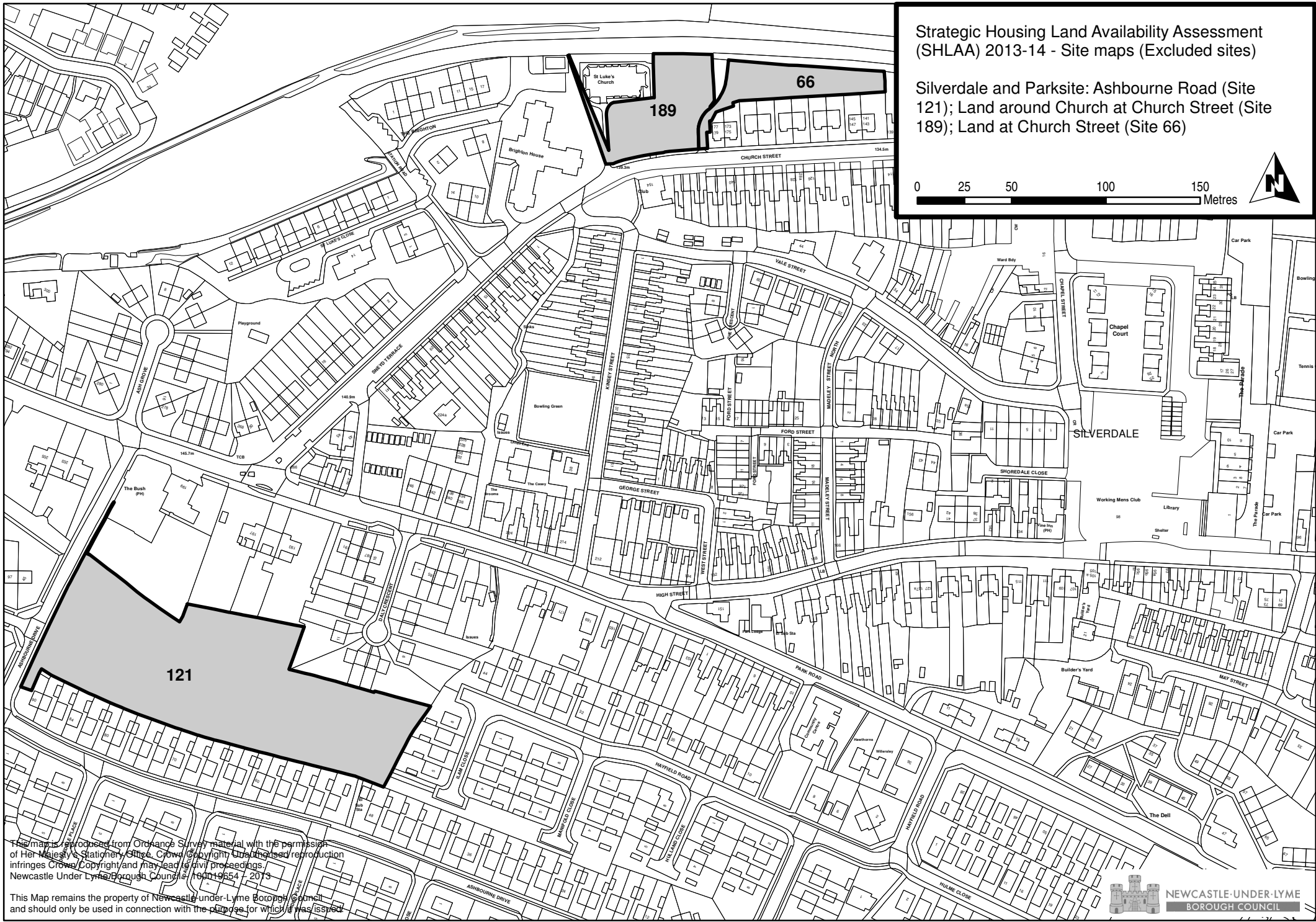
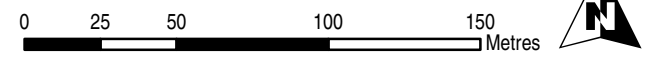
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Ashbourne Road (Site 121); Land around Church at Church Street (Site 189); Land at Church Street (Site 66)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

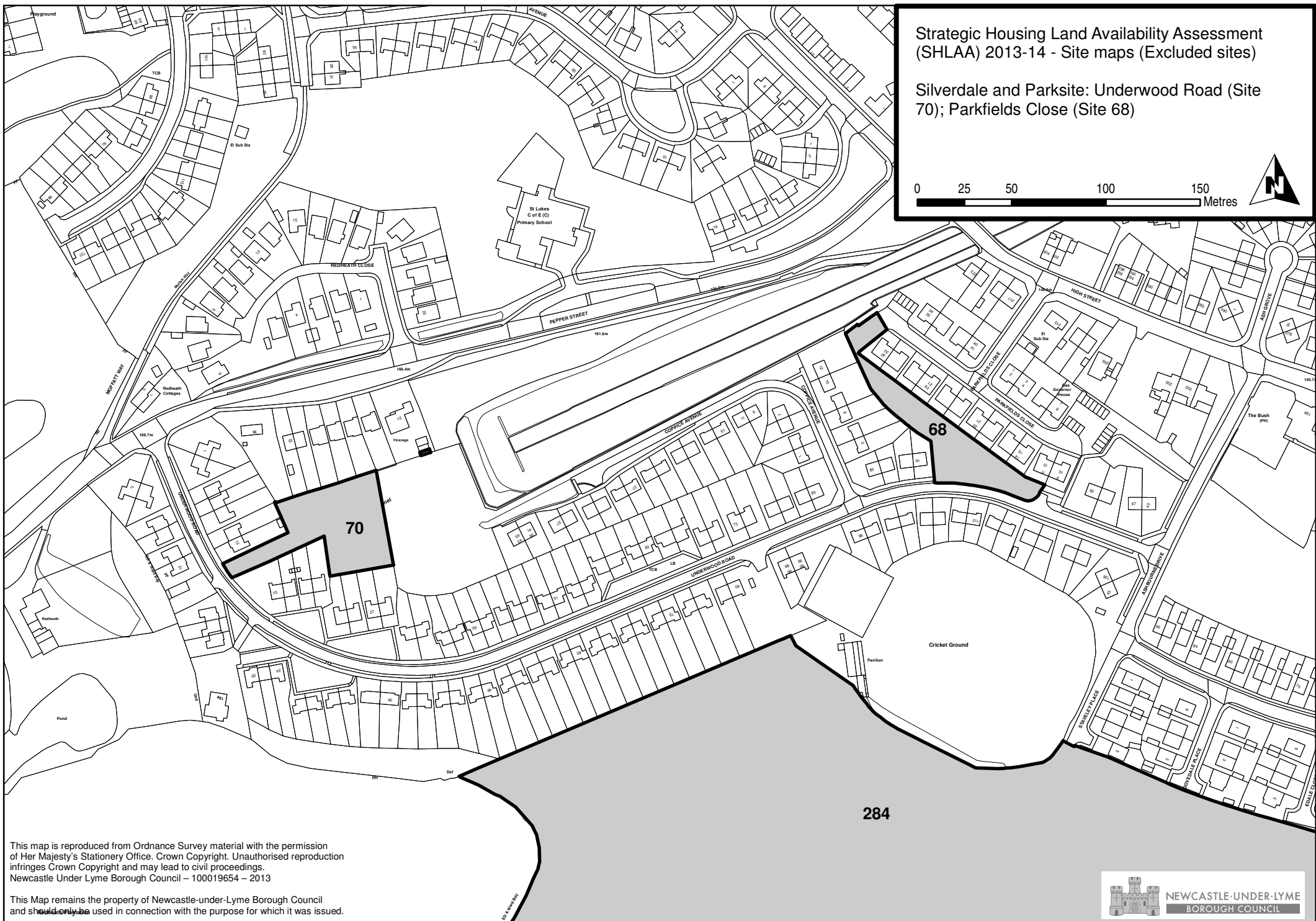
Silverdale and Parkside: Land at Racecourse (Site 64); Allotment Gardens and Land at Racecourse (Site 187); Church & Cemetery at Cemetery Road (Site 186)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Underwood Road (Site 70); Parkfields Close (Site 68)



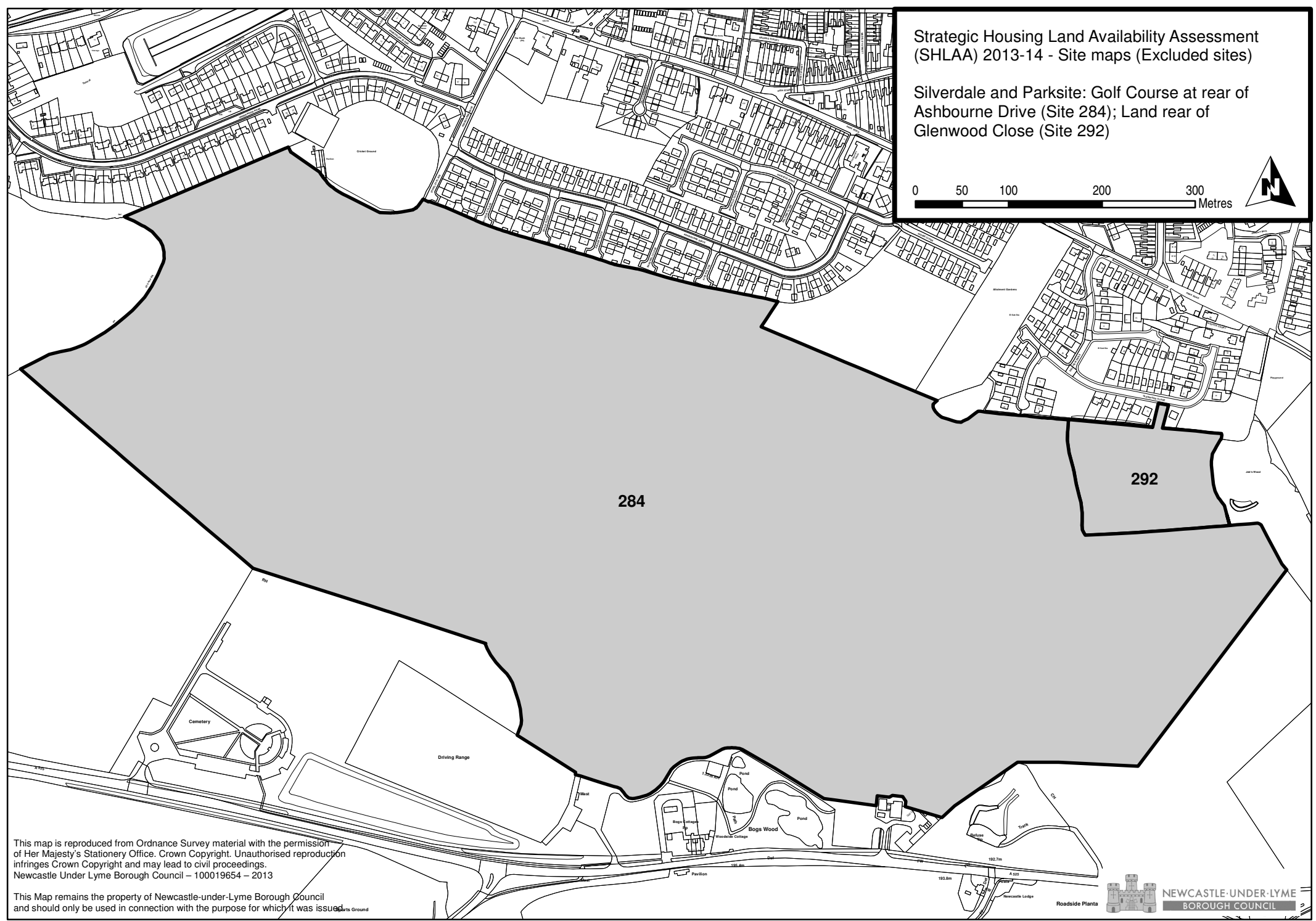
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Golf Course at rear of Ashbourne Drive (Site 284); Land rear of Glenwood Close (Site 292)



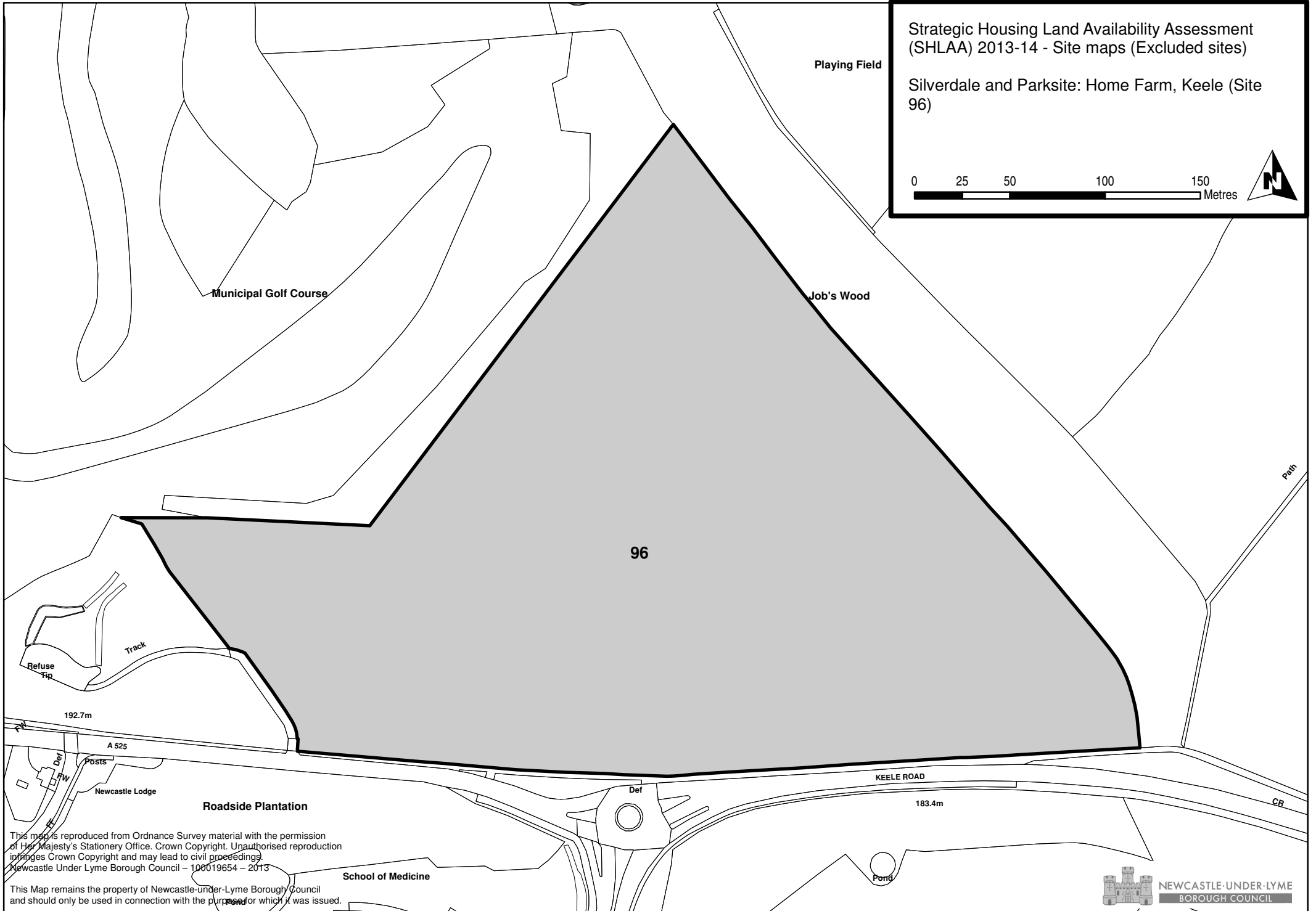
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Home Farm, Keele (Site 96)

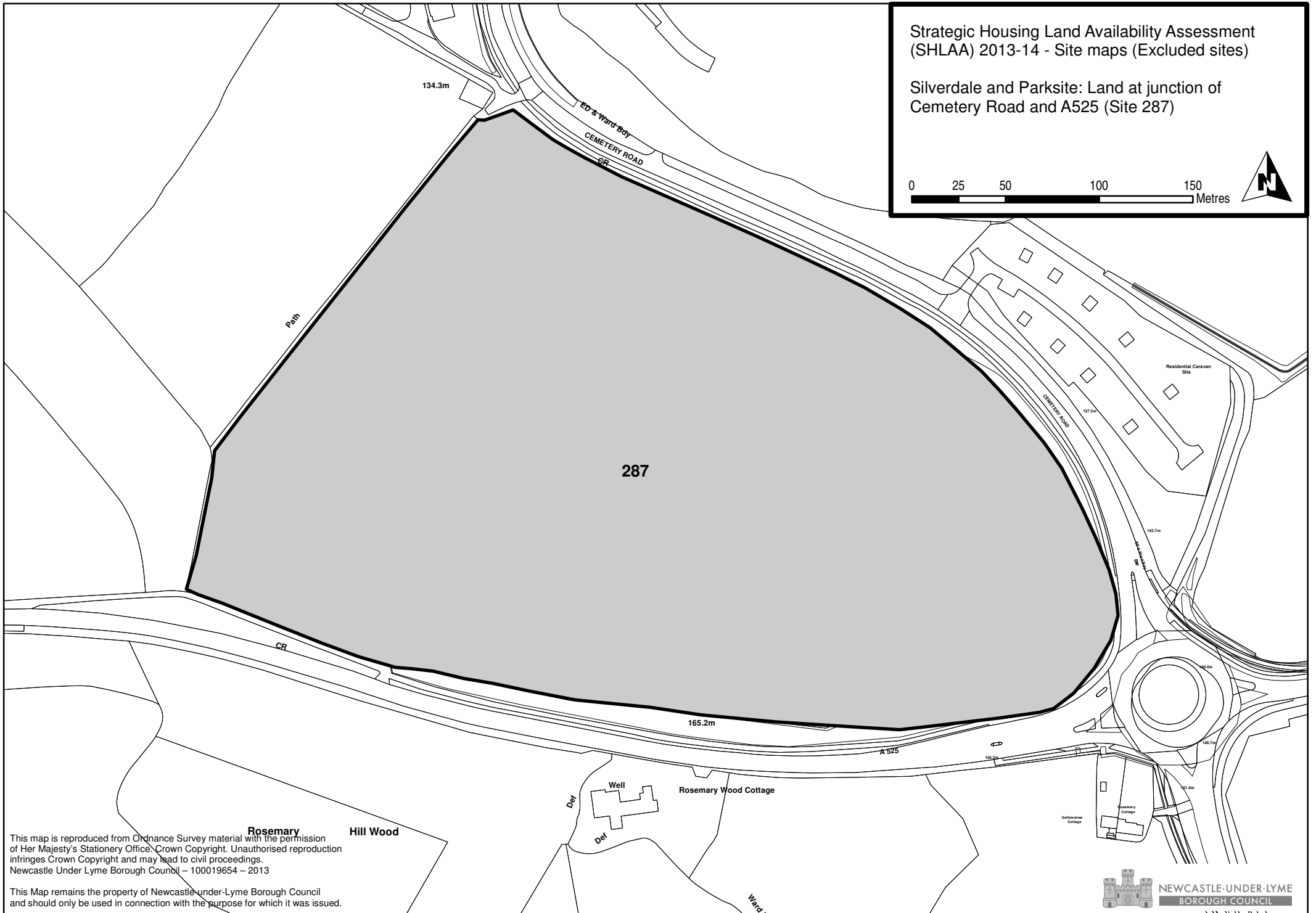


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Silverdale and Parkside: Land at junction of Cemetery Road and A525 (Site 287)



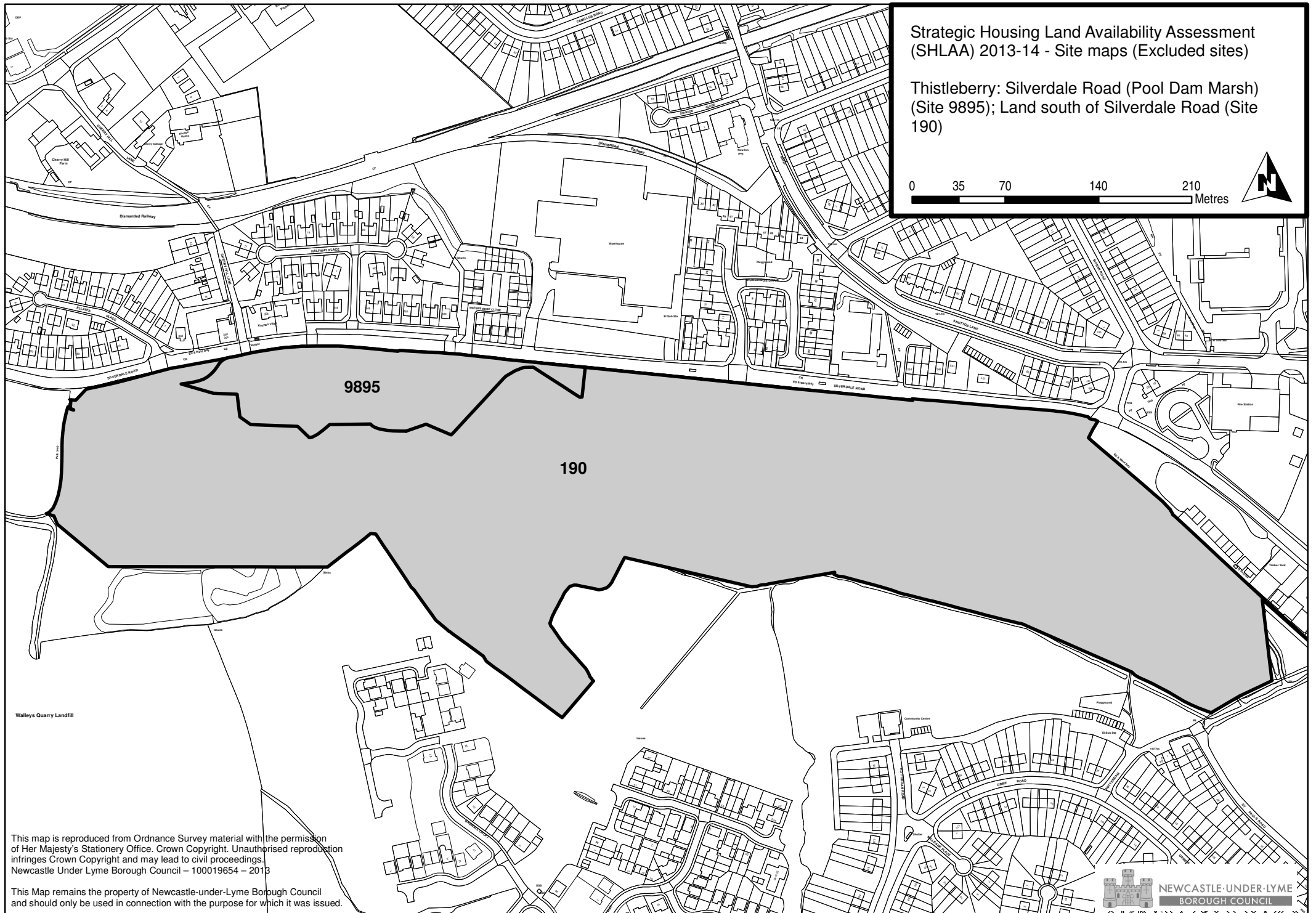
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Silverdale Road (Pool Dam Marsh) (Site 9895); Land south of Silverdale Road (Site 190)



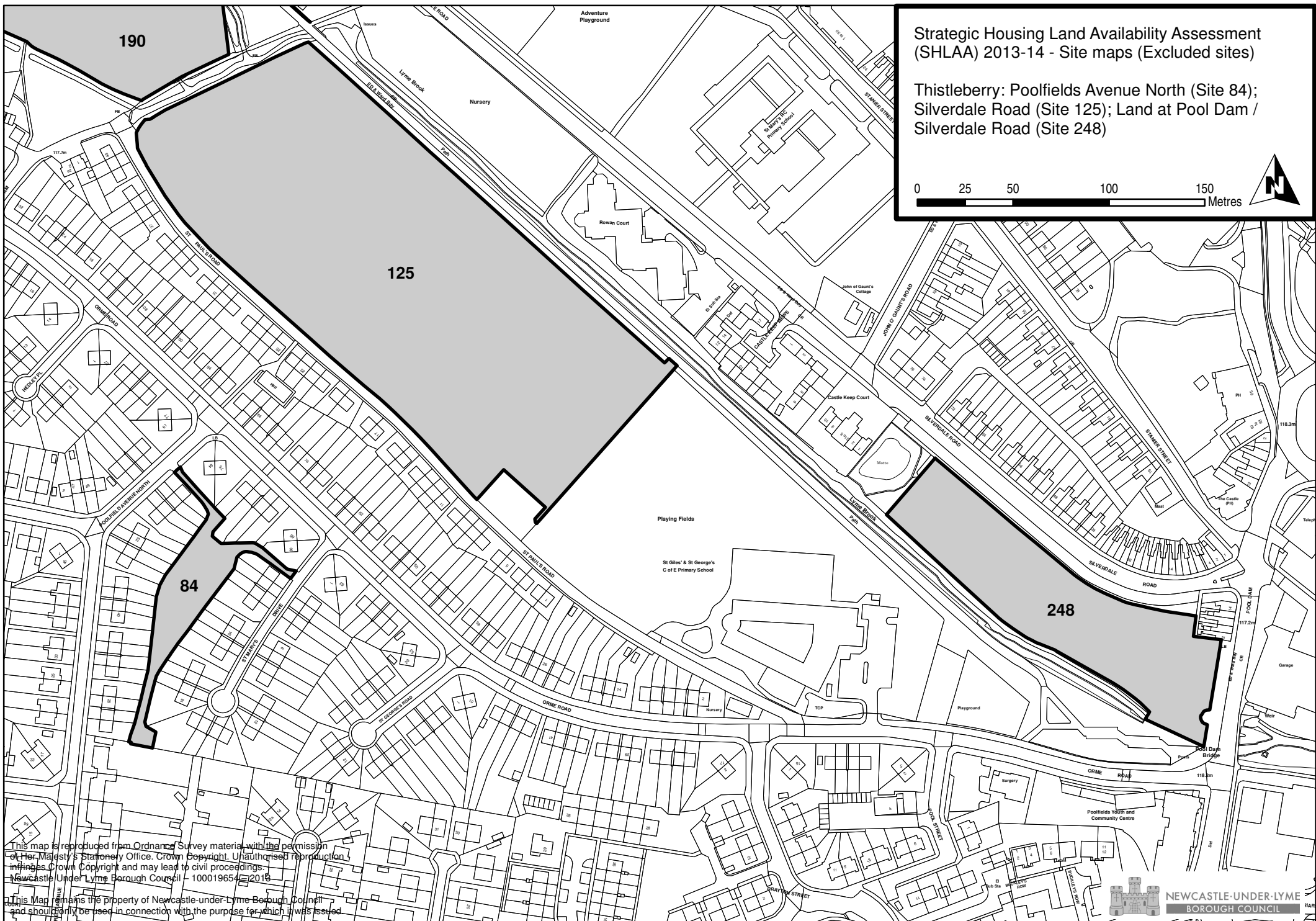
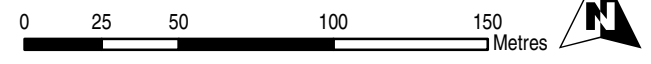
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Poolfields Avenue North (Site 84);
Silverdale Road (Site 125); Land at Pool Dam /
Silverdale Road (Site 248)

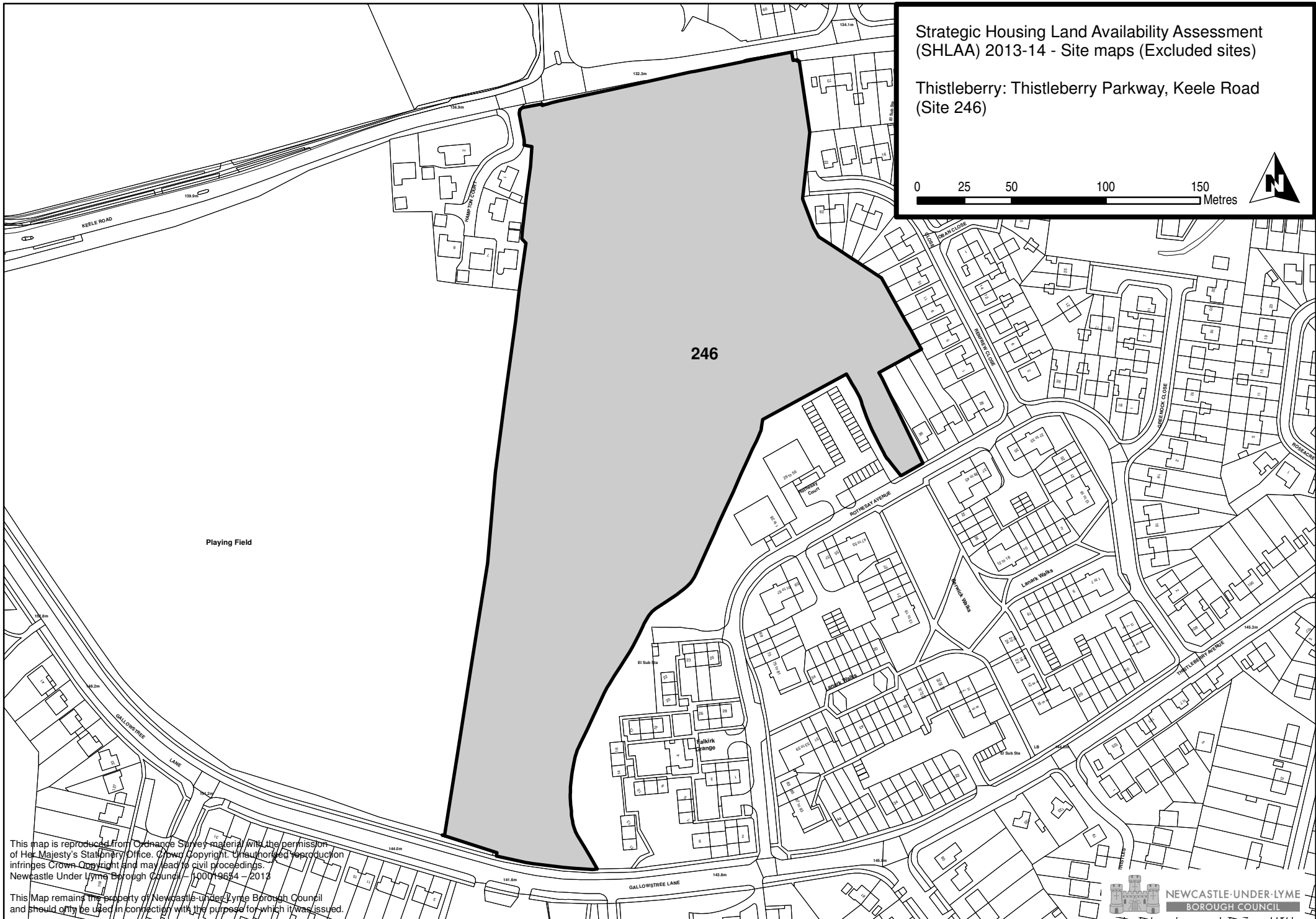


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Thistleberry Parkway, Keele Road (Site 246)



246

Playing Field

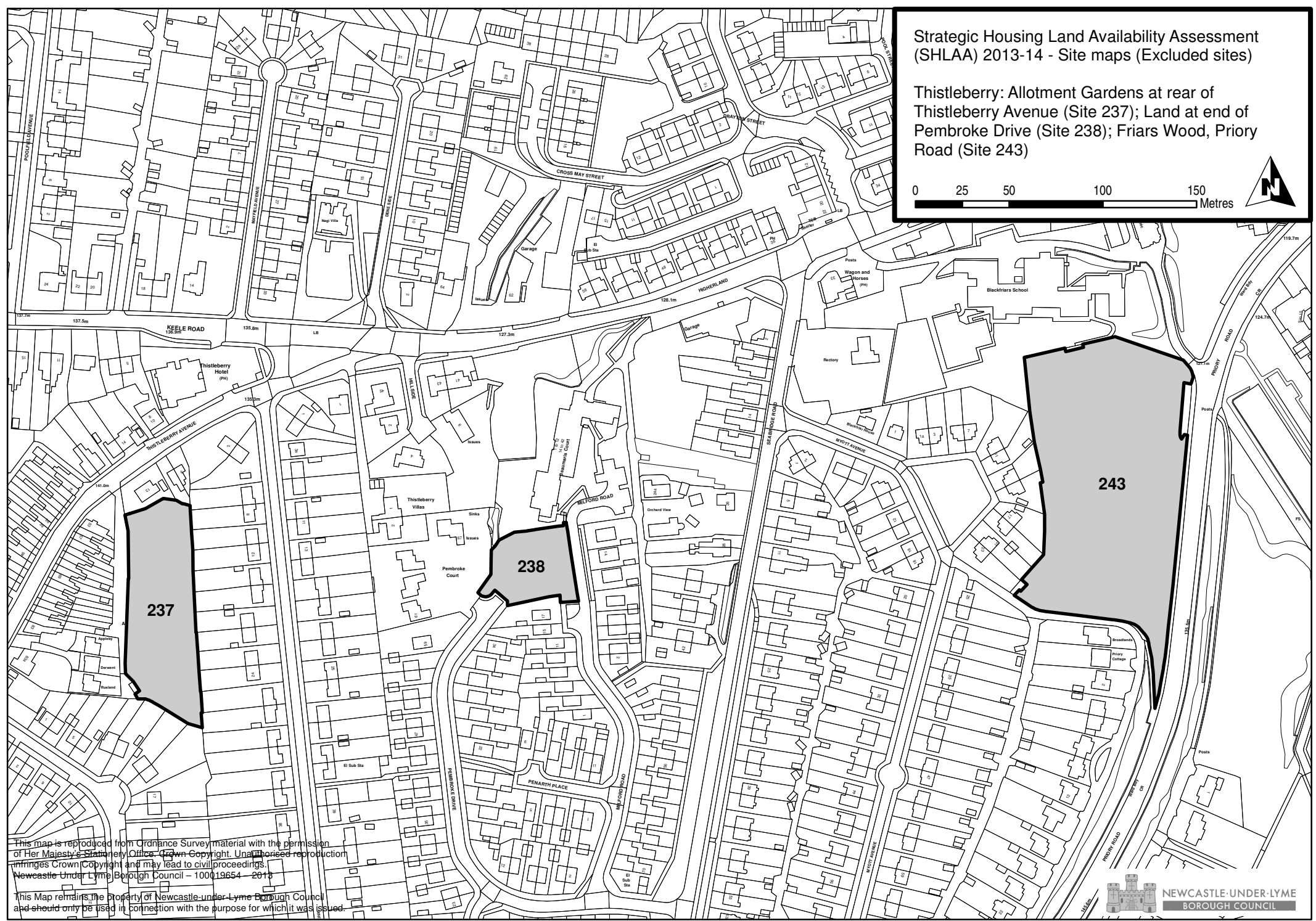
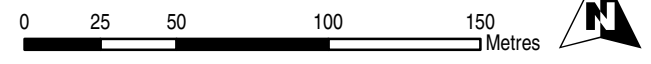
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Allotment Gardens at rear of Thistleberry Avenue (Site 237); Land at end of Pembroke Drive (Site 238); Friars Wood, Priory Road (Site 243)



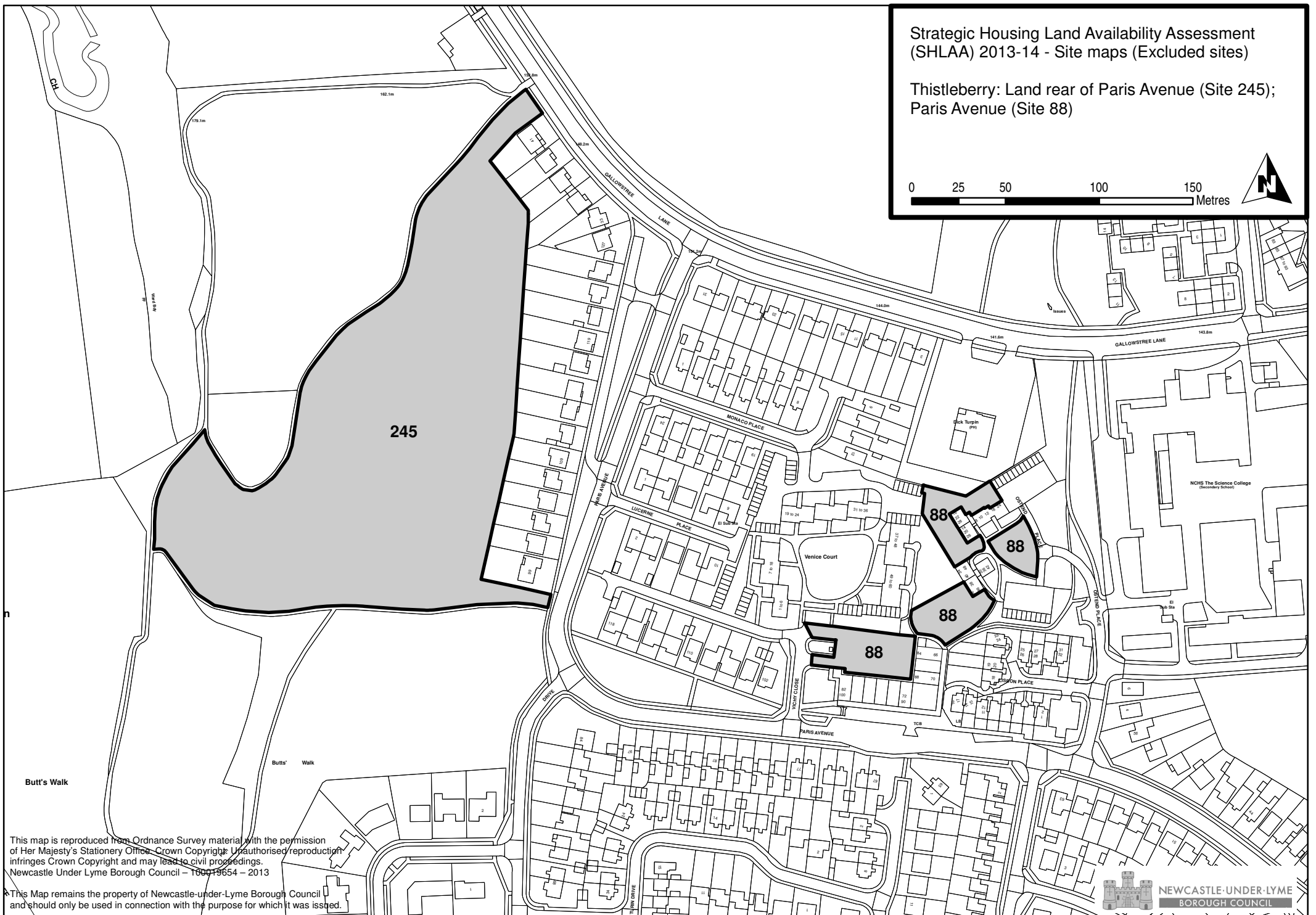
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Land rear of Paris Avenue (Site 245); Paris Avenue (Site 88)



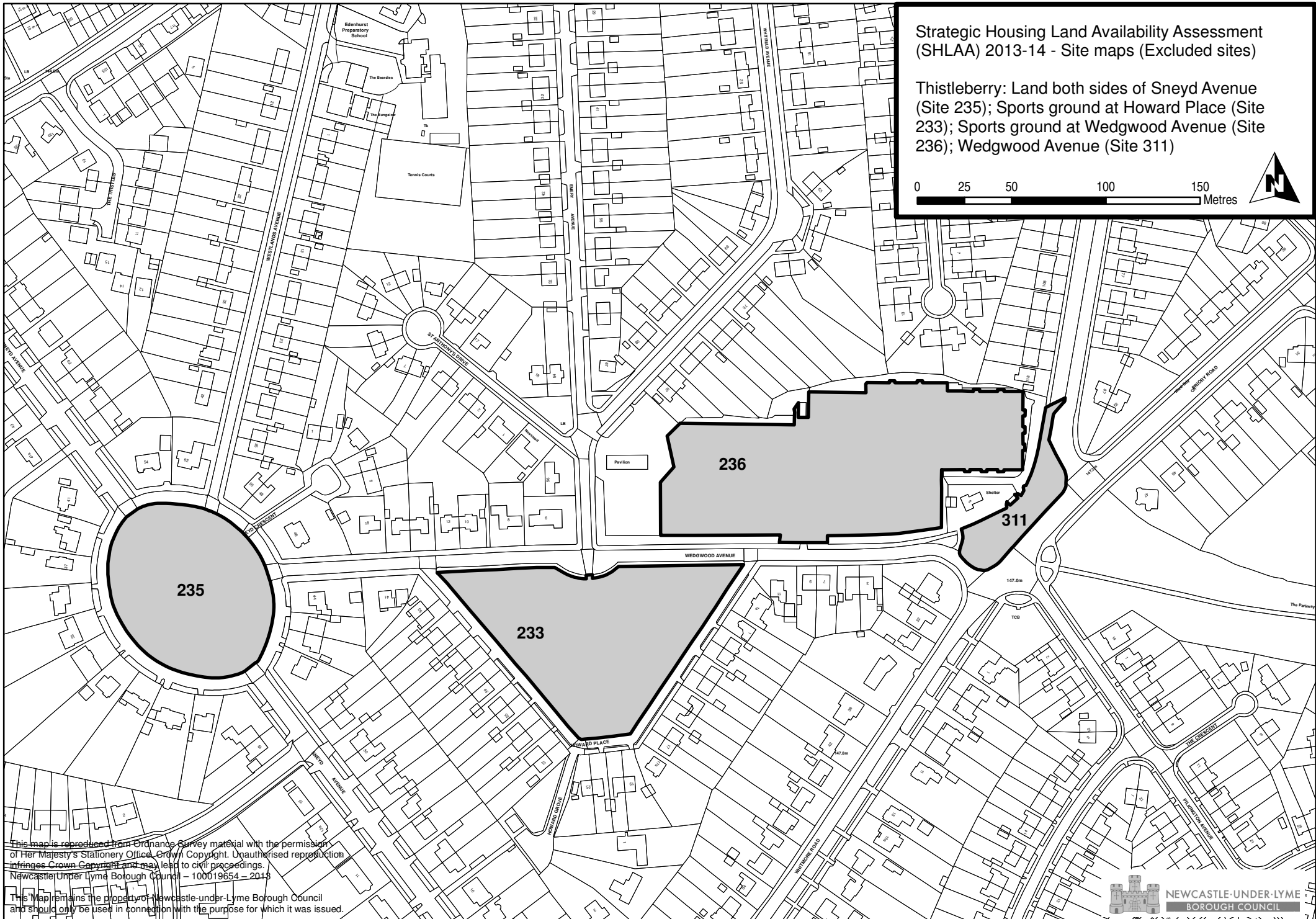
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Land both sides of Sneyd Avenue (Site 235); Sports ground at Howard Place (Site 233); Sports ground at Wedgwood Avenue (Site 236); Wedgwood Avenue (Site 311)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Thistleberry: Newcastle-under-Lyme Golf Course, Whitmore Road (Site 9891)

0 50 100 200 300 Metres



9891

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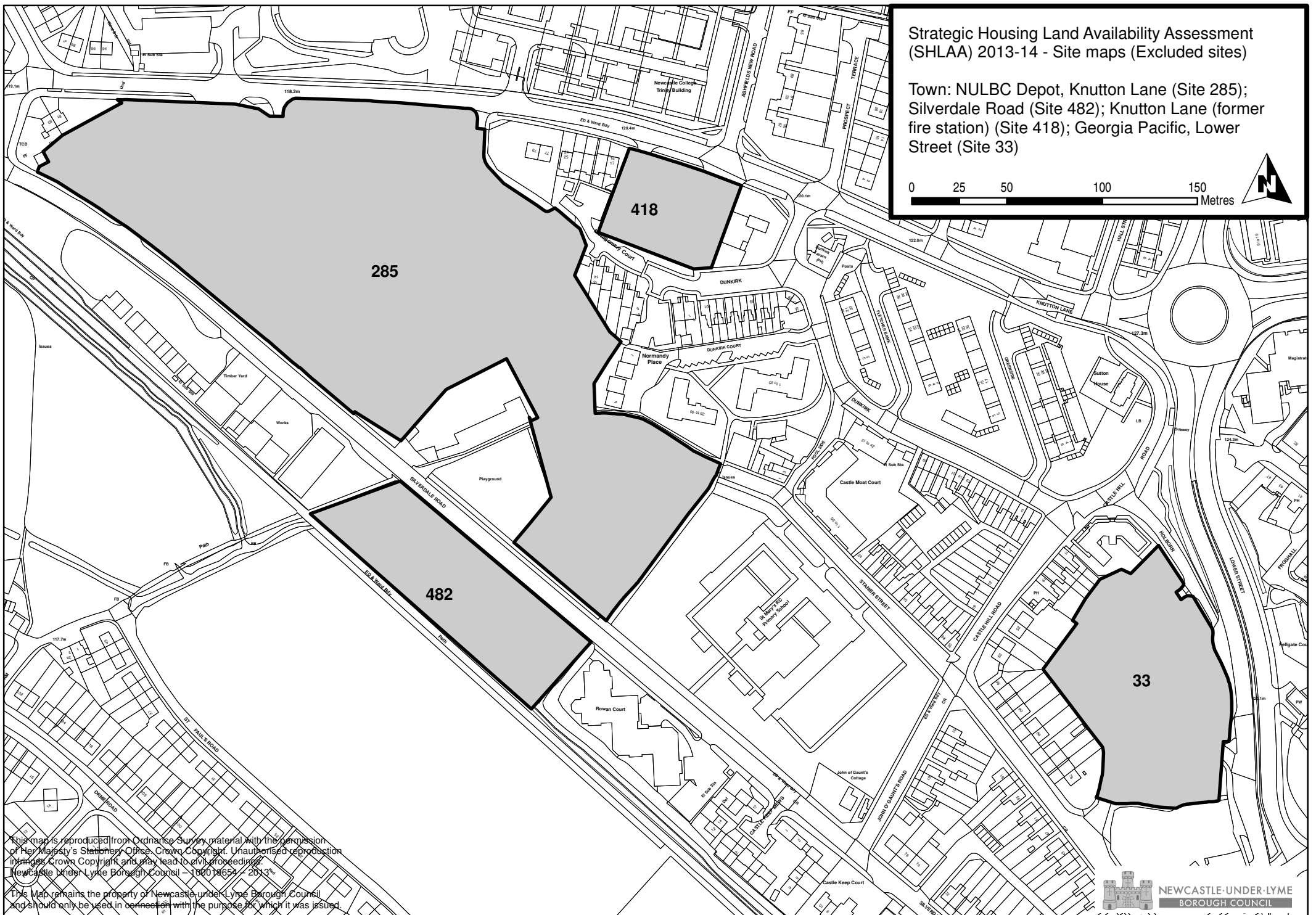
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NEWCASTLE-UNDER-LYME
BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: NULBC Depot, Knutton Lane (Site 285); Silverdale Road (Site 482); Knutton Lane (former fire station) (Site 418); Georgia Pacific, Lower Street (Site 33)

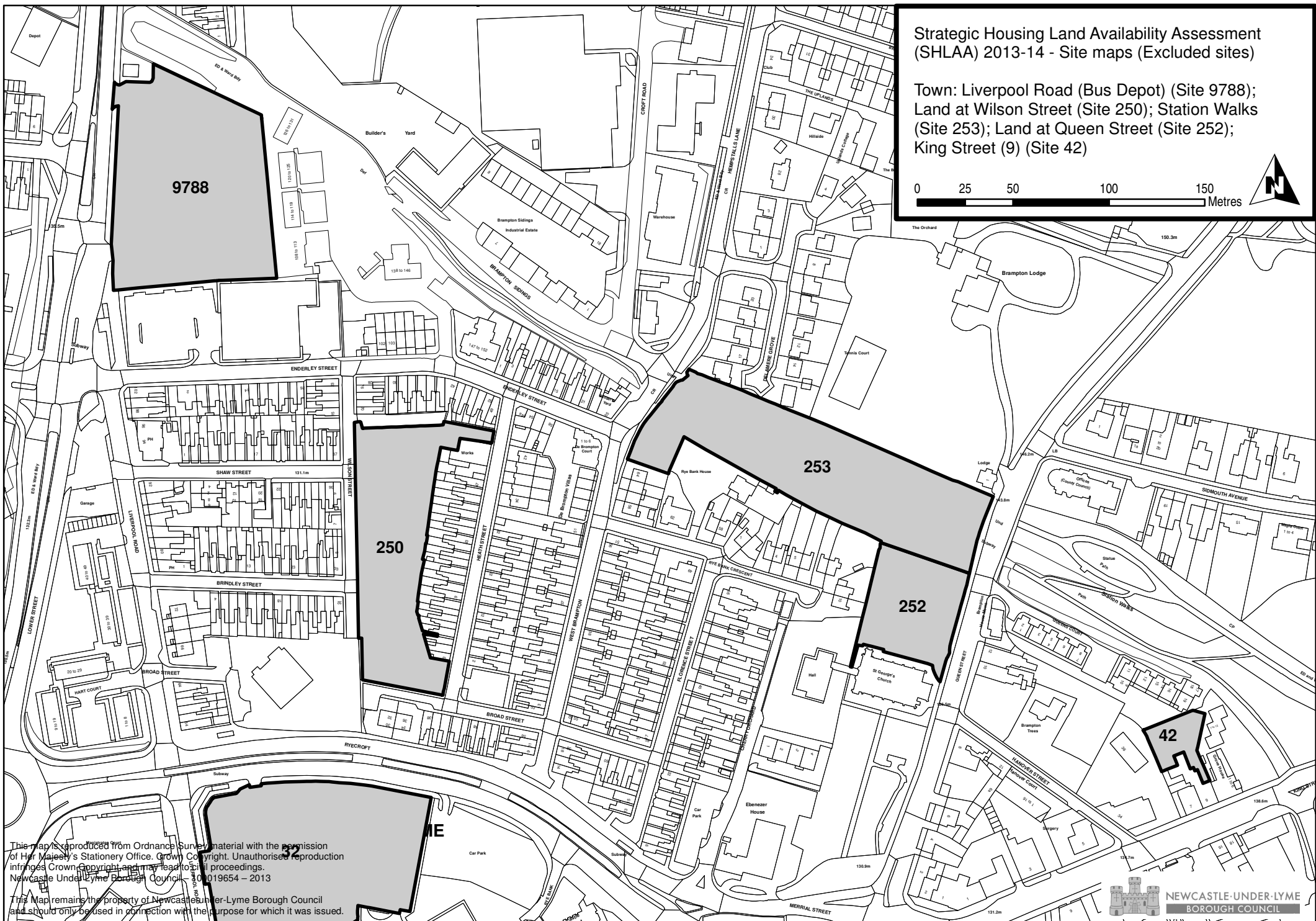
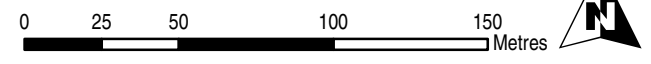


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: Liverpool Road (Bus Depot) (Site 9788);
 Land at Wilson Street (Site 250); Station Walks
 (Site 253); Land at Queen Street (Site 252);
 King Street (9) (Site 42)



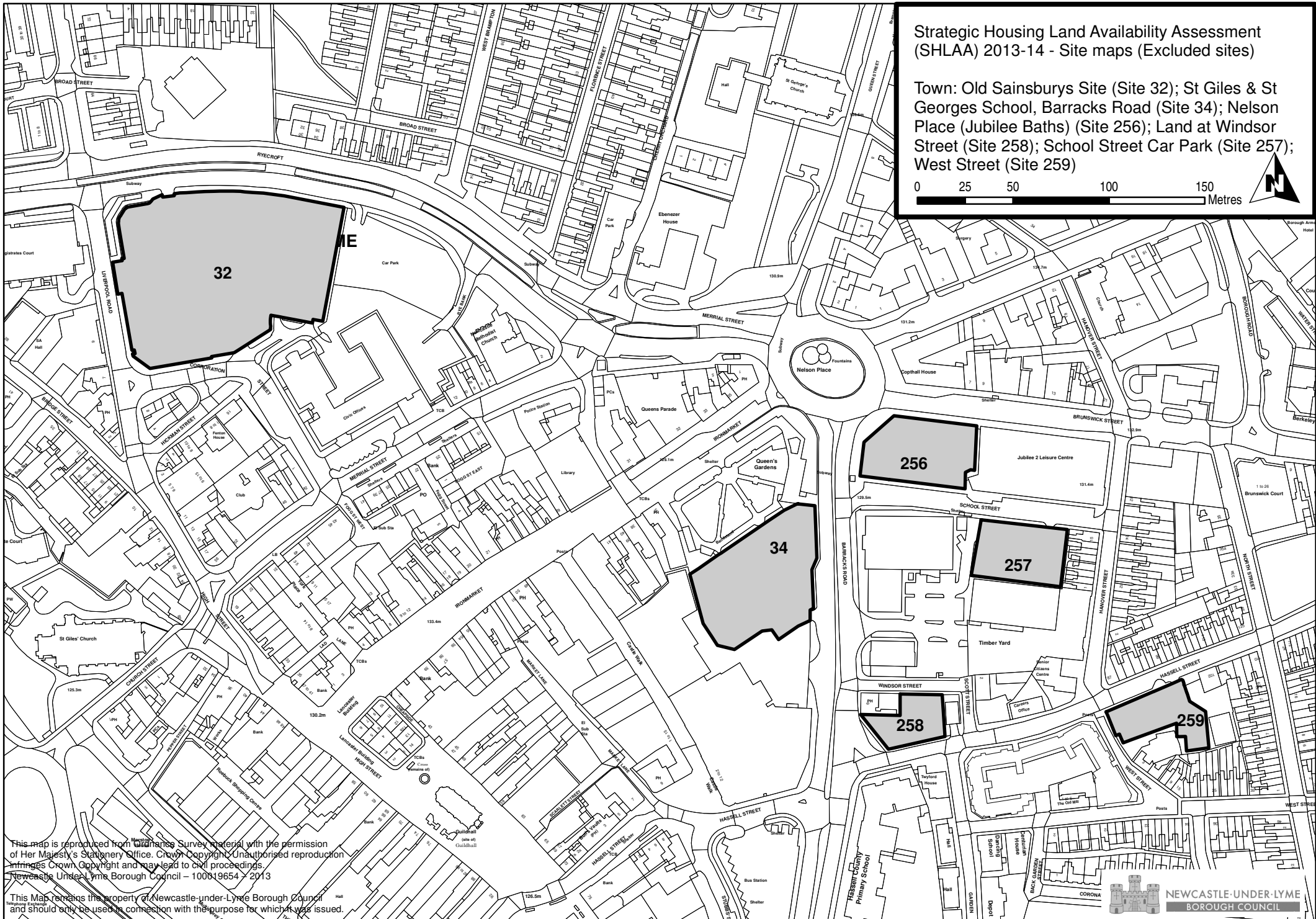
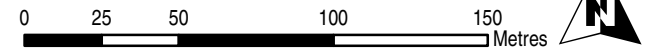
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: Old Sainsburys Site (Site 32); St Giles & St Georges School, Barracks Road (Site 34); Nelson Place (Jubilee Baths) (Site 256); Land at Windsor Street (Site 258); School Street Car Park (Site 257); West Street (Site 259)



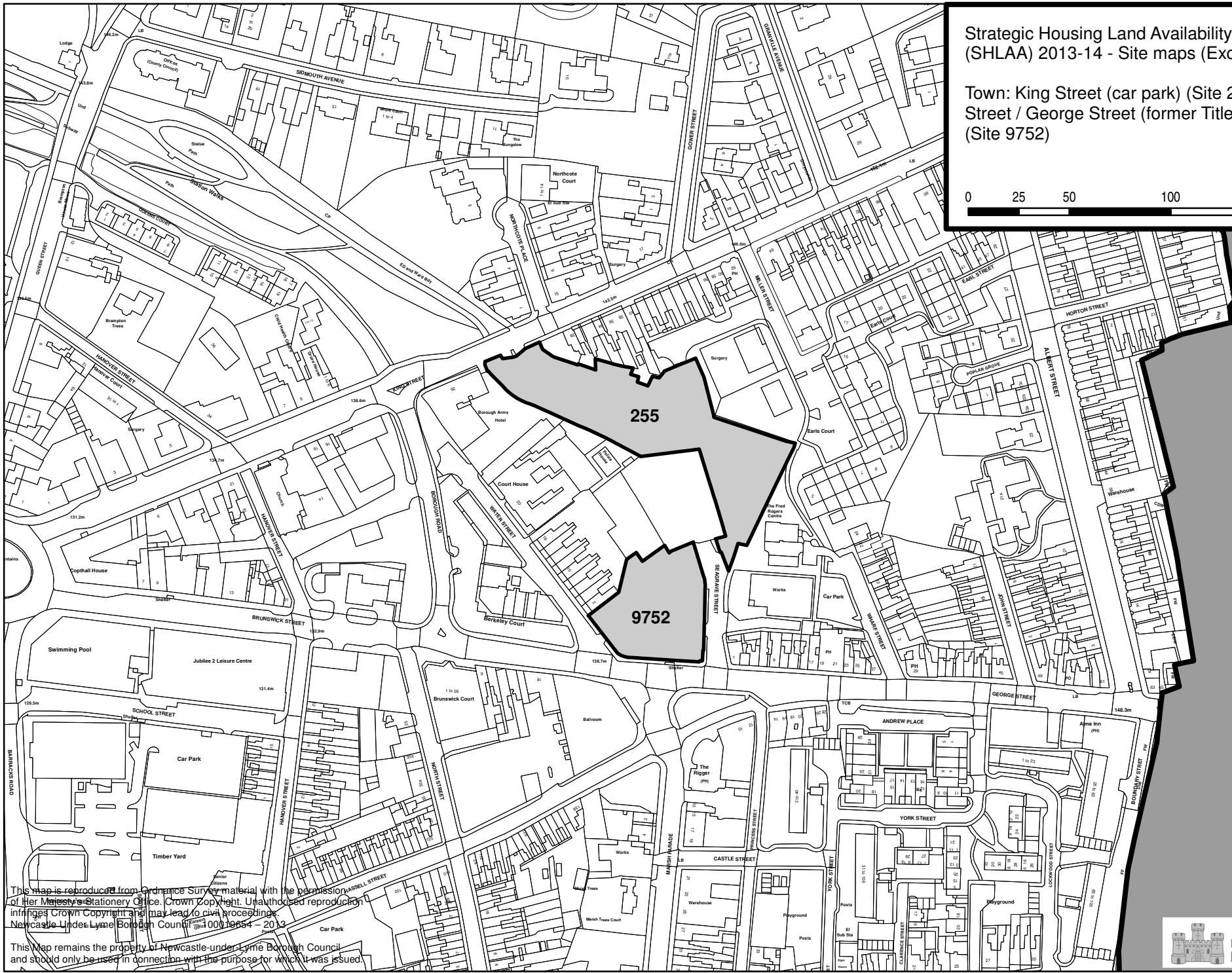
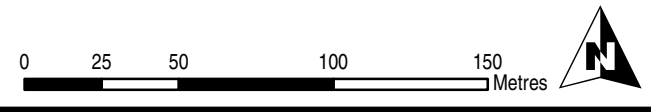
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: King Street (car park) (Site 255); Water Street / George Street (former Titleys warehouse) (Site 9752)



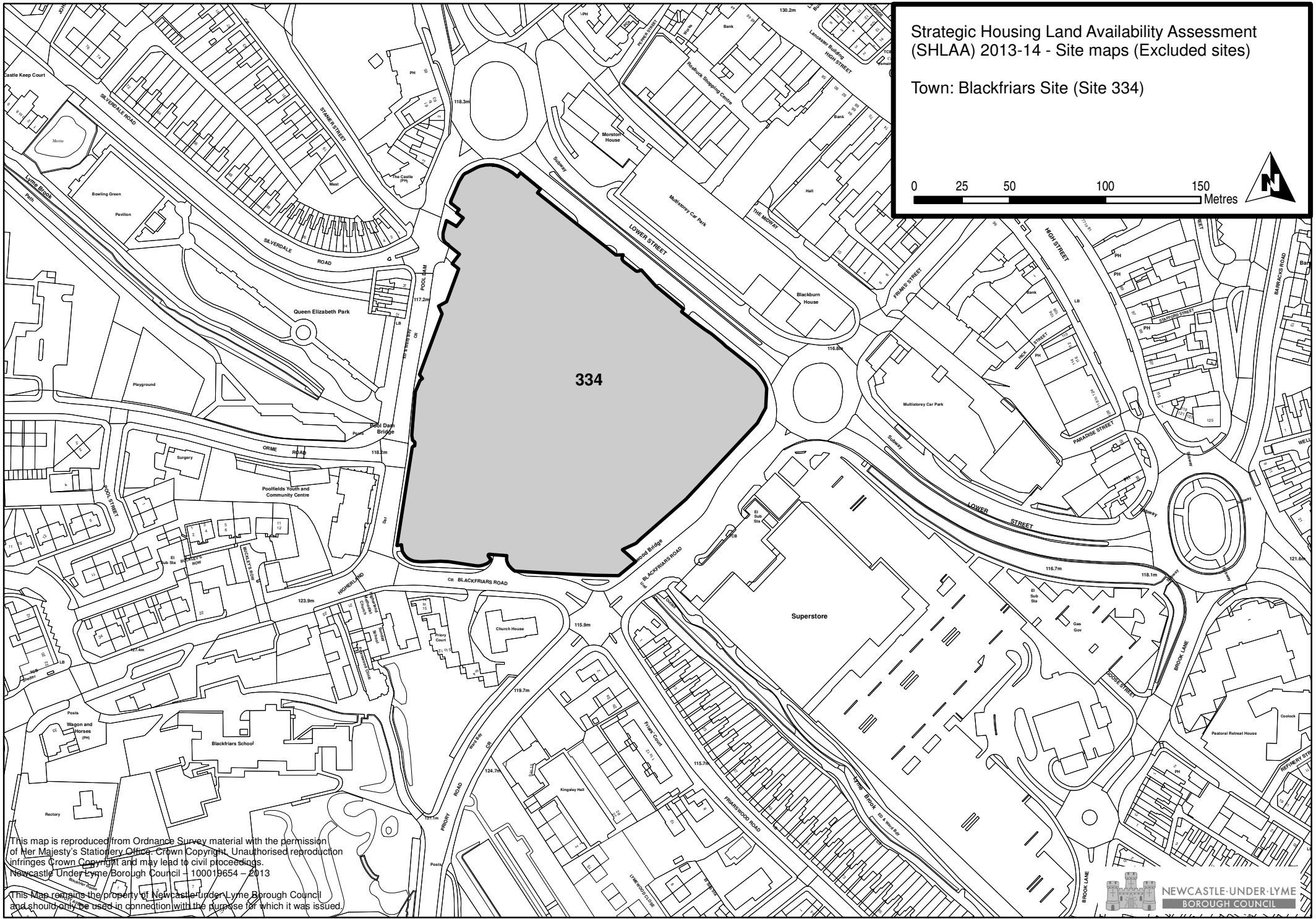
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: Blackfriars Site (Site 334)



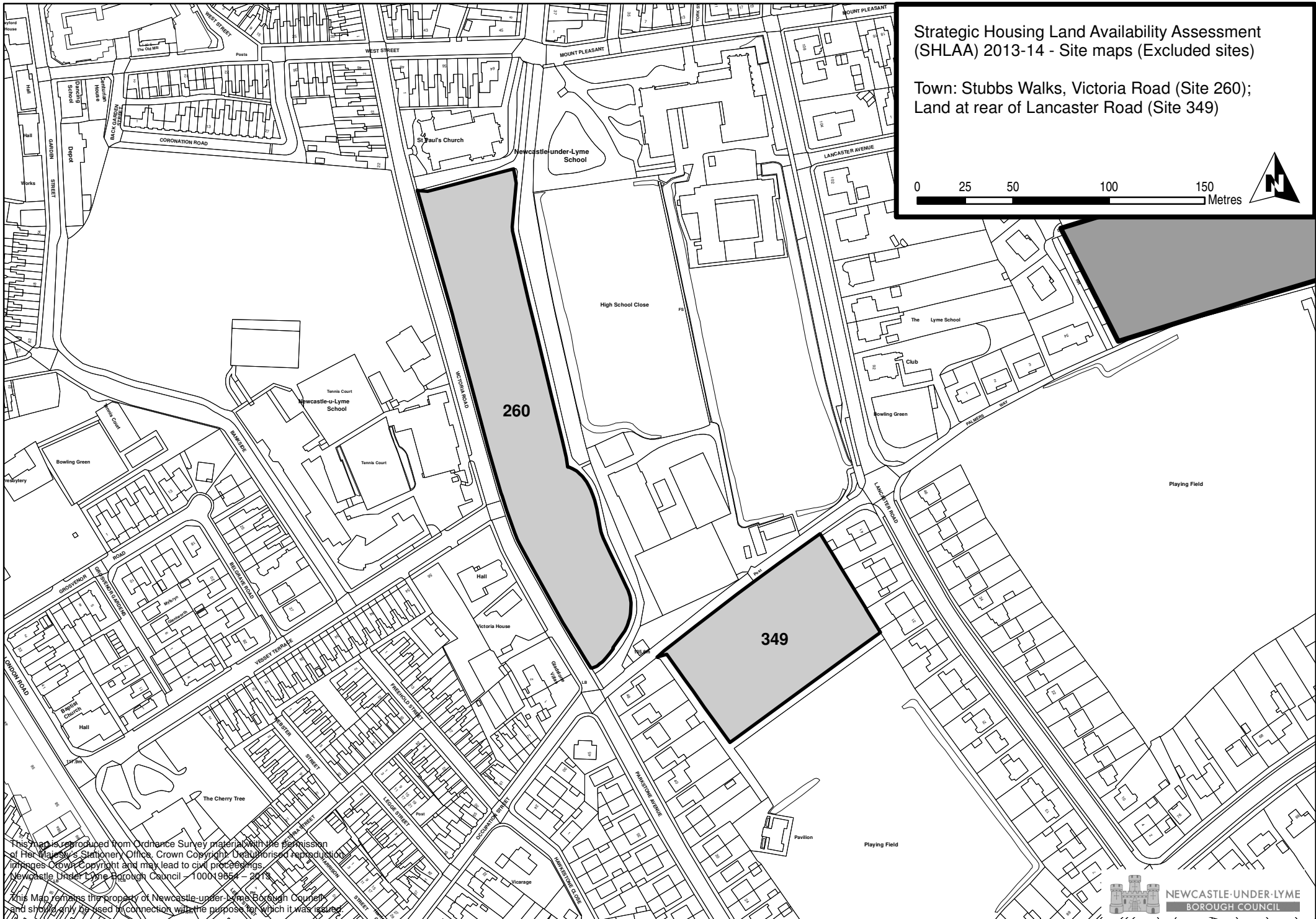
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Town: Stubbs Walks, Victoria Road (Site 260);
Land at rear of Lancaster Road (Site 349)



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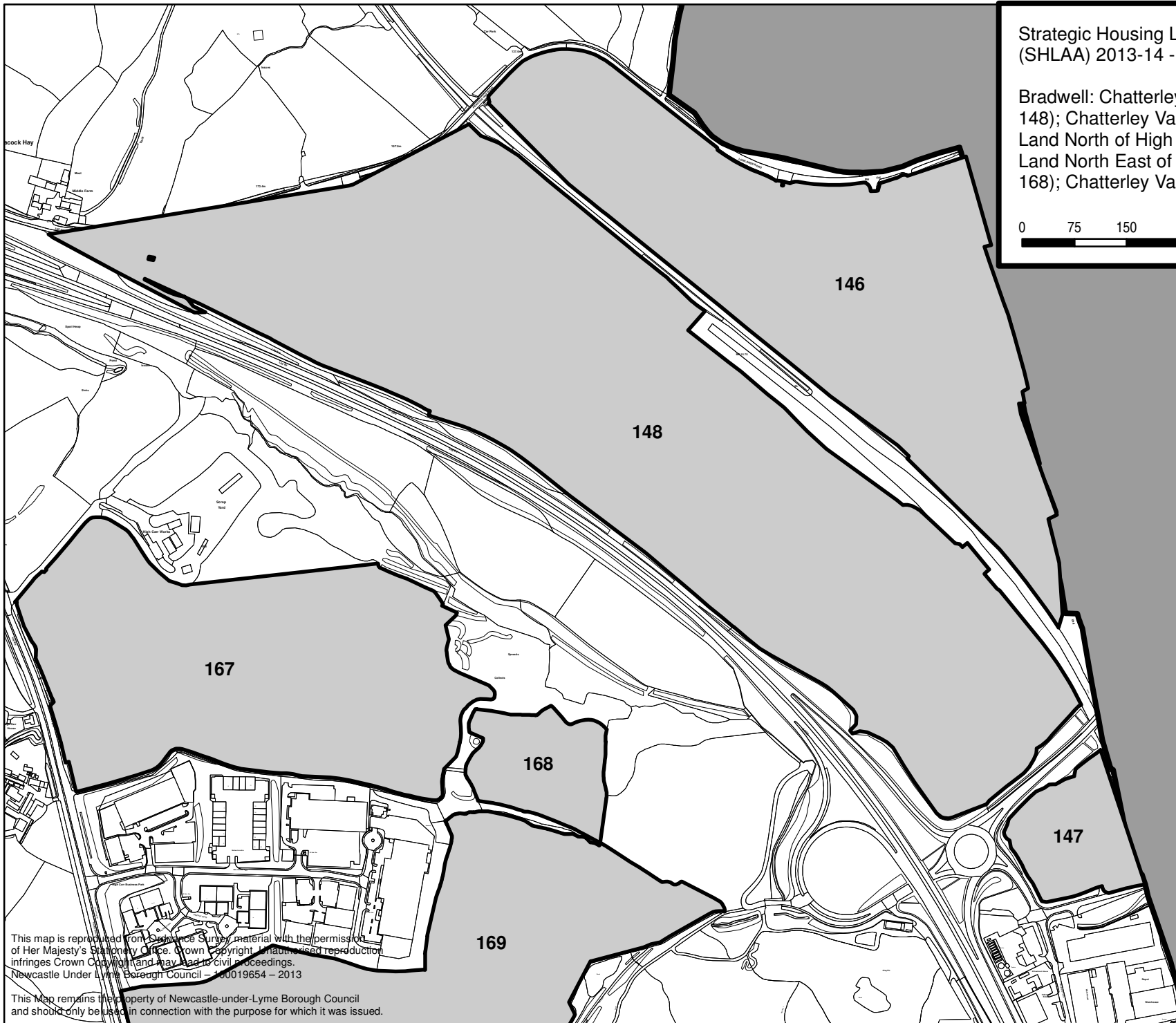
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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Chatterley Valley, Chatterley Sidings (Site 148); Chatterley Valley, Lowlands Road (Site 146); Land North of High Carr Business Park (Site 167); Land North East of High Carr Business Park (Site 168); Chatterley Valley, Ravensdale (Site 147)

0 75 150 300 450
Metres



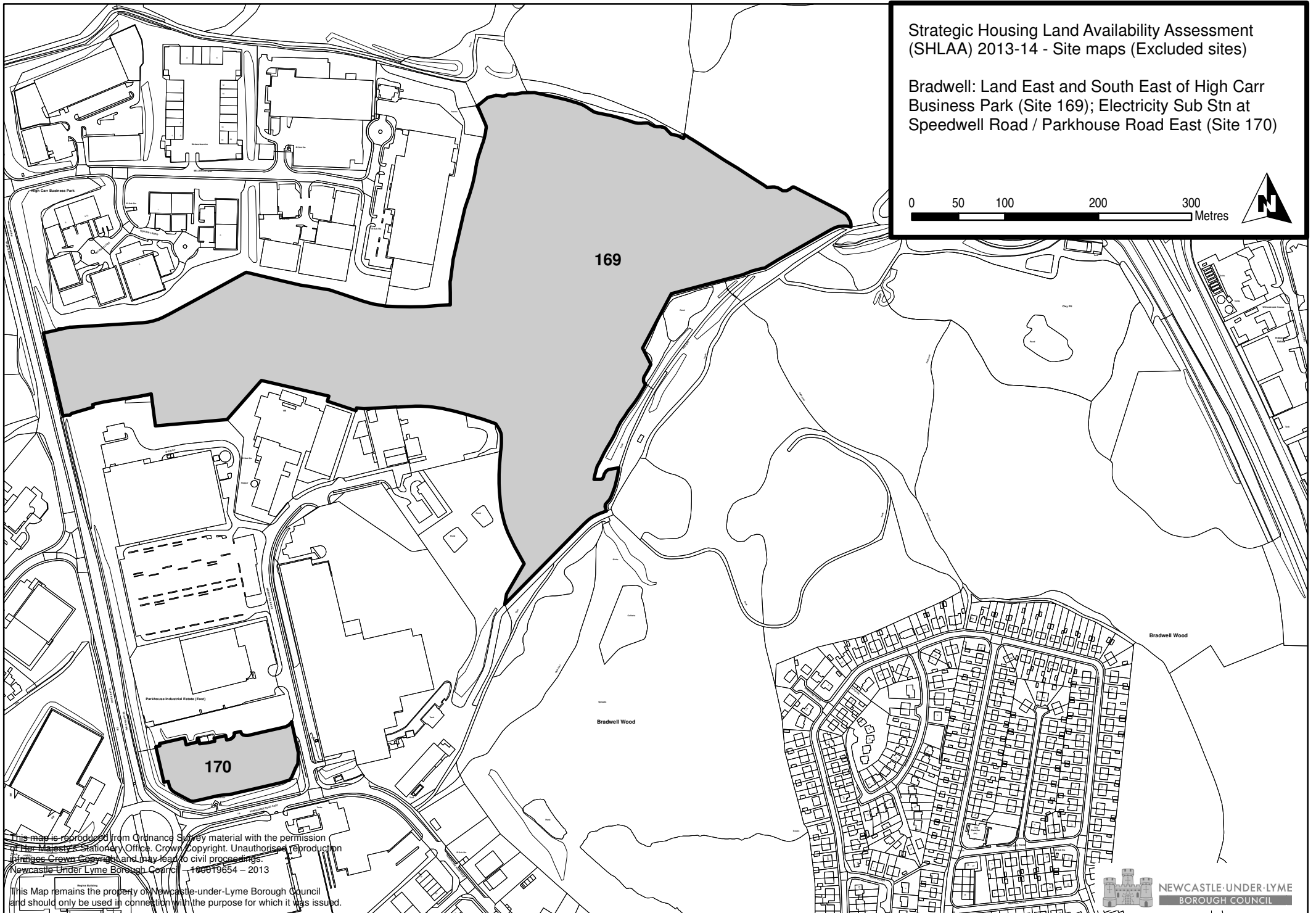
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Land East and South East of High Carr Business Park (Site 169); Electricity Sub Stn at Speedwell Road / Parkhouse Road East (Site 170)

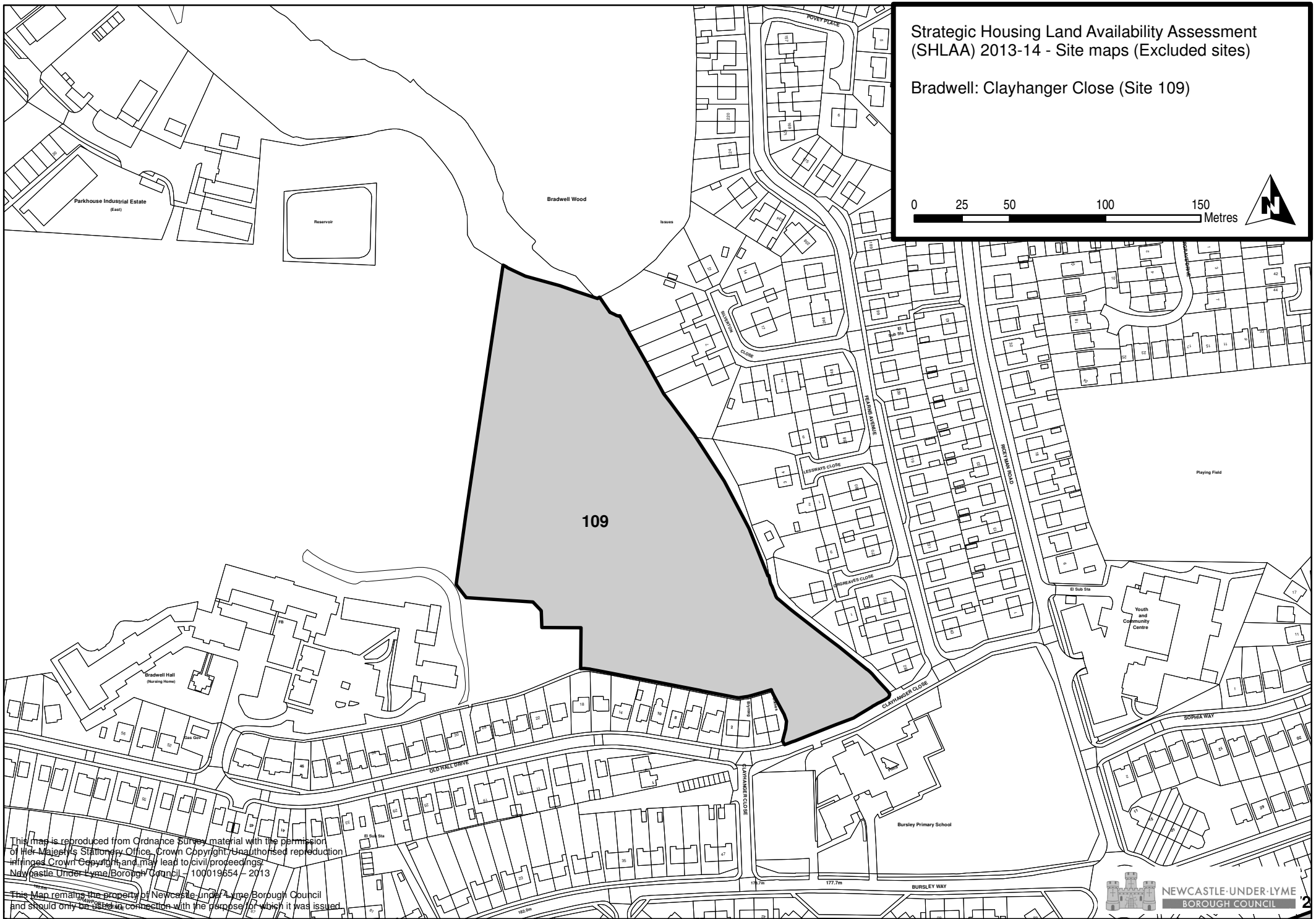


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Clayhanger Close (Site 109)



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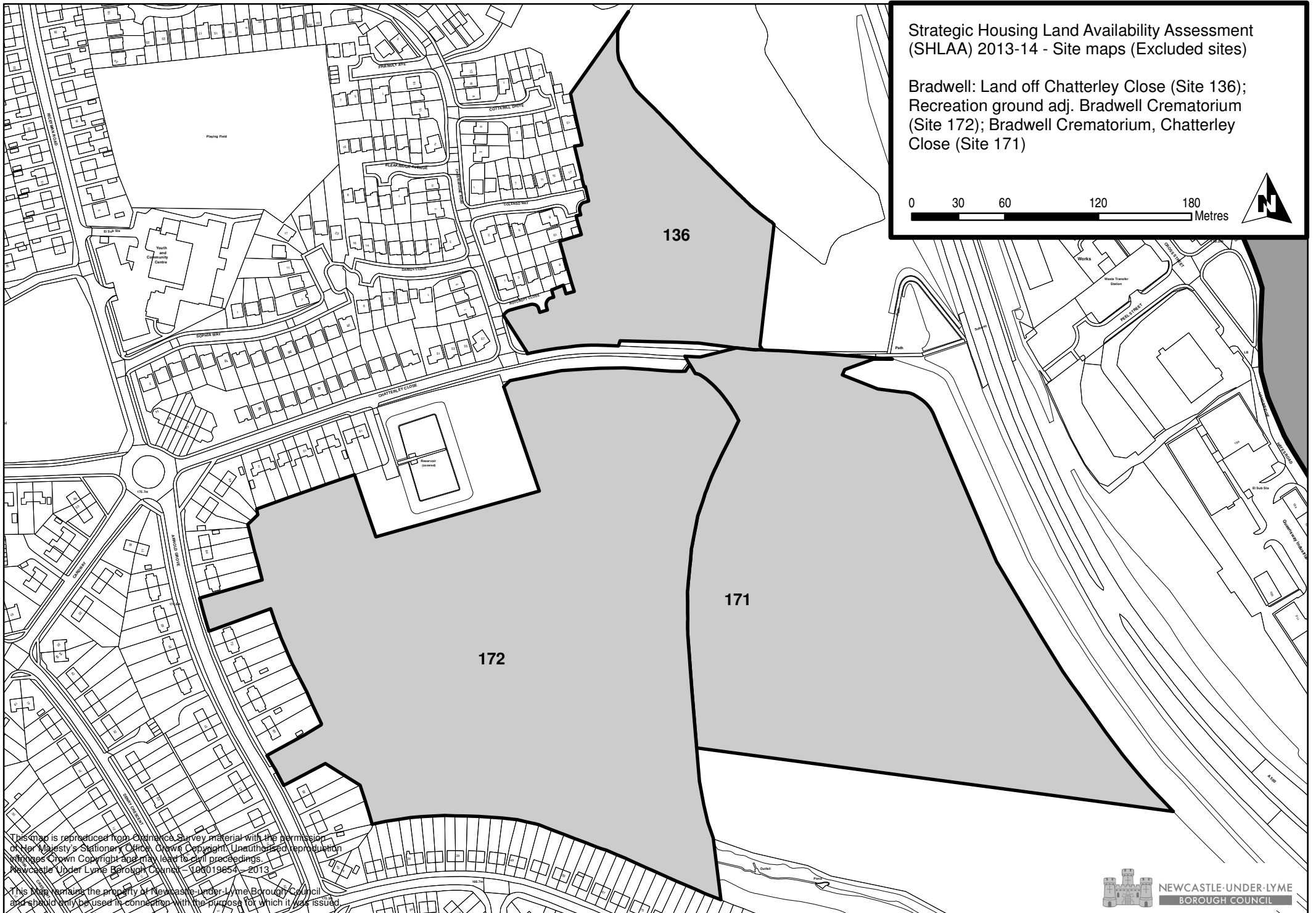
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Land off Chatterley Close (Site 136);
Recreation ground adj. Bradwell Crematorium (Site 172);
Bradwell Crematorium, Chatterley Close (Site 171)

0 30 60 120 180 Metres



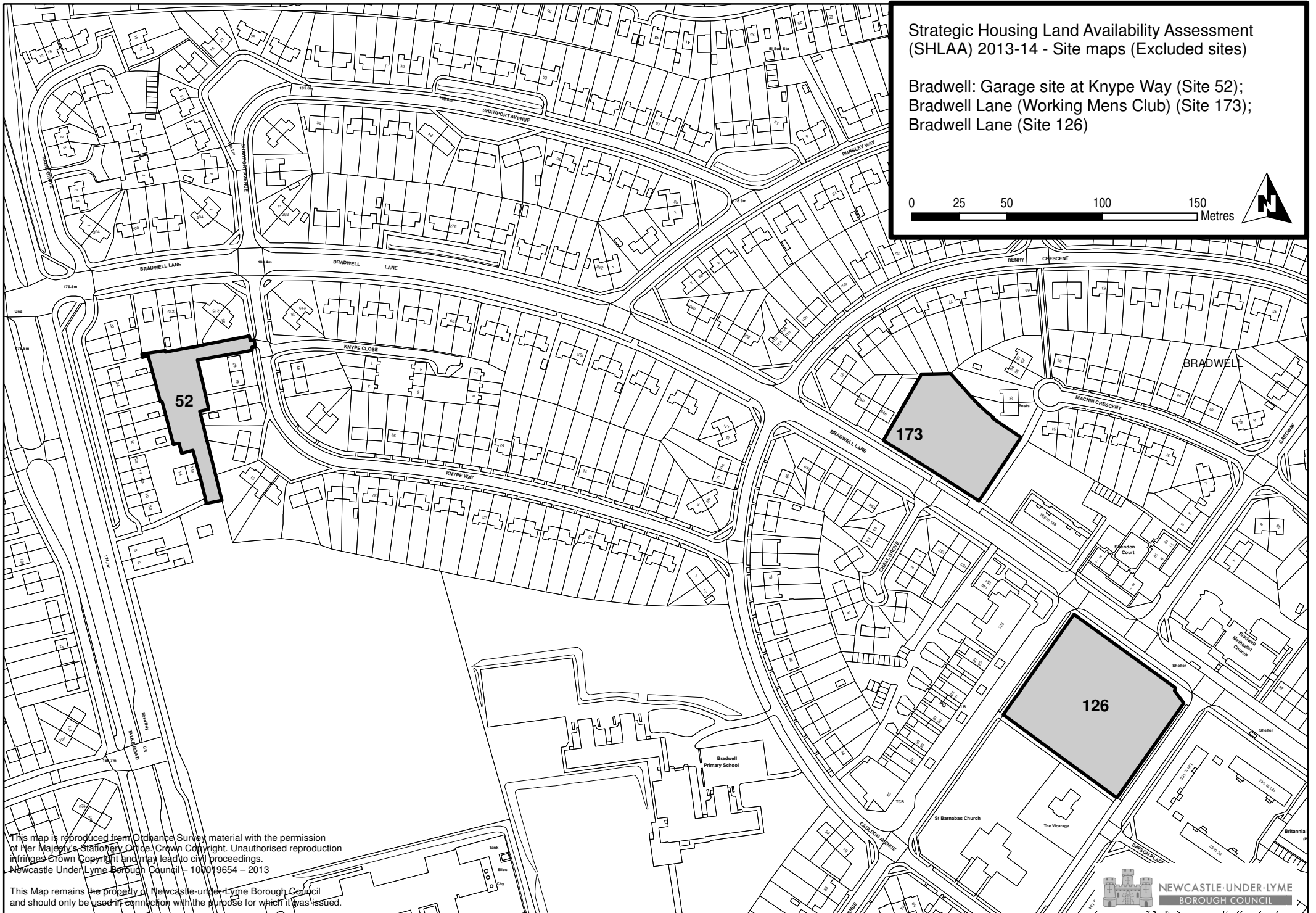
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Garage site at Knype Way (Site 52);
Bradwell Lane (Working Mens Club) (Site 173);
Bradwell Lane (Site 126)

0 25 50 100 150 Metres



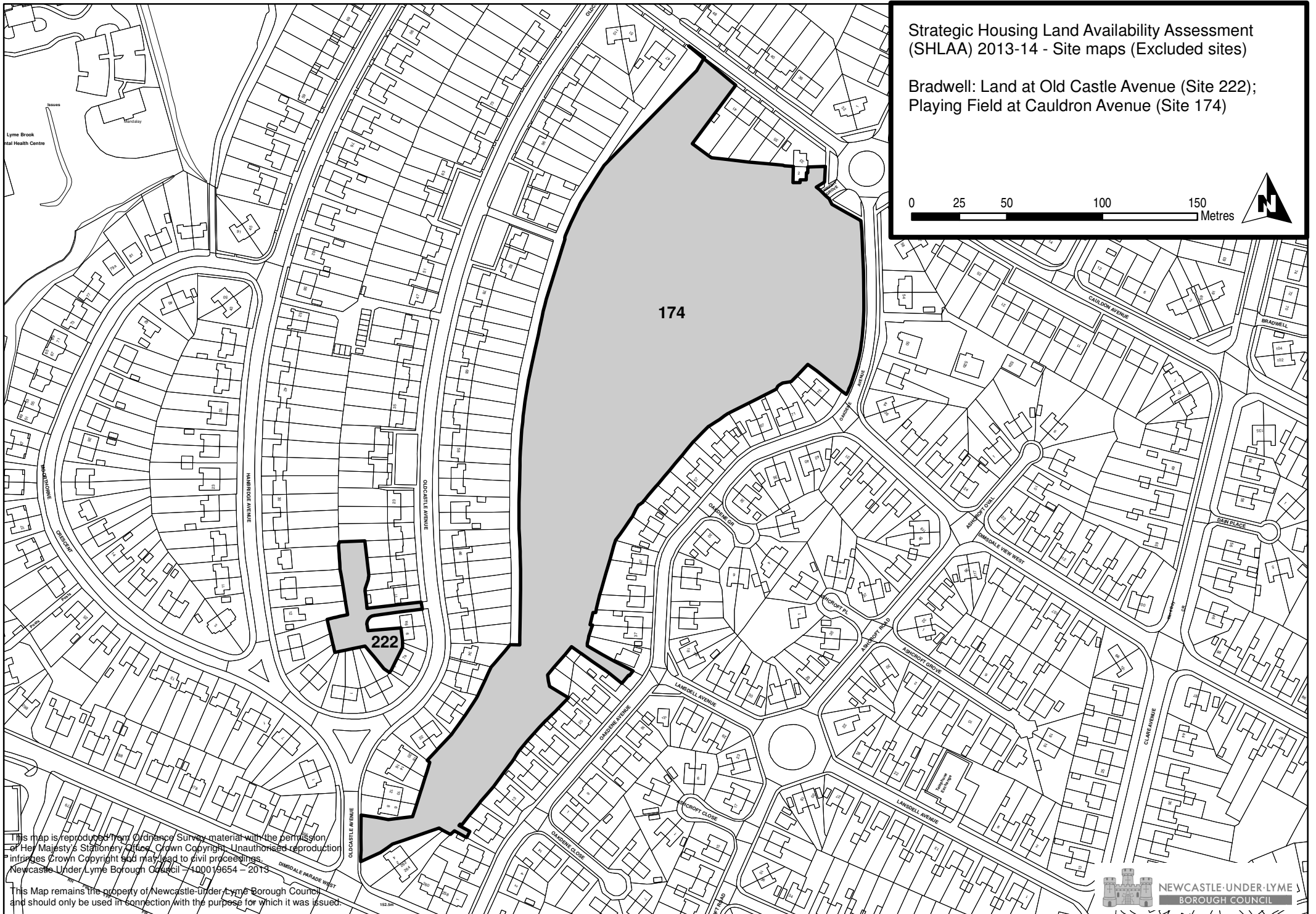
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Bradwell: Land at Old Castle Avenue (Site 222);
Playing Field at Cauldron Avenue (Site 174)



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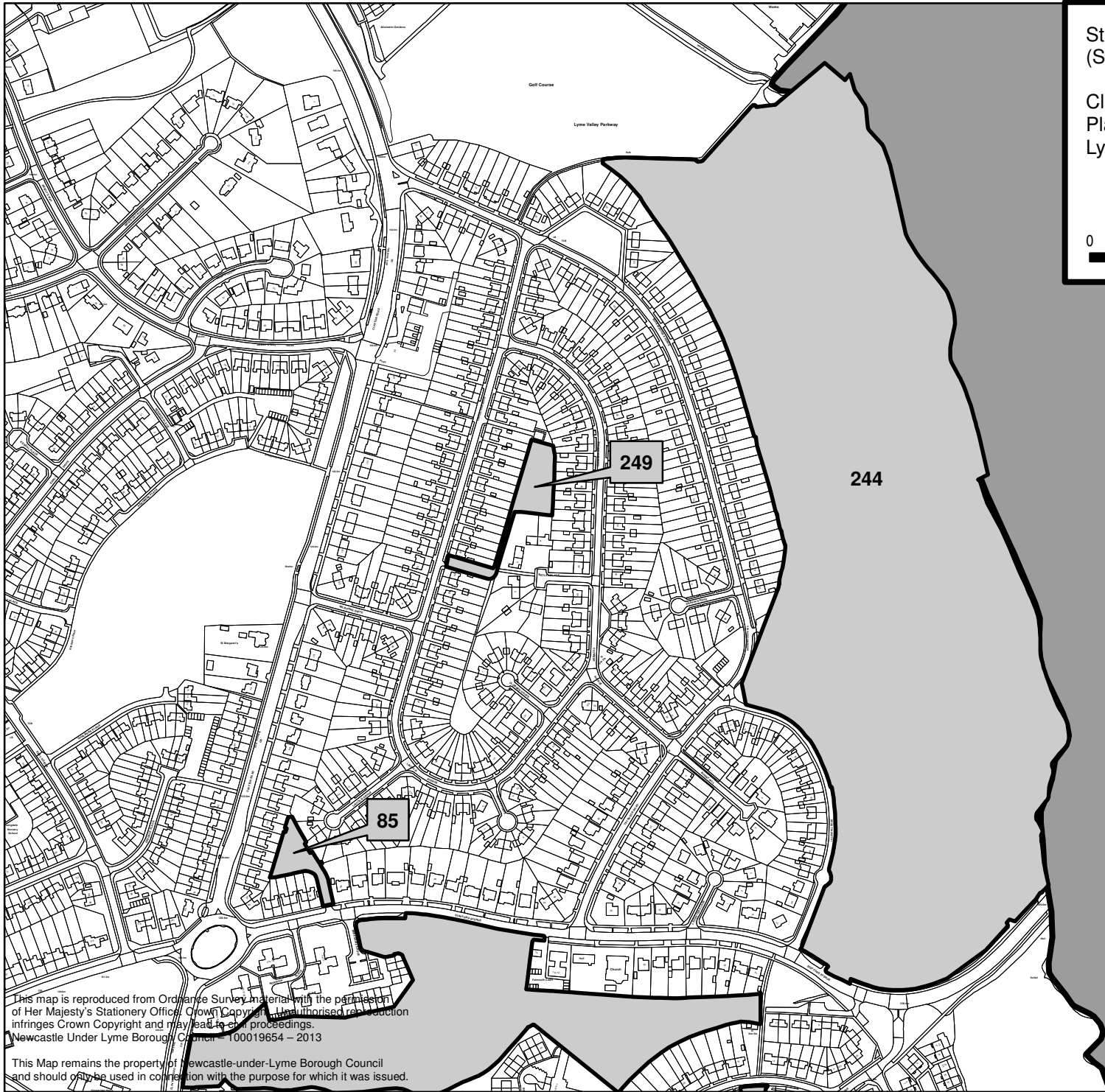
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: Stafford Avenue (site at) (Site 85);
Playground at rear of Lincoln Avenue (Site 249);
Lyme Valley Parkway, London Road (Site 244)

0 50 100 200 300 Metres



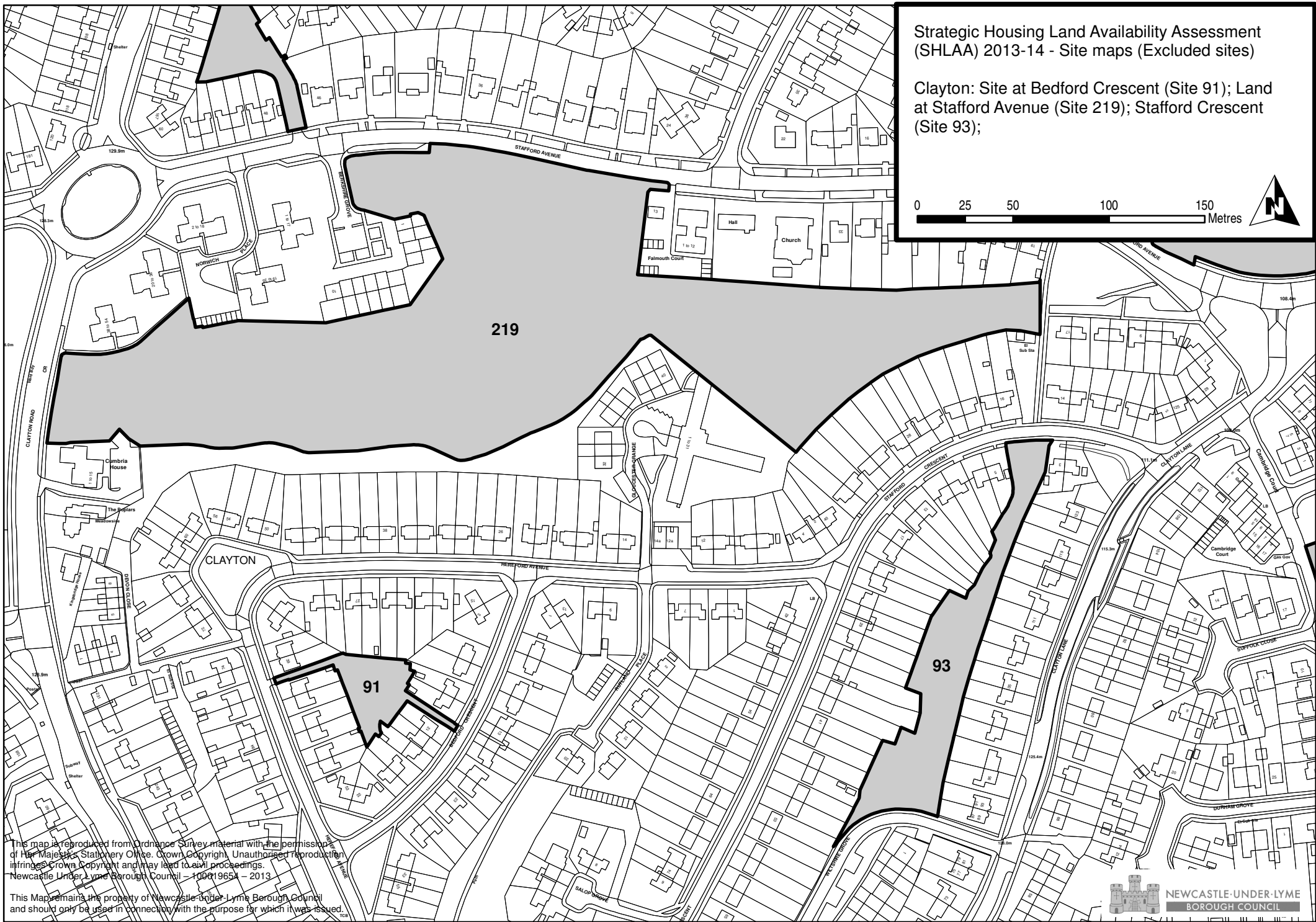
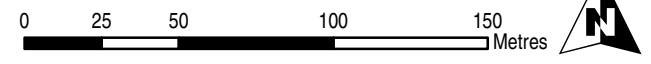
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: Site at Bedford Crescent (Site 91); Land at Stafford Avenue (Site 219); Stafford Crescent (Site 93);



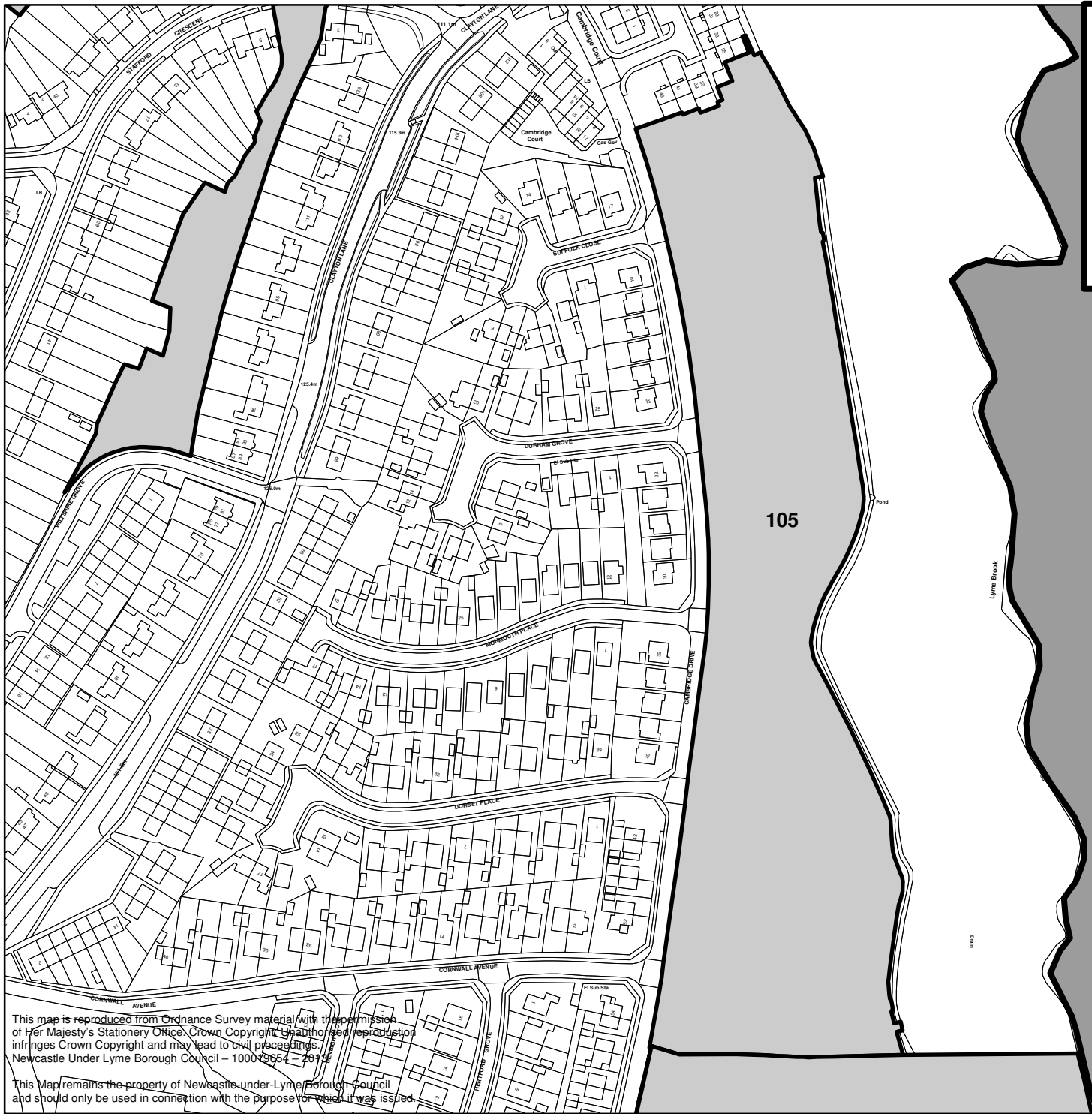
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: Cambridge Drive (Site 105)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: Land at Cambridge Drive (Site 378);
Land south of Cambridge Drive (Site 379)

0 25 50 100 150
Metres



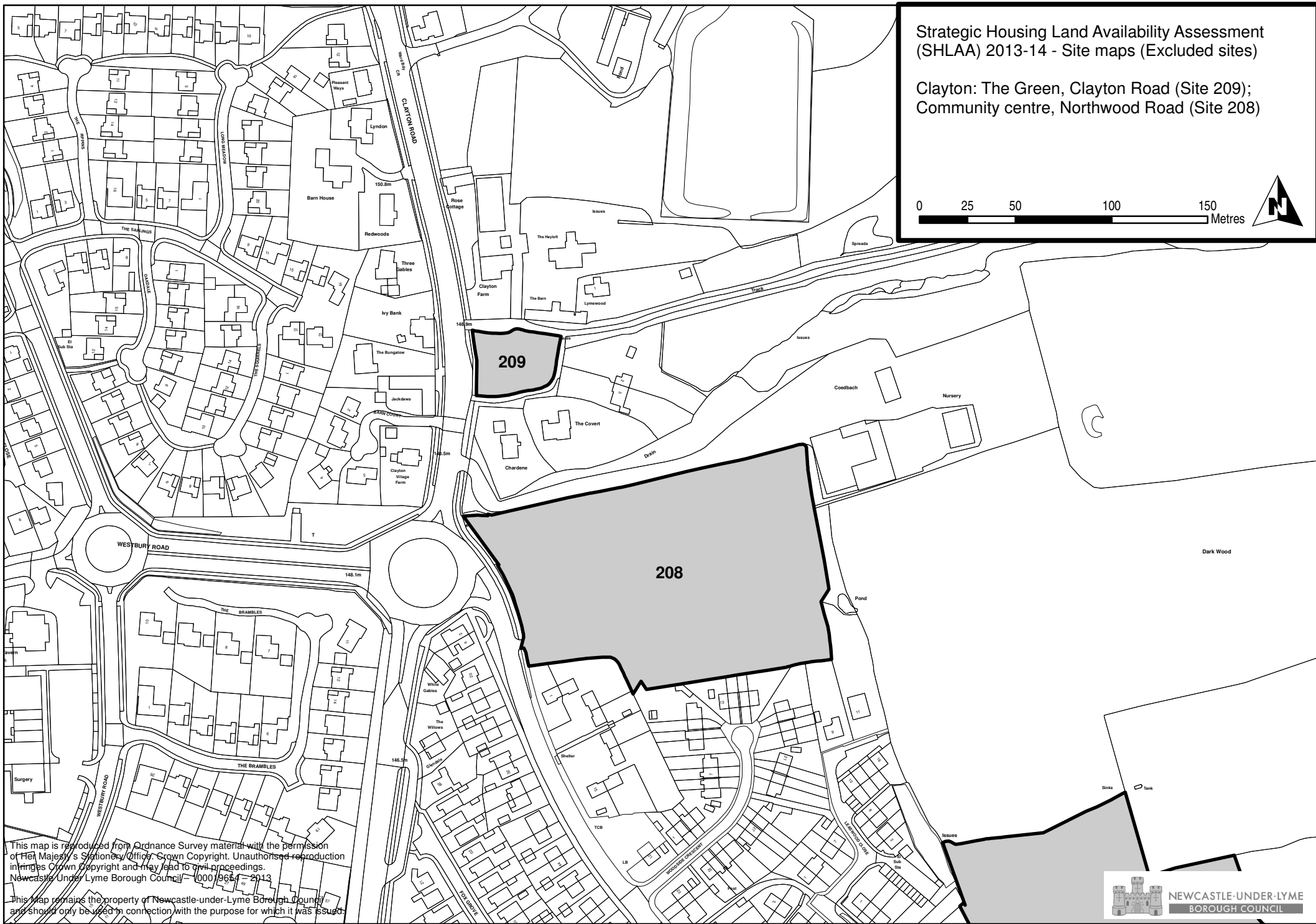
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: The Green, Clayton Road (Site 209);
Community centre, Northwood Road (Site 208)



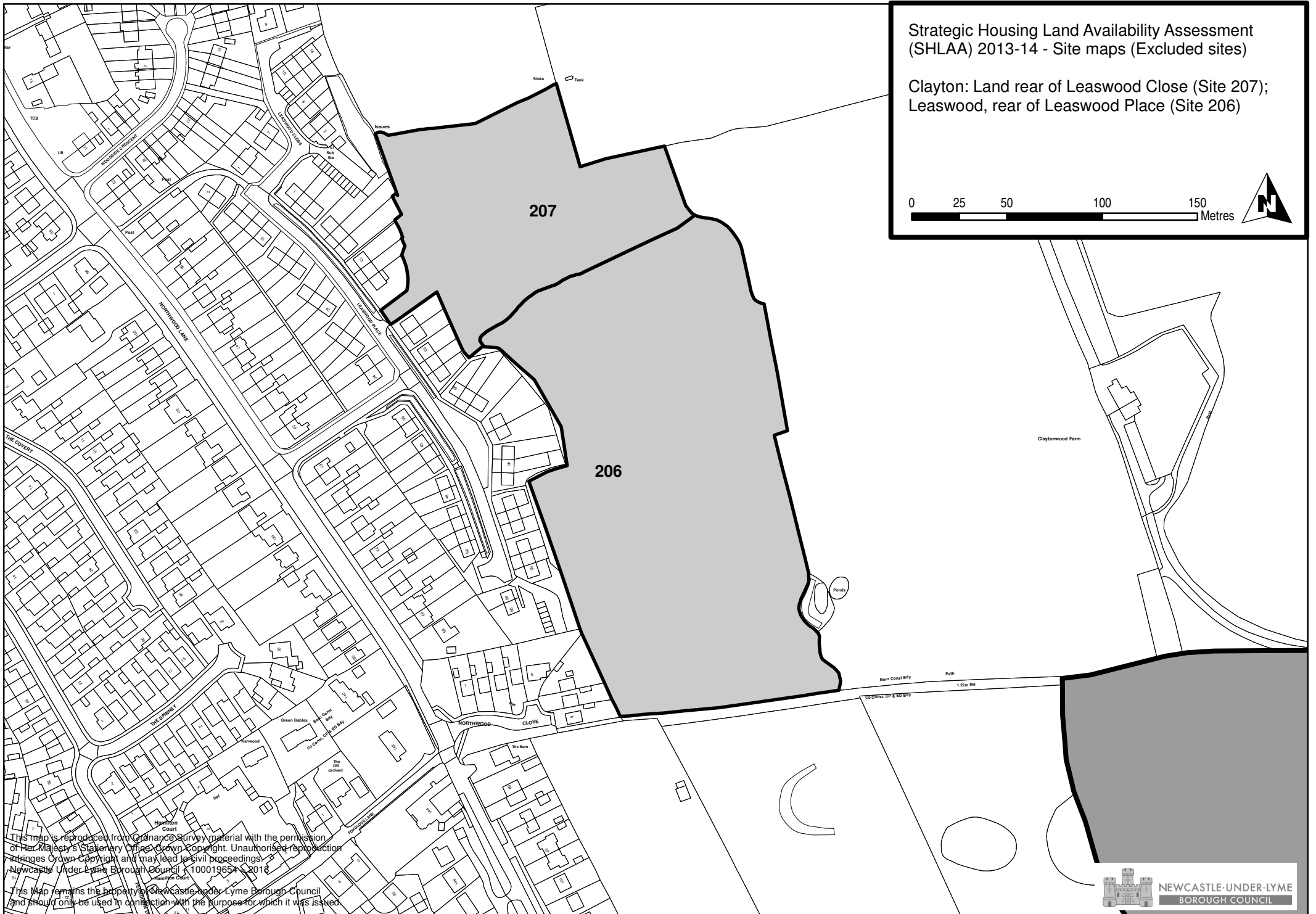
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Clayton: Land rear of Leaswood Close (Site 207);
Leaswood, rear of Leaswood Place (Site 206)

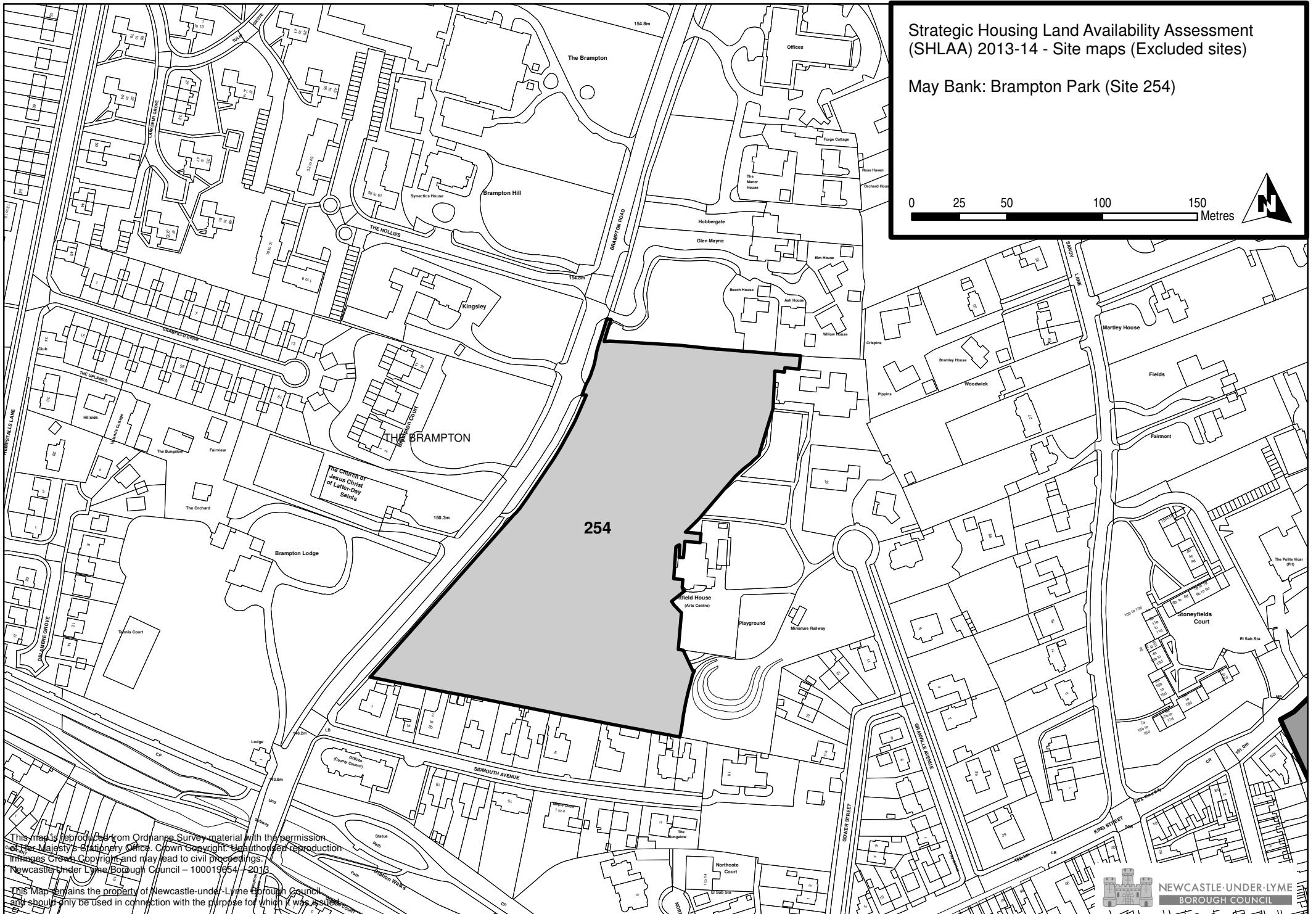


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

May Bank: Brampton Park (Site 254)



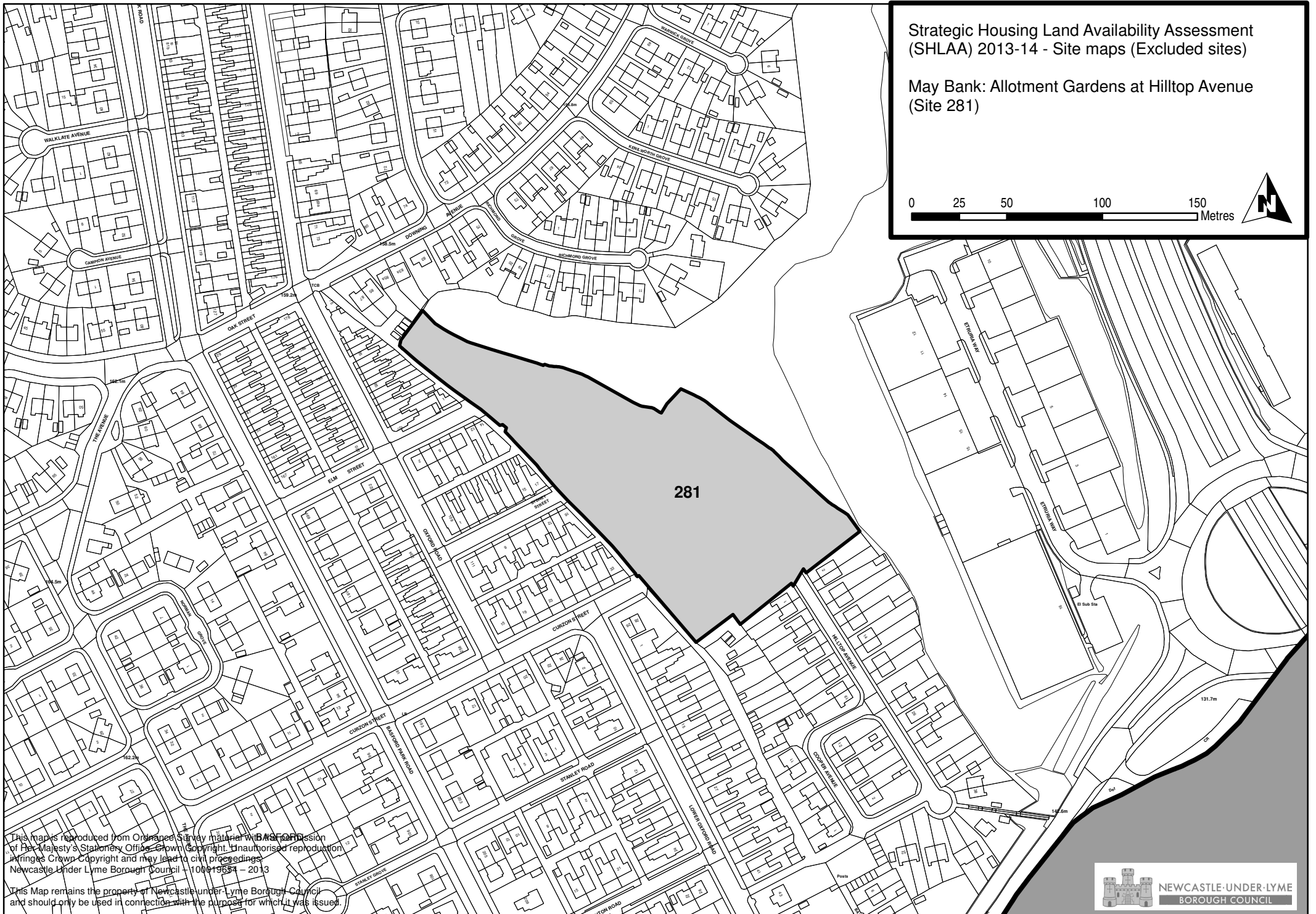
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

May Bank: Allotment Gardens at Hilltop Avenue (Site 281)



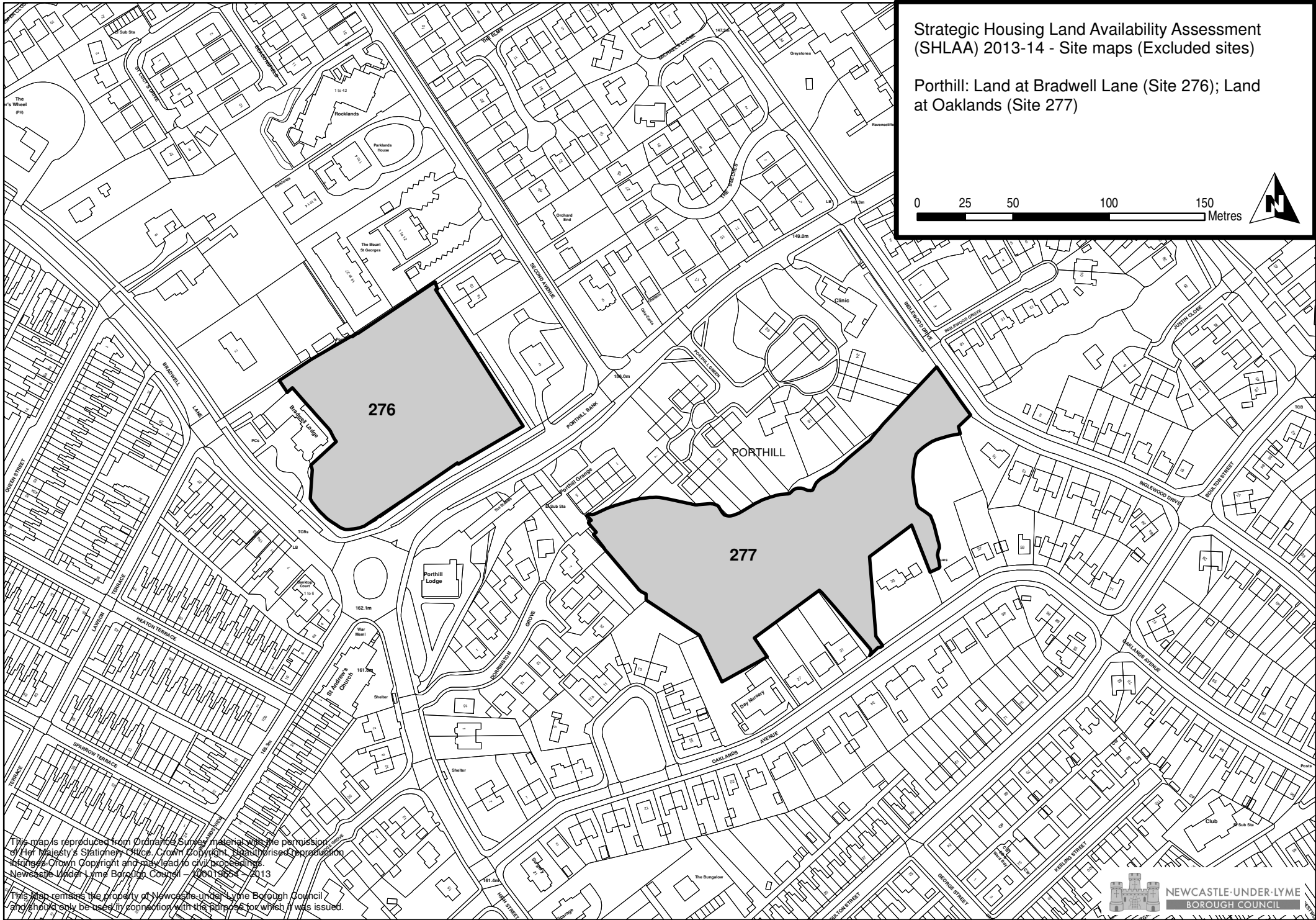
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Porthill: Land at Bradwell Lane (Site 276); Land at Oaklands (Site 277)



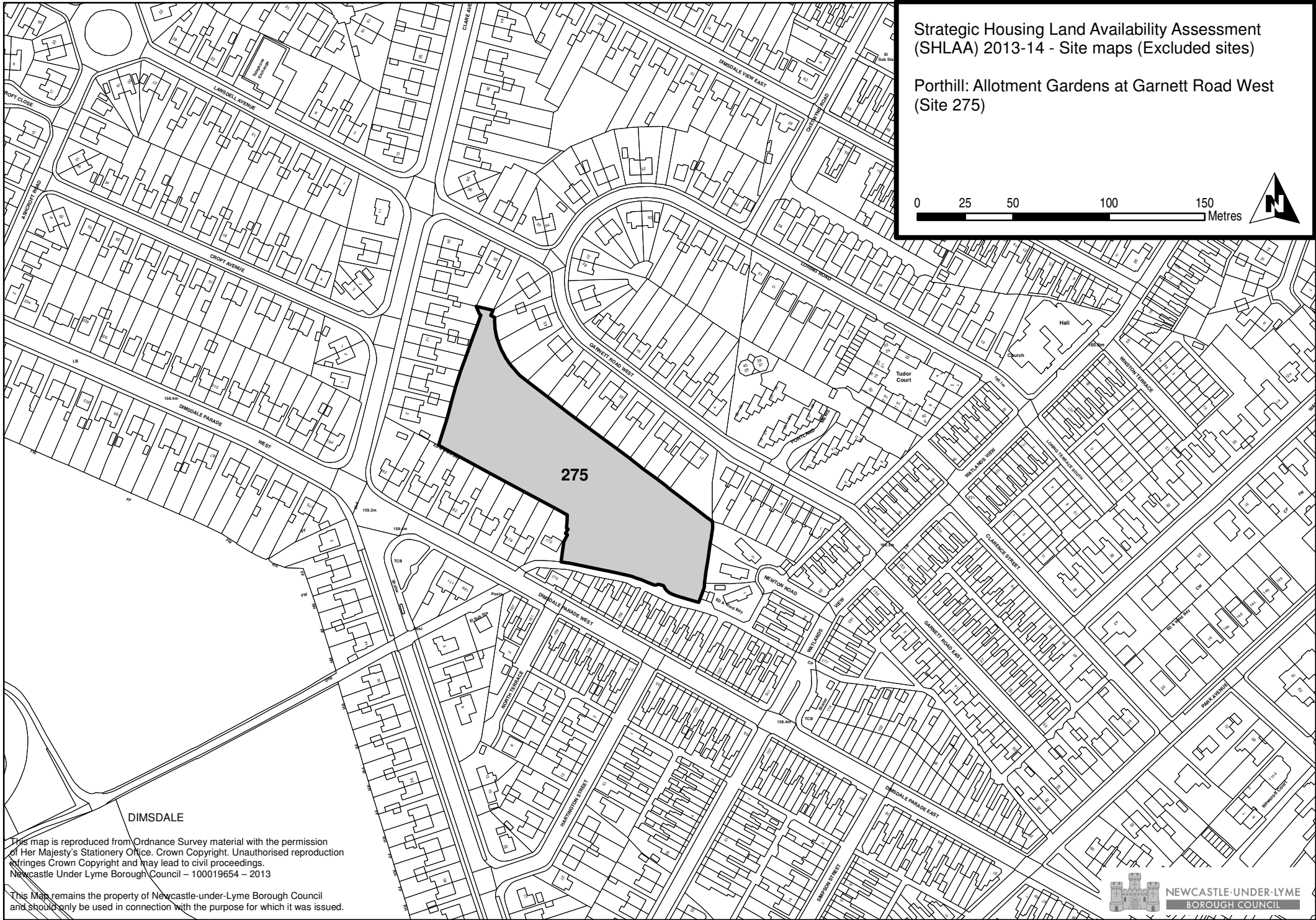
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Porthill: Allotment Gardens at Garnett Road West (Site 275)



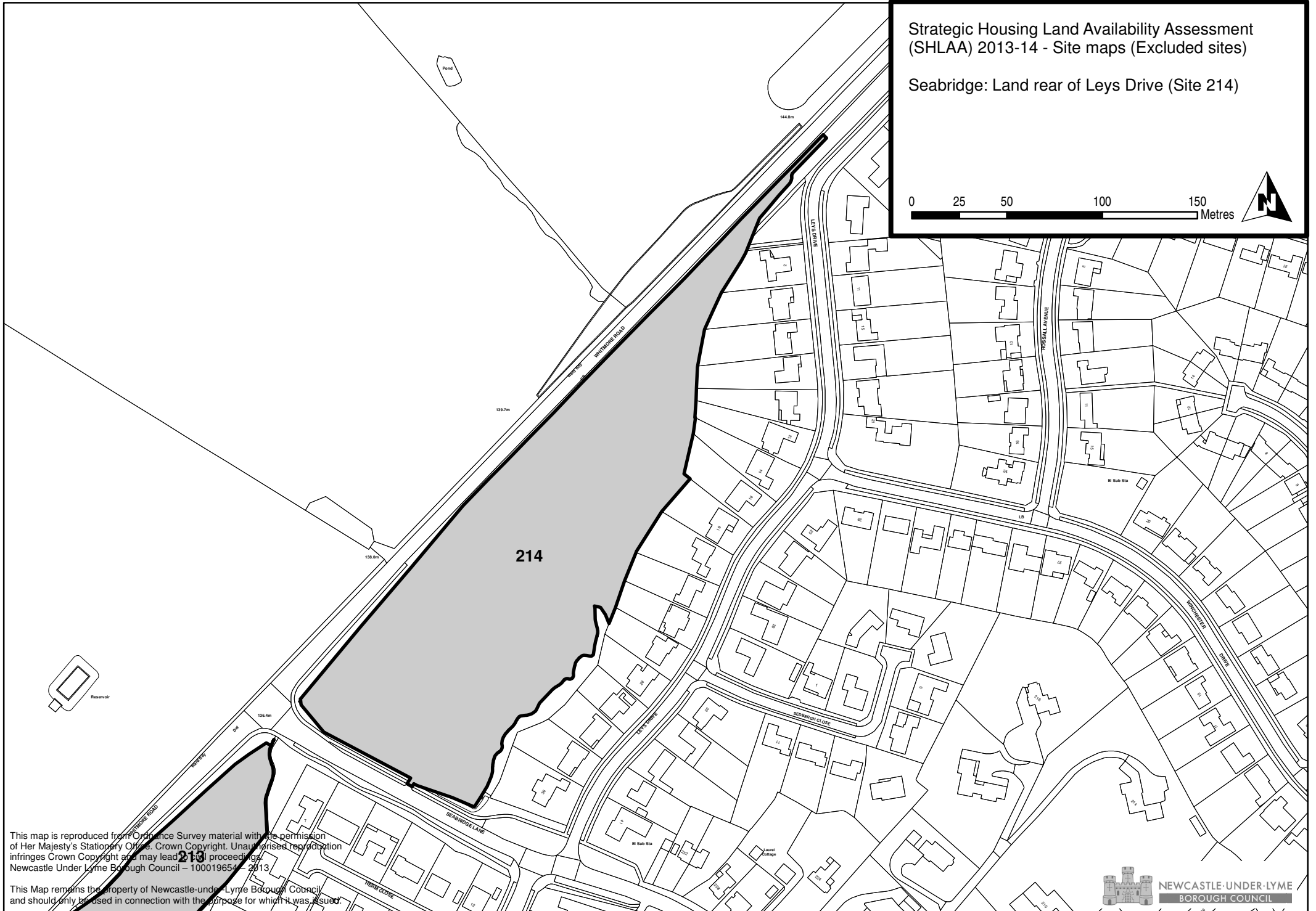
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Land rear of Leys Drive (Site 214)

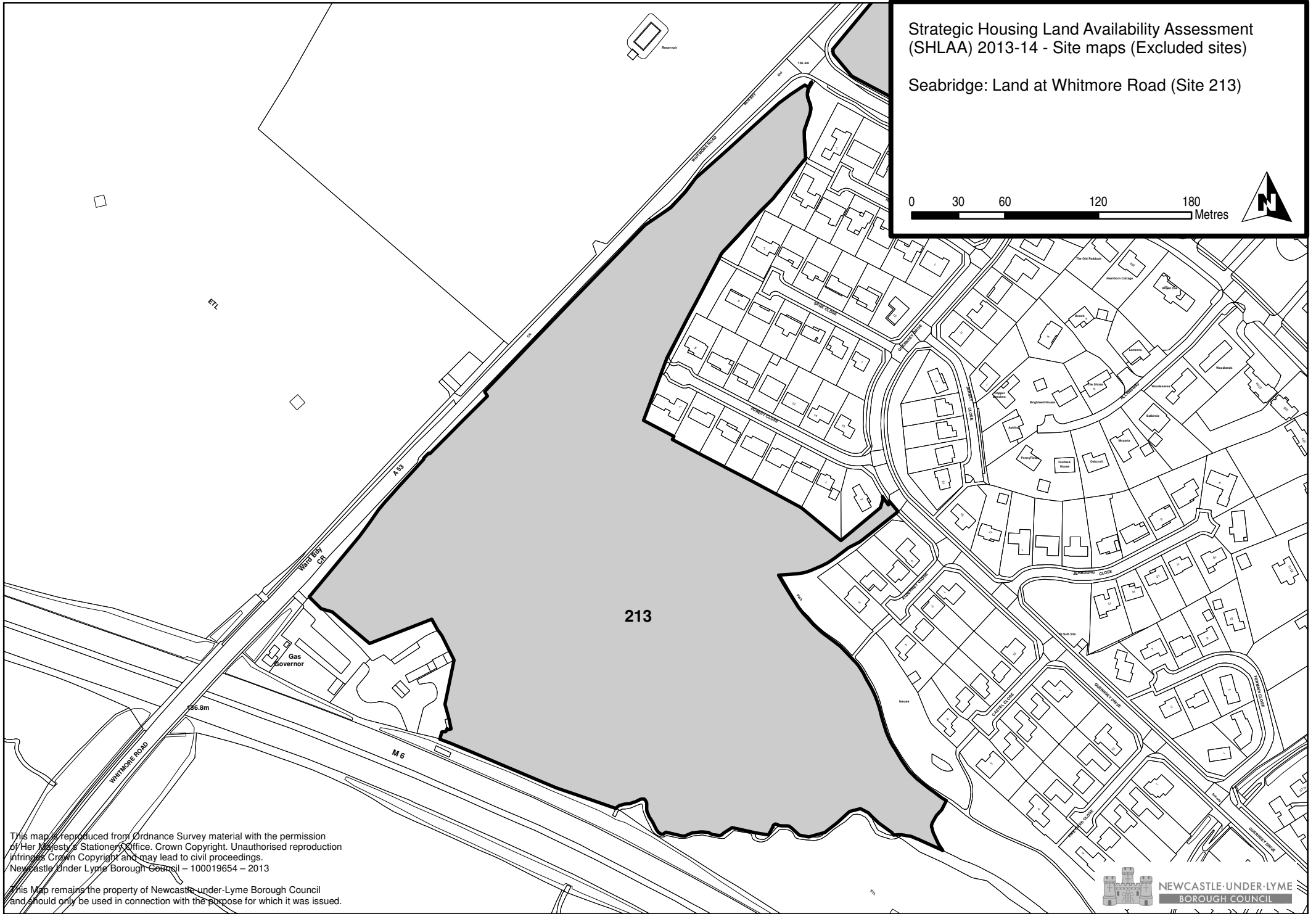


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Land at Whitmore Road (Site 213)



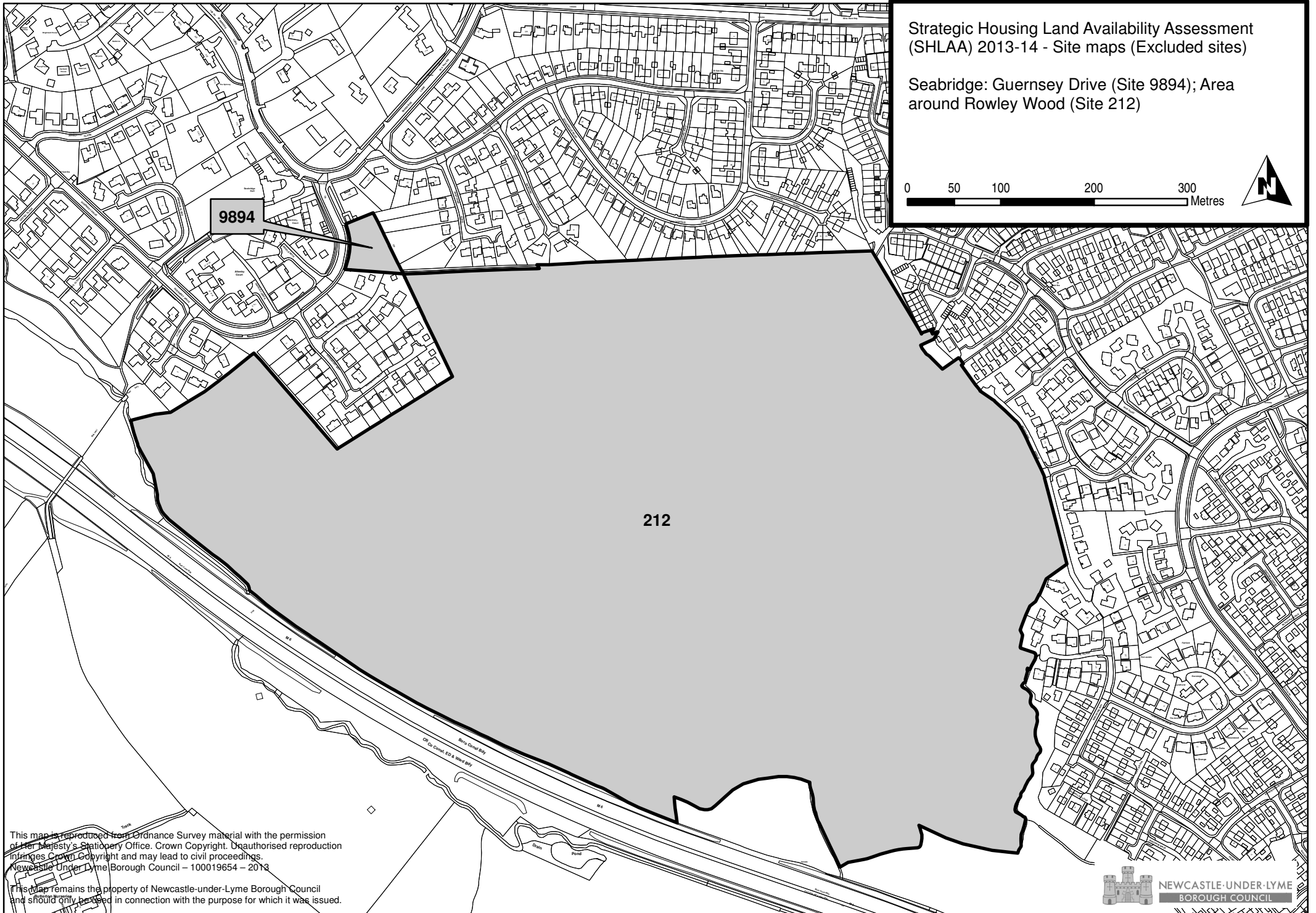
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Guernsey Drive (Site 9894); Area around Rowley Wood (Site 212)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Tyne Way (Site 95)



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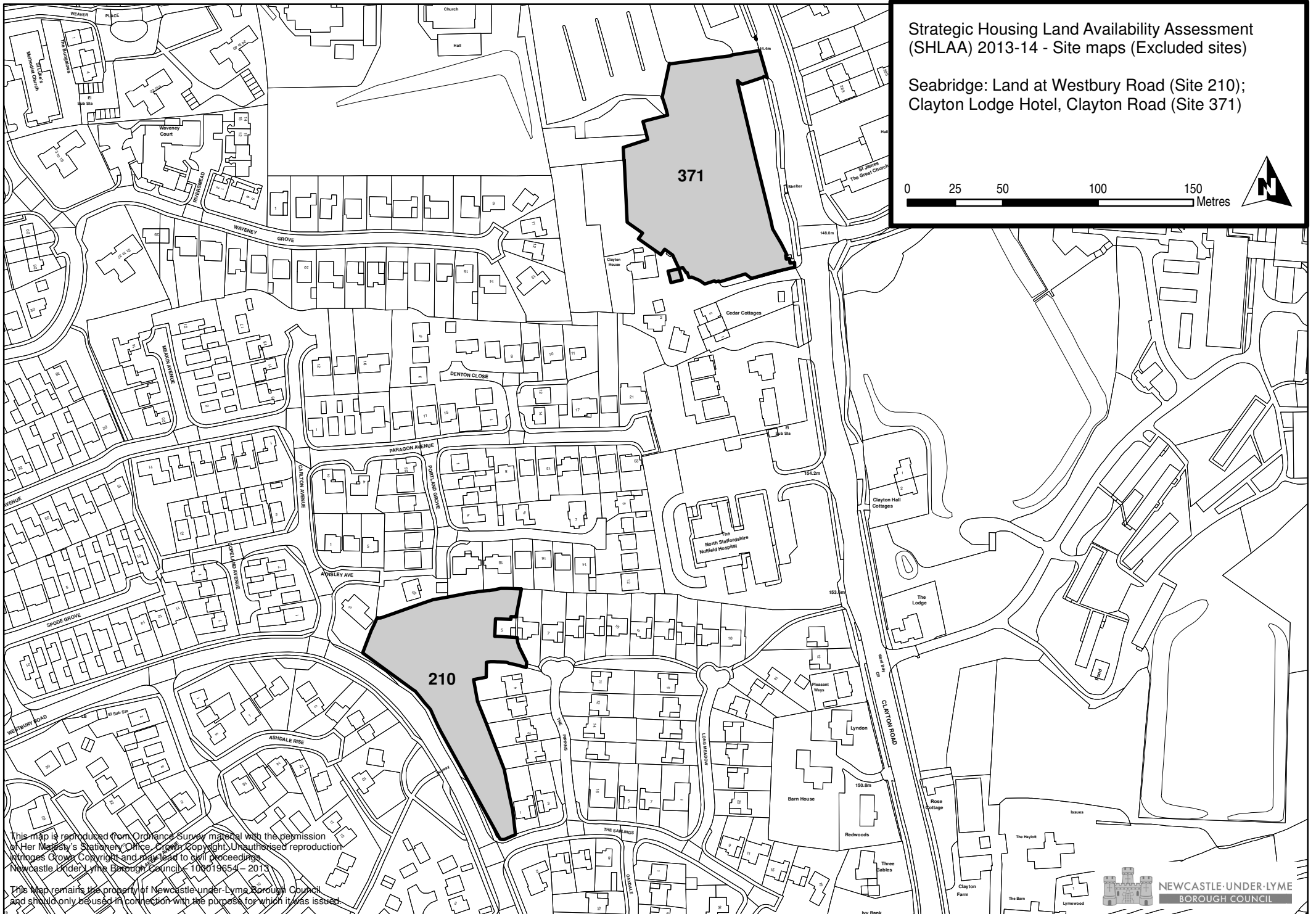
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Land at Westbury Road (Site 210);
Clayton Lodge Hotel, Clayton Road (Site 371)



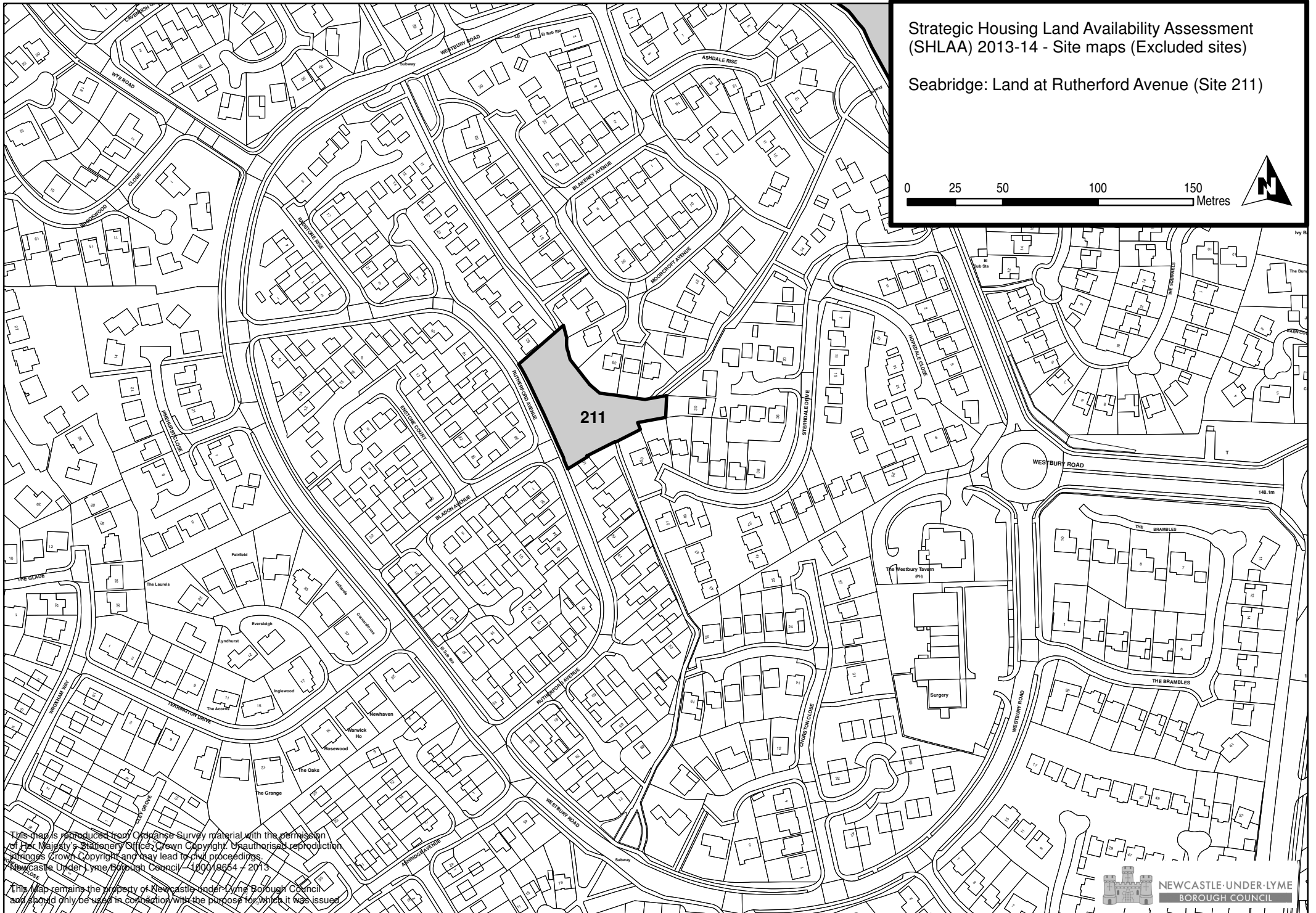
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Seabridge: Land at Rutherford Avenue (Site 211)



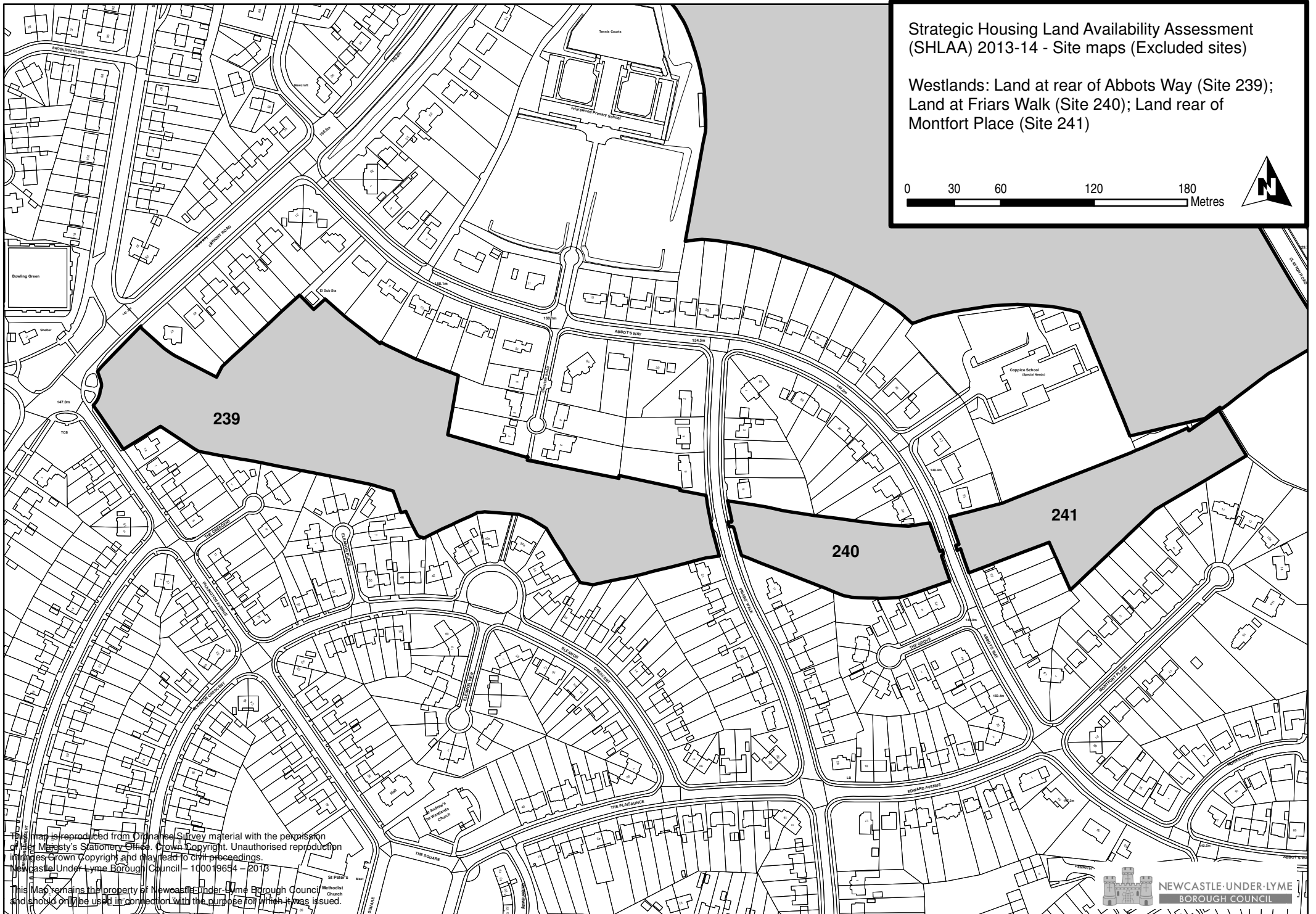
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Westlands: Land at rear of Abbots Way (Site 239);
Land at Friars Walk (Site 240); Land rear of
Montfort Place (Site 241)

0 30 60 120 180
Metres



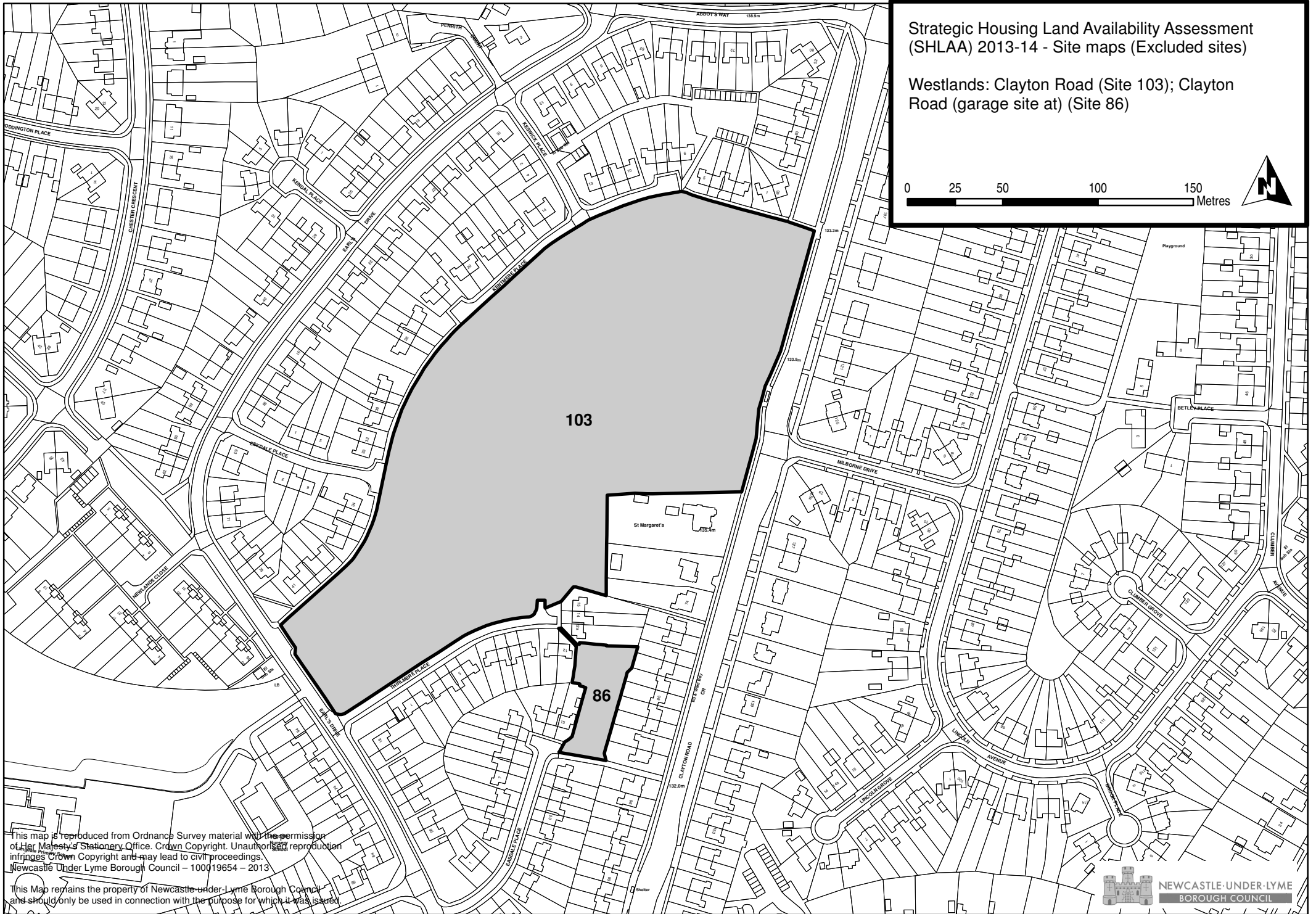
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Westlands: Clayton Road (Site 103); Clayton Road (garage site at) (Site 86)



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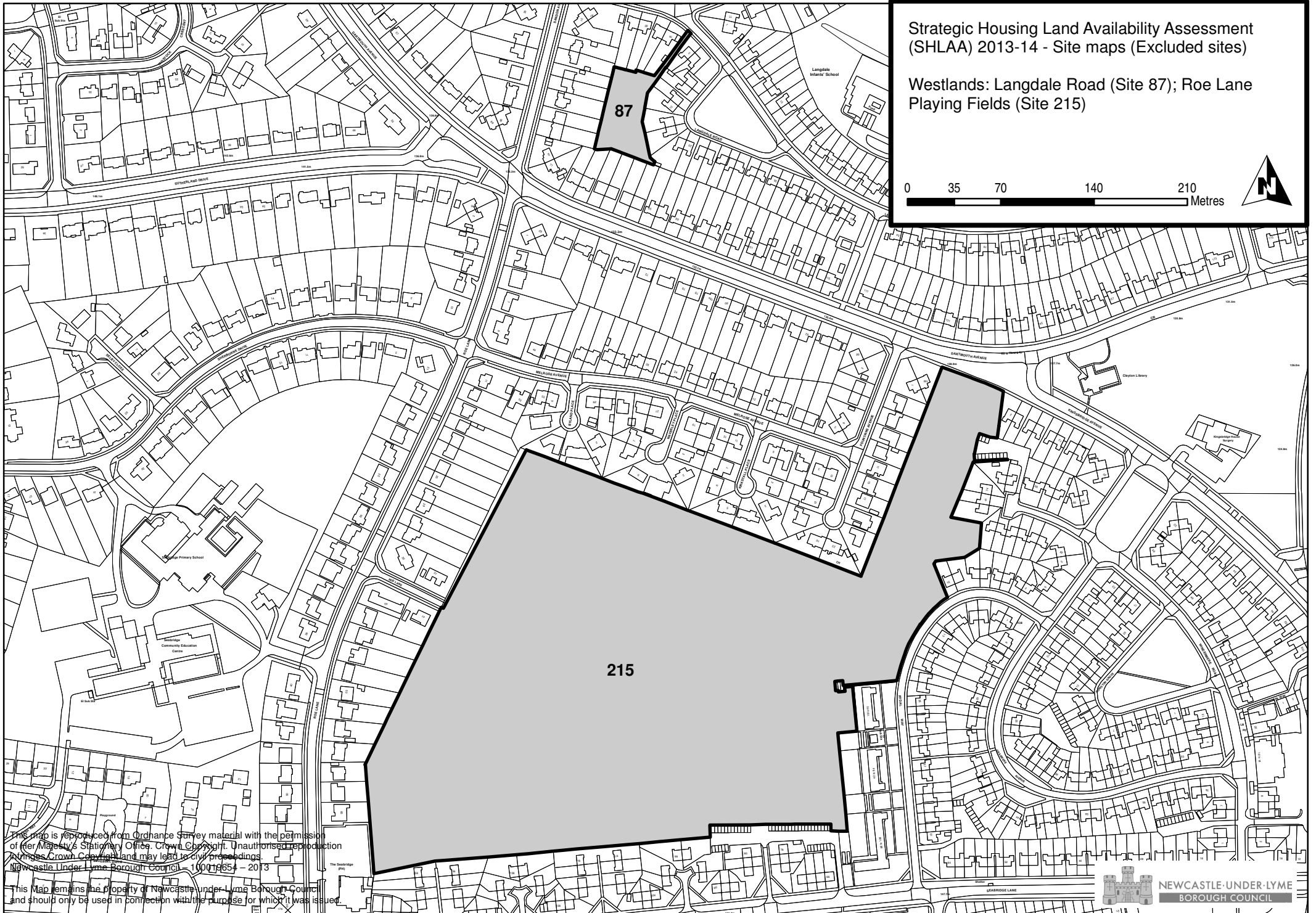
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Westlands: Langdale Road (Site 87); Roe Lane Playing Fields (Site 215)



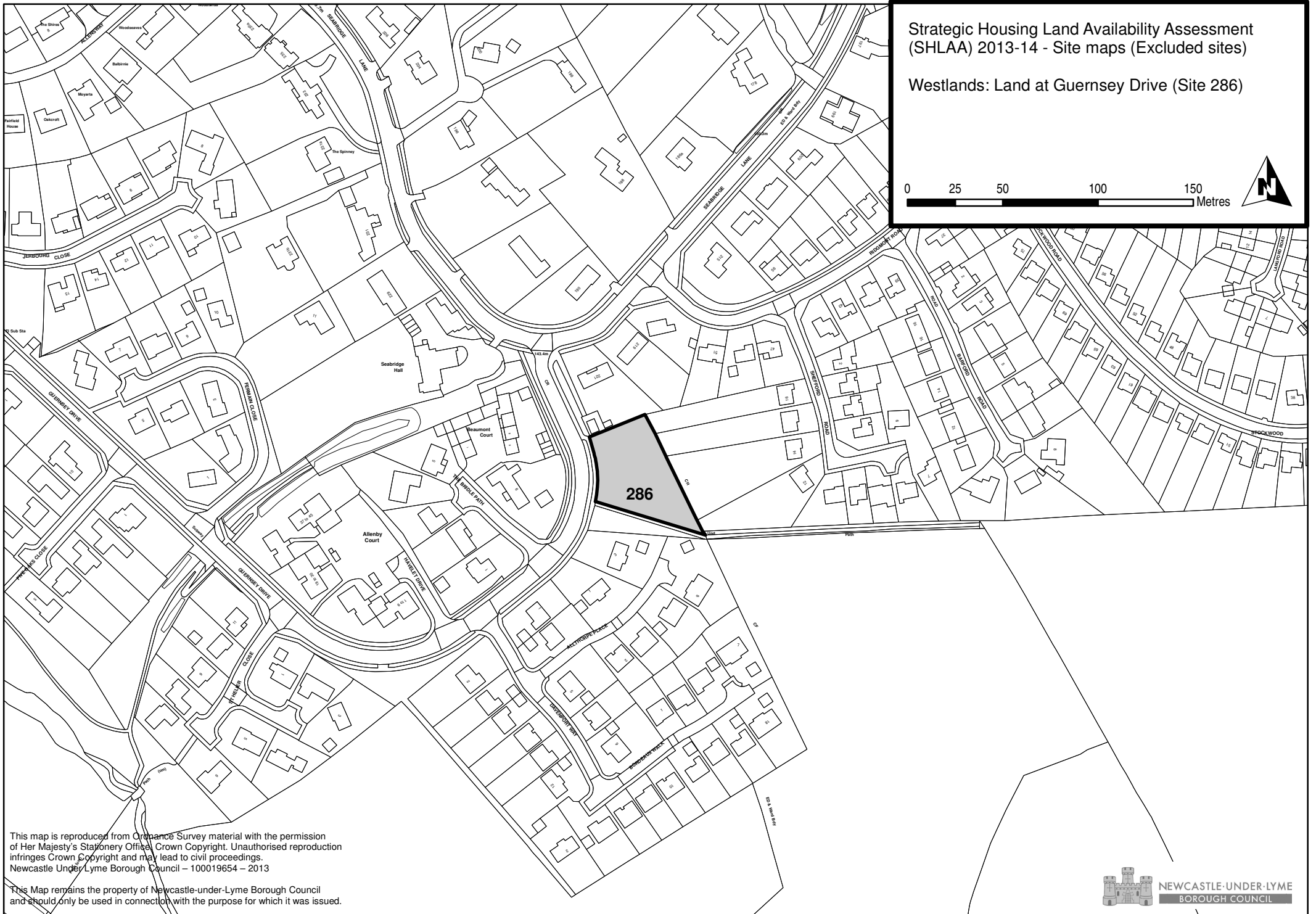
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Westlands: Land at Guernsey Drive (Site 286)



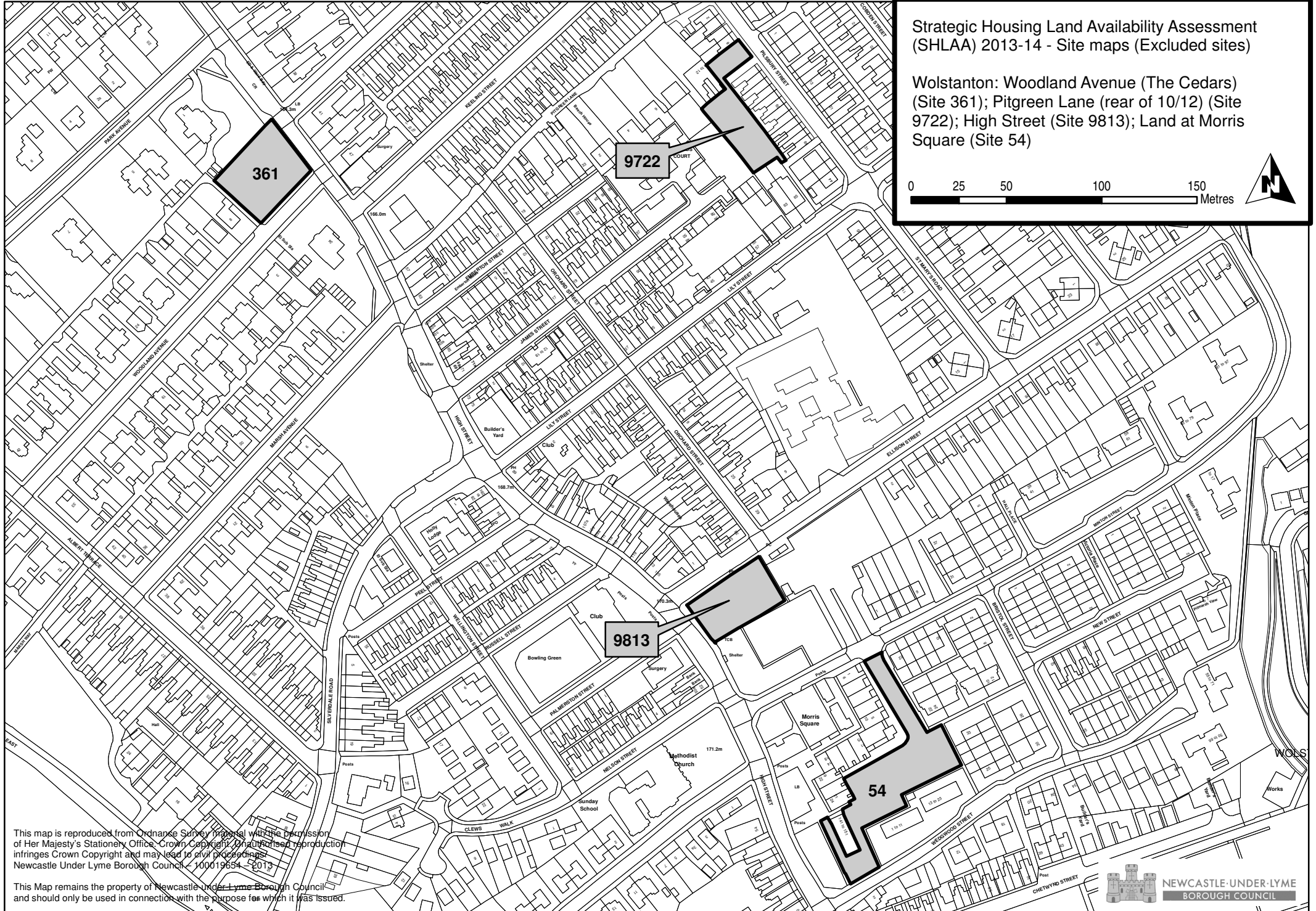
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Wolstanton: Woodland Avenue (The Cedars) (Site 361); Pitgreen Lane (rear of 10/12) (Site 9722); High Street (Site 9813); Land at Morris Square (Site 54)



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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Wolstanton: Remainder of land at Wolstanton
Colliery (A500) (Site 191)

0 50 100 200 300
Metres



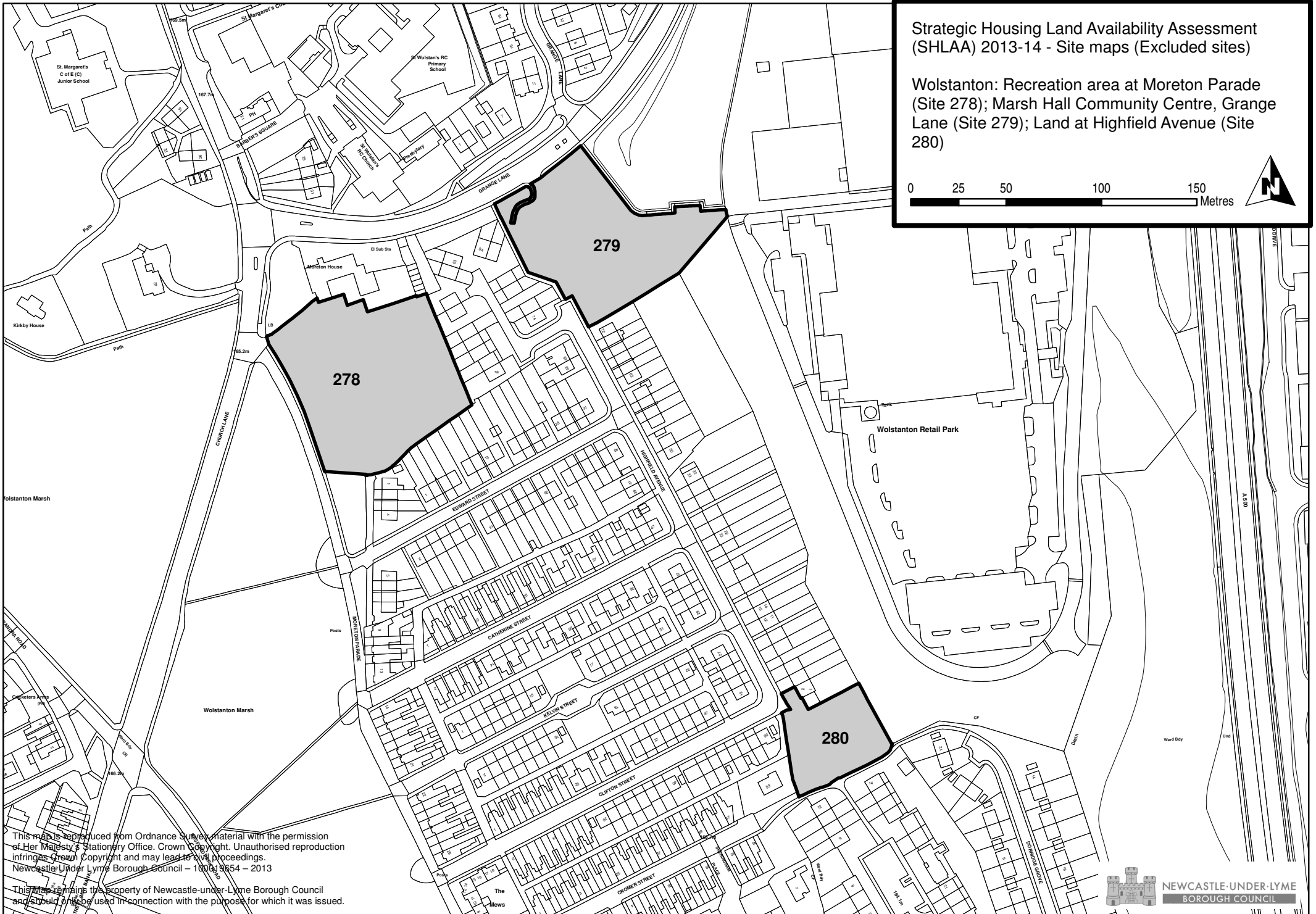
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Wolstanton: Recreation area at Moreton Parade (Site 278); Marsh Hall Community Centre, Grange Lane (Site 279); Land at Highfield Avenue (Site 280)



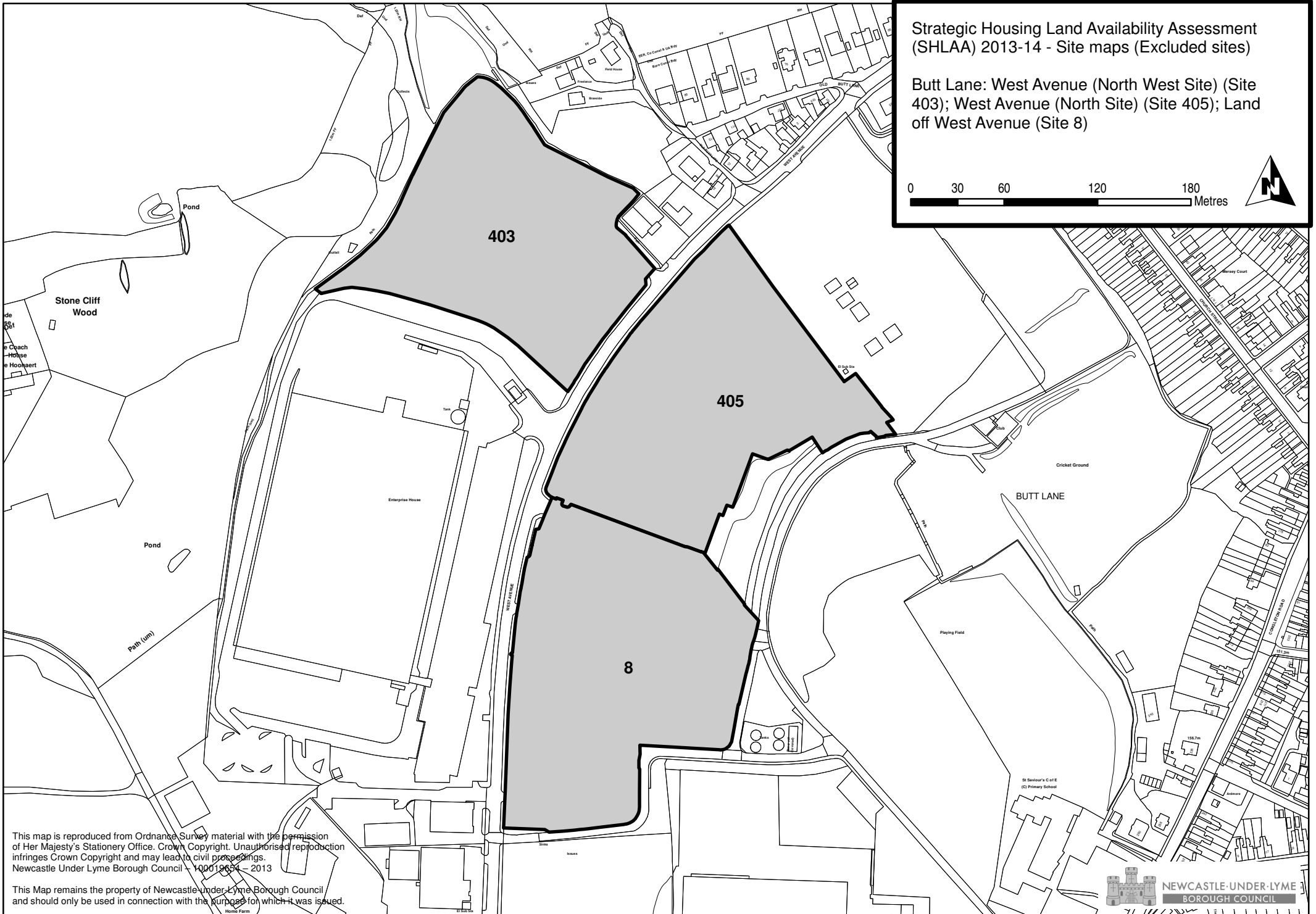
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: West Avenue (North West Site) (Site 403); West Avenue (North Site) (Site 405); Land off West Avenue (Site 8)



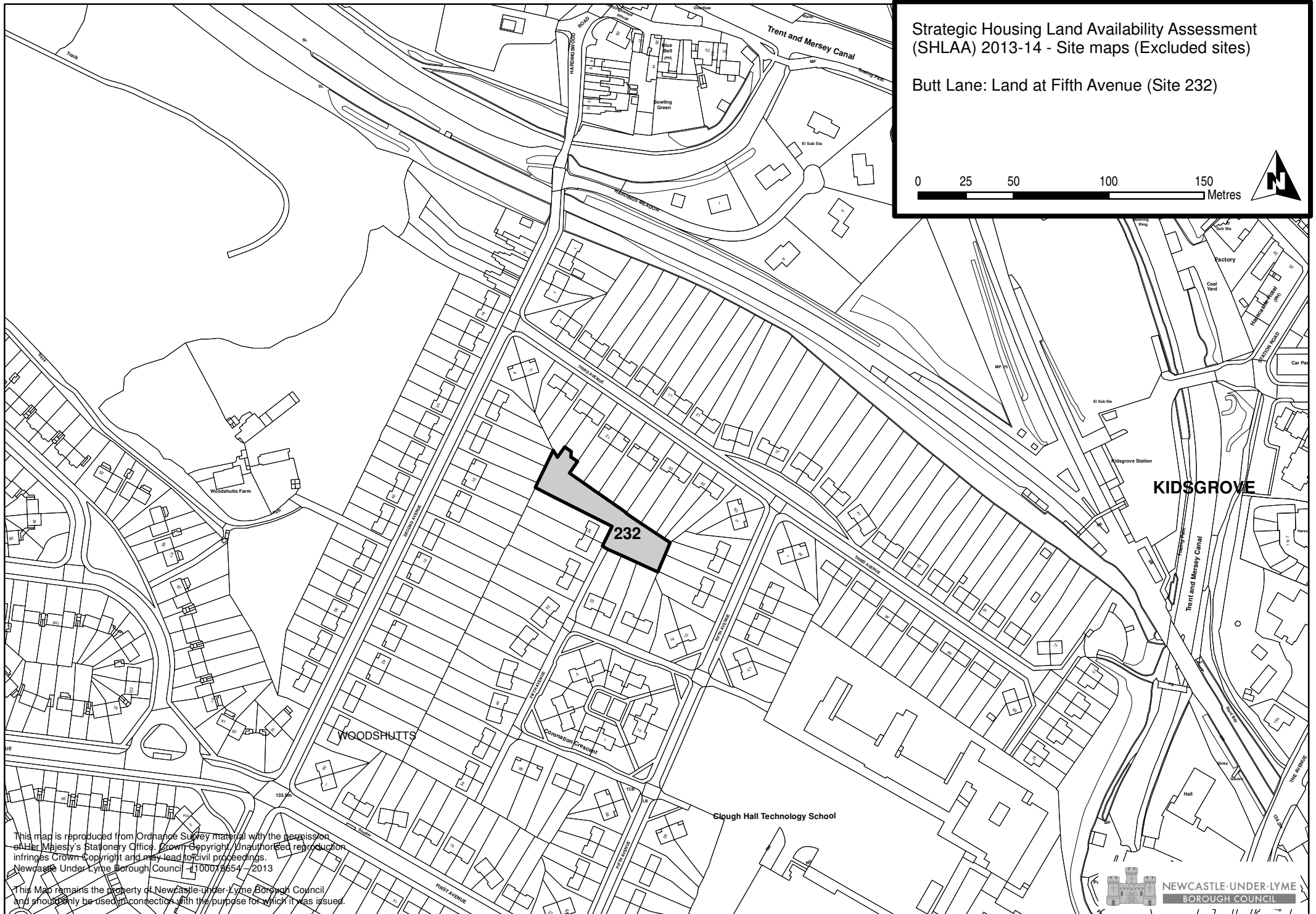
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: Land at Fifth Avenue (Site 232)

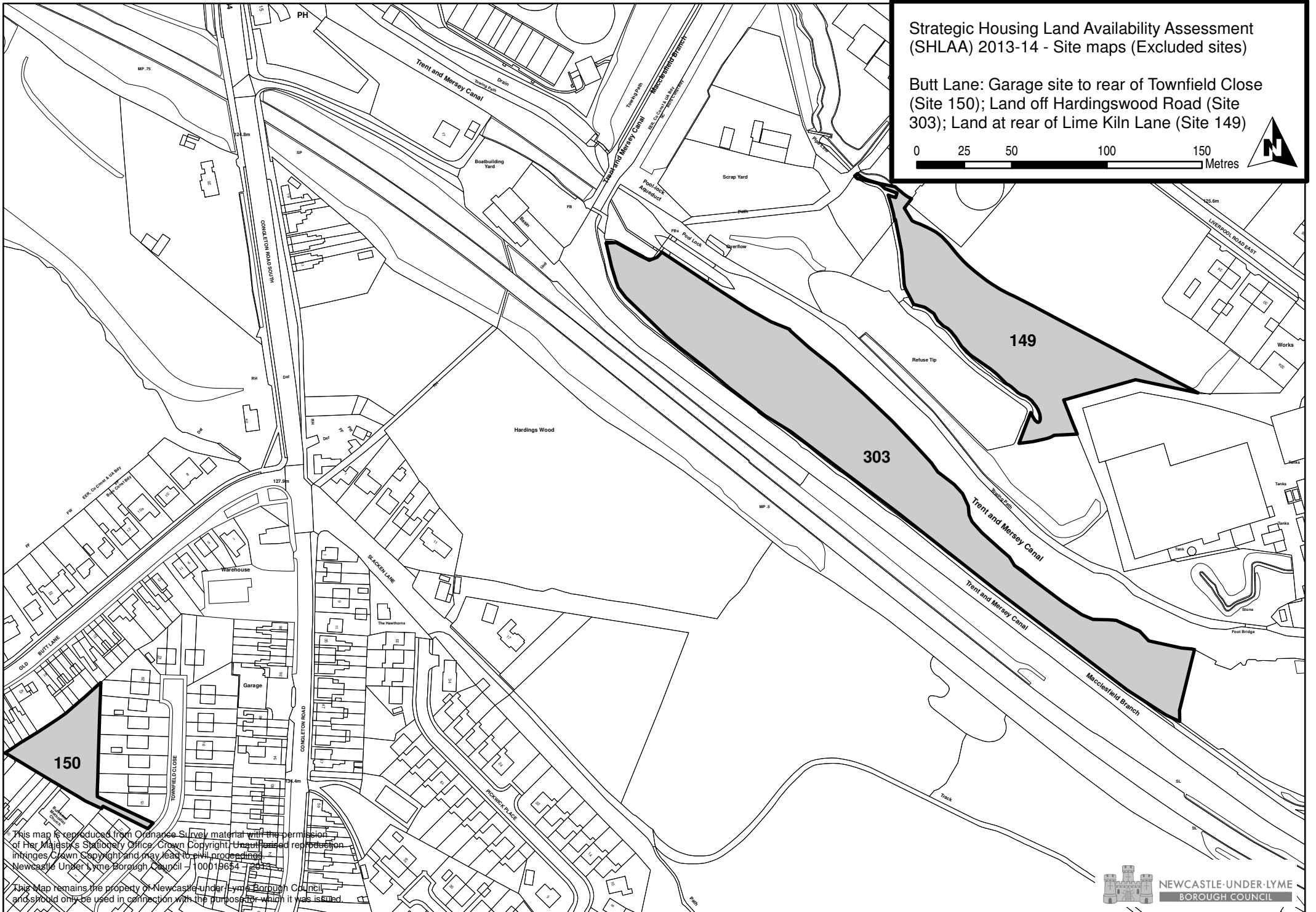


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: Garage site to rear of Townfield Close (Site 150); Land off Hardingswood Road (Site 303); Land at rear of Lime Kiln Lane (Site 149)

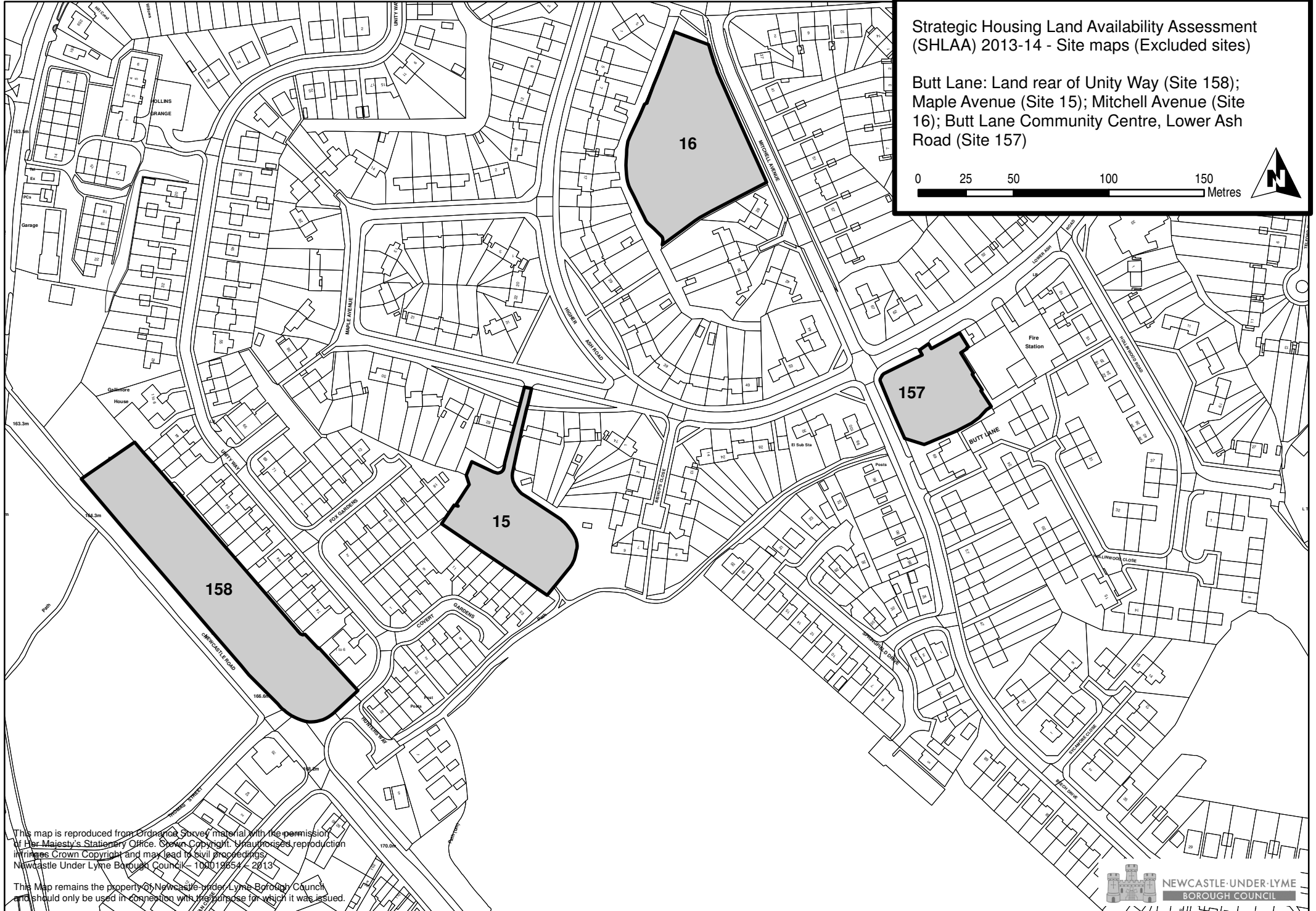


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: Land rear of Unity Way (Site 158);
Maple Avenue (Site 15); Mitchell Avenue (Site 16);
Butt Lane Community Centre, Lower Ash Road (Site 157)



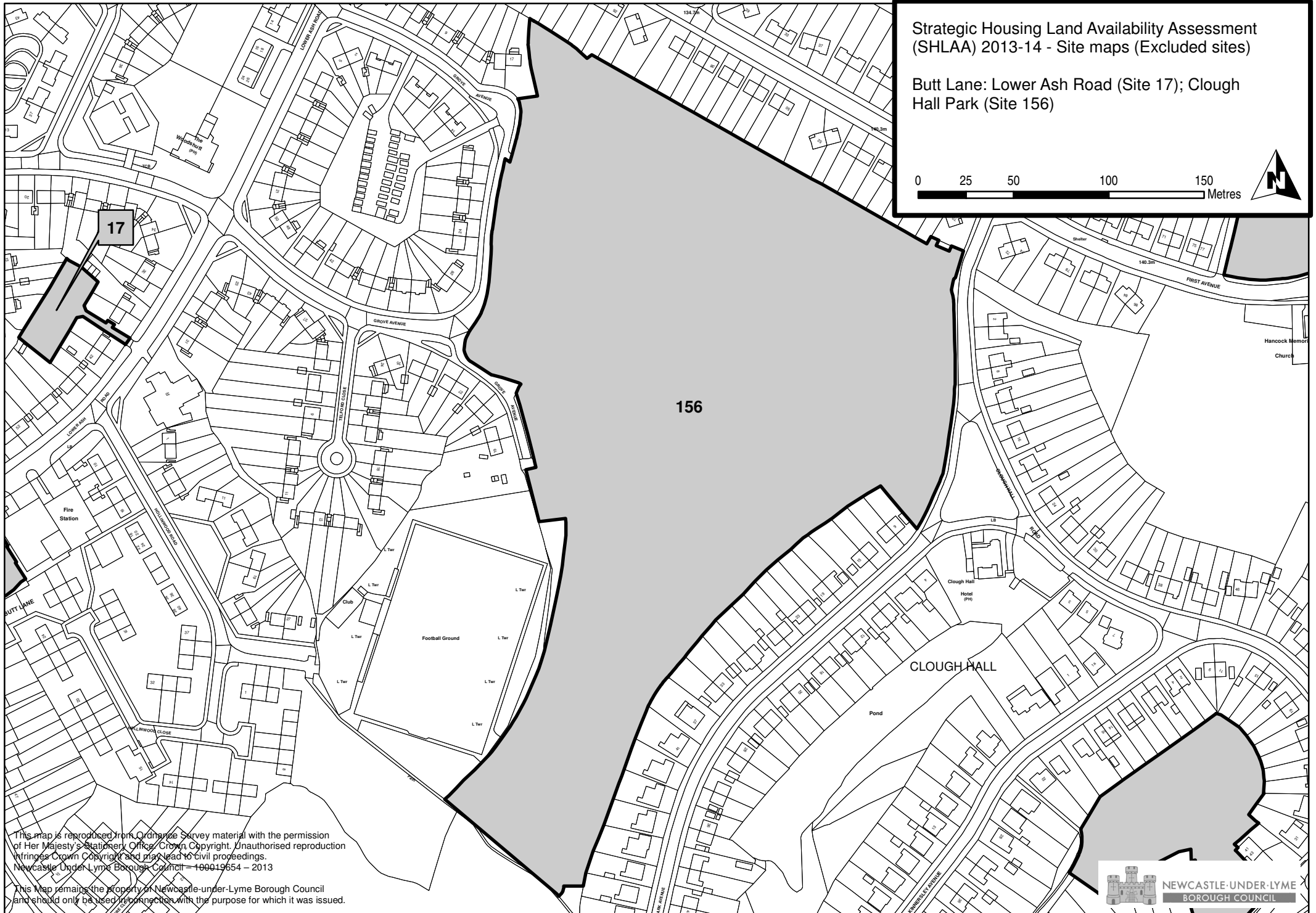
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: Lower Ash Road (Site 17); Clough Hall Park (Site 156)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Butt Lane: Lower Ash Road (Site 17); Clough Hall Park (Site 156)

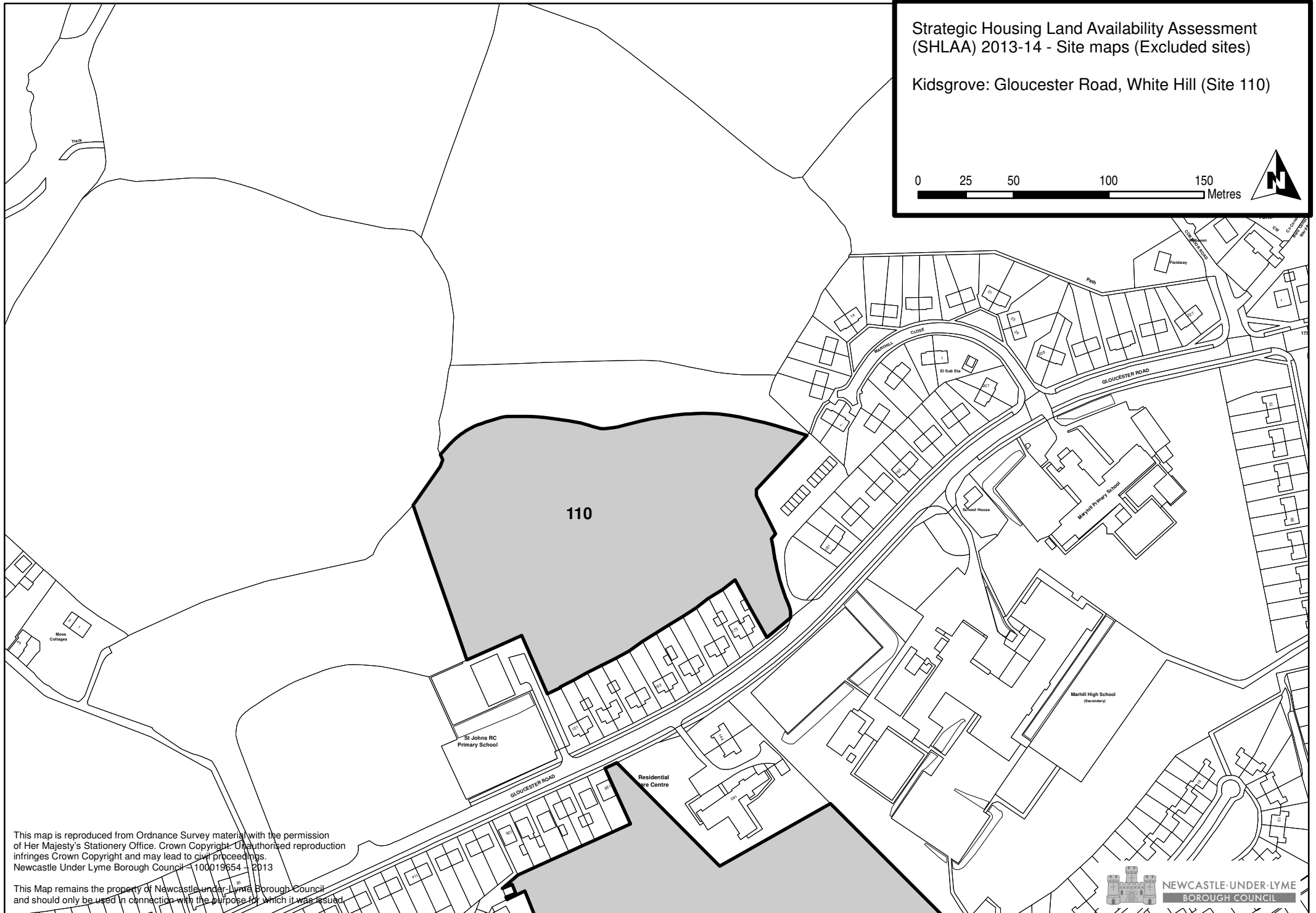


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Strategic Housing Land Availability Assessment
(SHLAA) 2013-14 - Site maps (Excluded sites)

Kidsgrove: Gloucester Road, White Hill (Site 110)



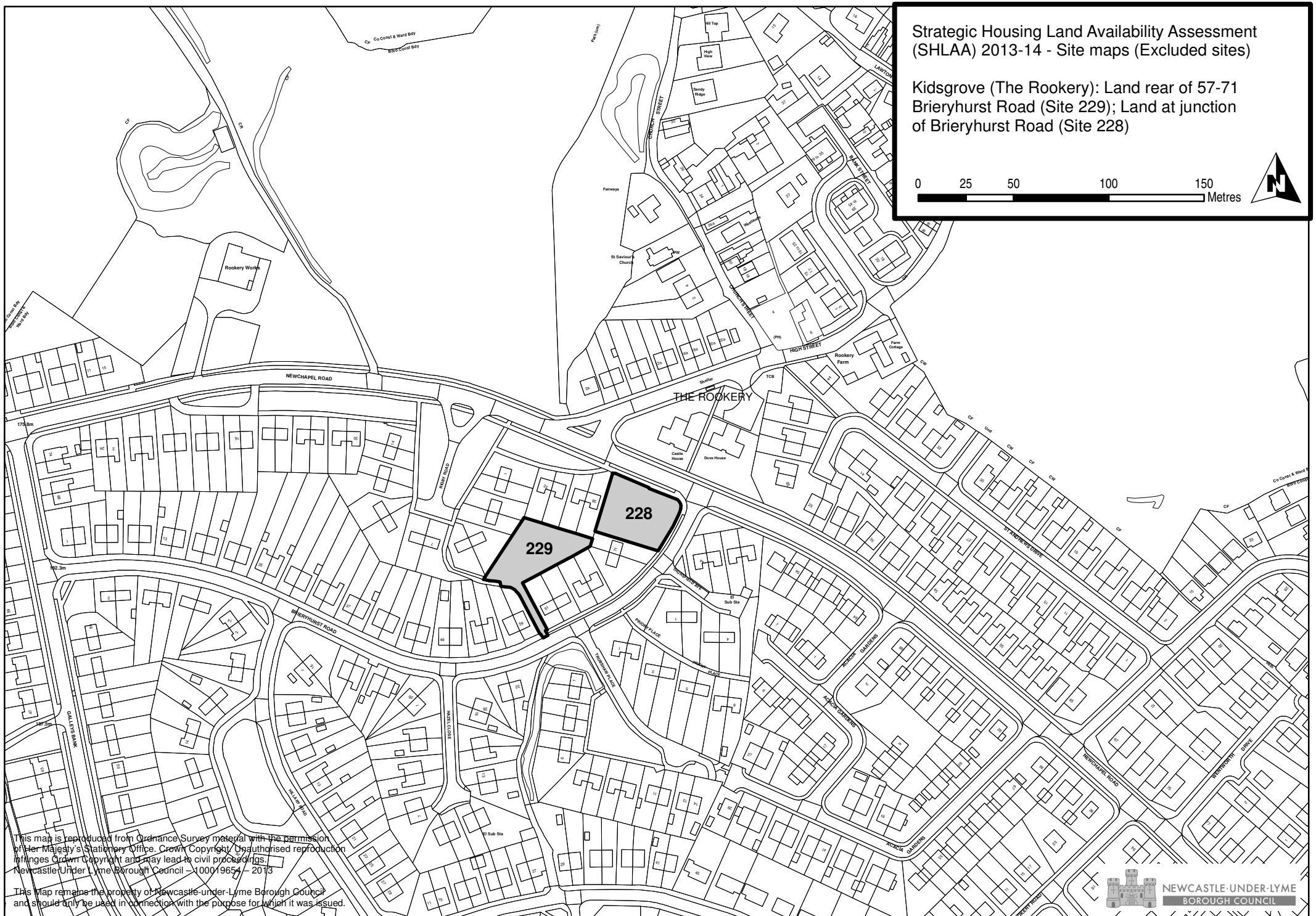
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Kidsgrove (The Rookery): Land rear of 57-71 Brieryhurst Road (Site 229); Land at junction of Brieryhurst Road (Site 228)



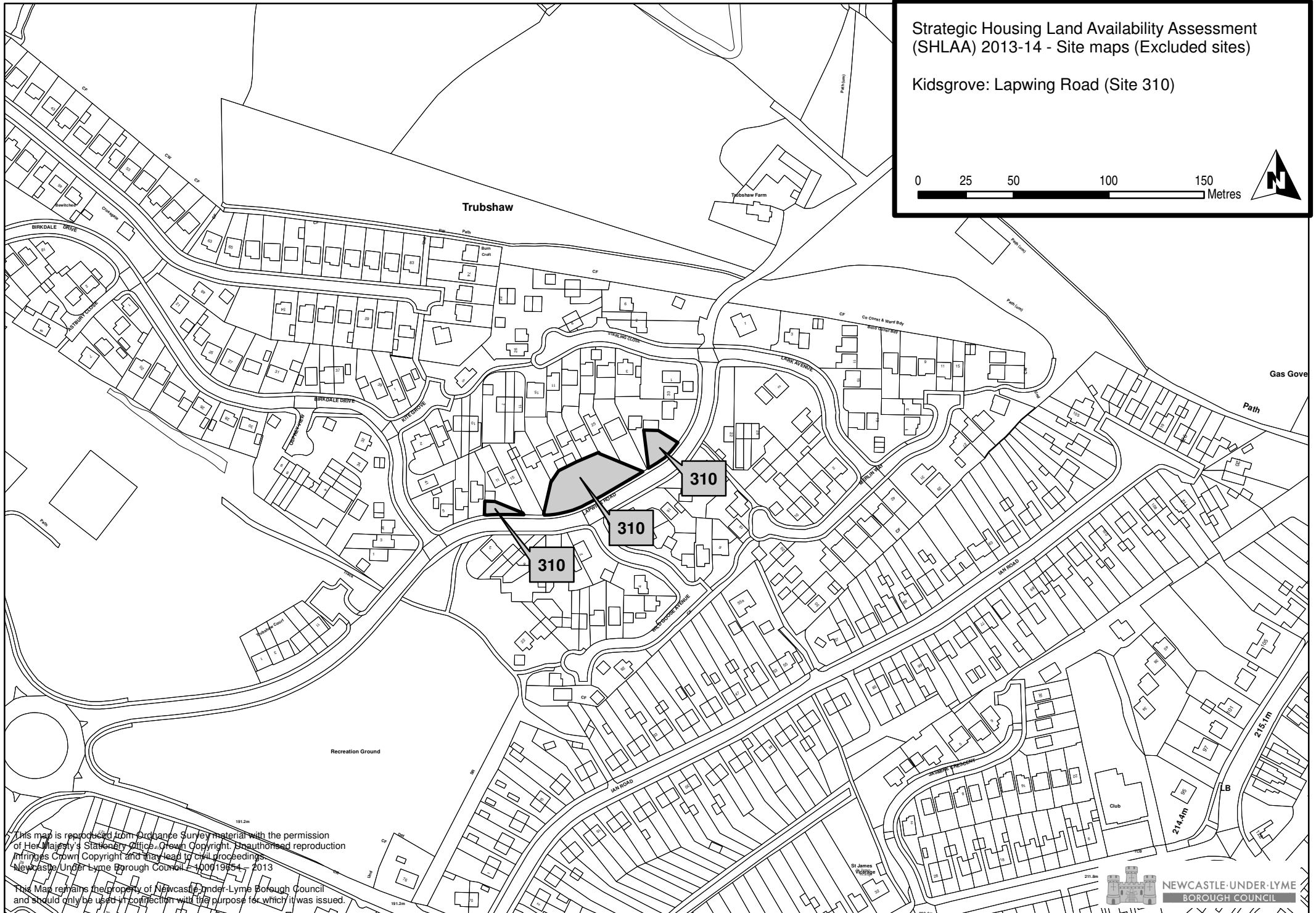
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Kidsgrove: Lapwing Road (Site 310)



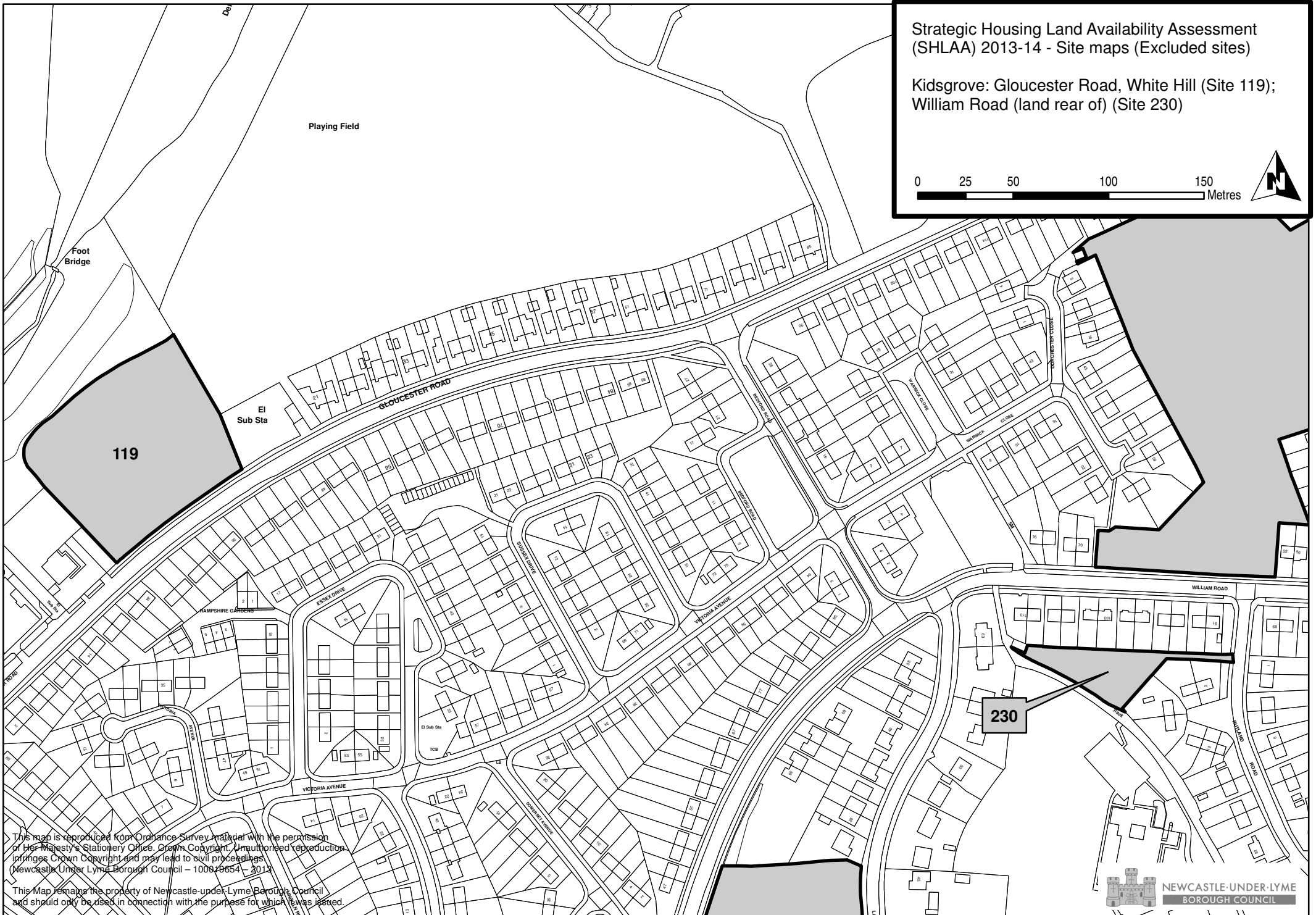
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Kidsgrove: Gloucester Road, White Hill (Site 119);
William Road (land rear of) (Site 230)



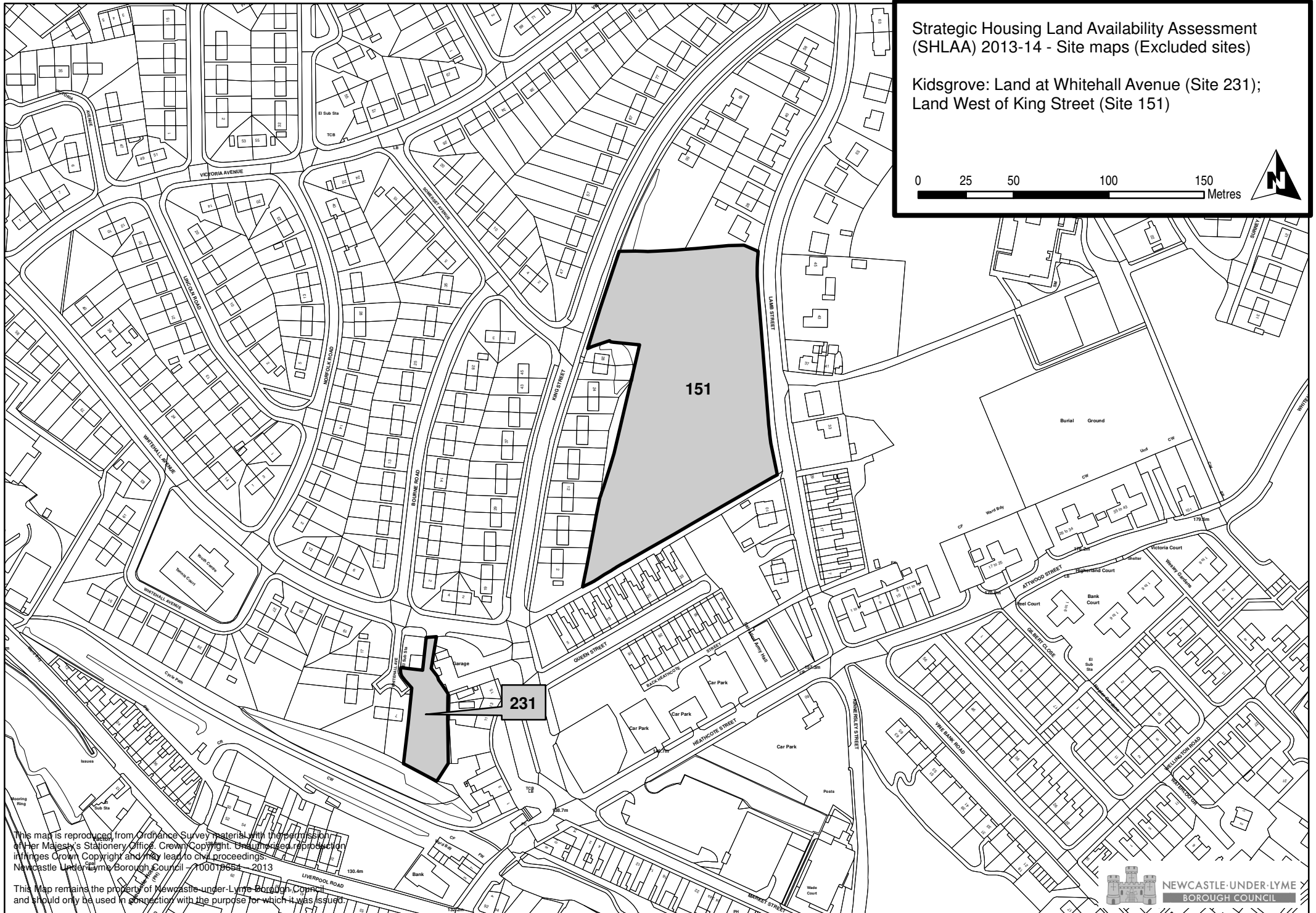
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Kidsgrove: Land at Whitehall Avenue (Site 231);
Land West of King Street (Site 151)



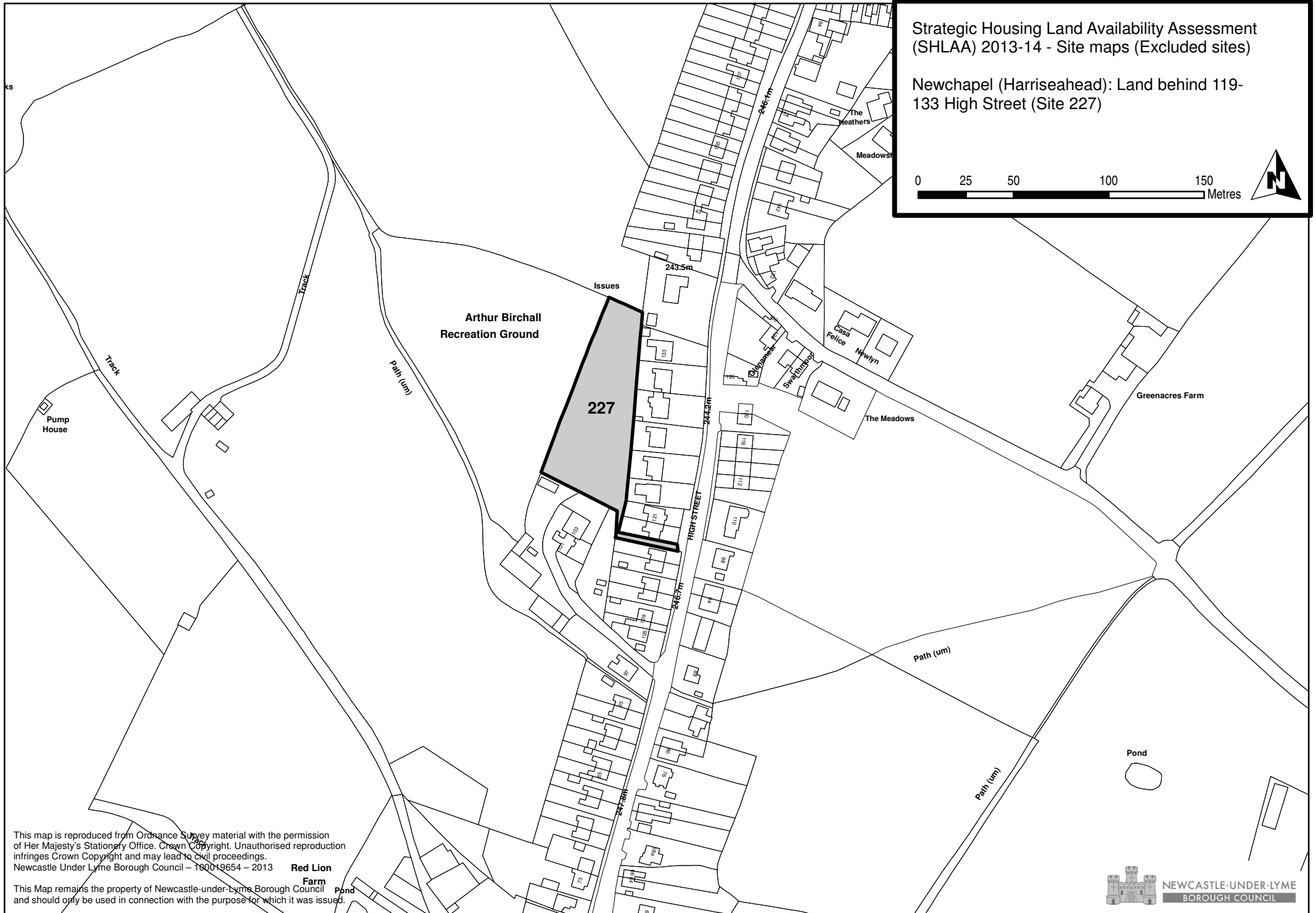
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Newchapel (Harriseahead): Land behind 119-133 High Street (Site 227)



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Red Lion

Farm

Pond

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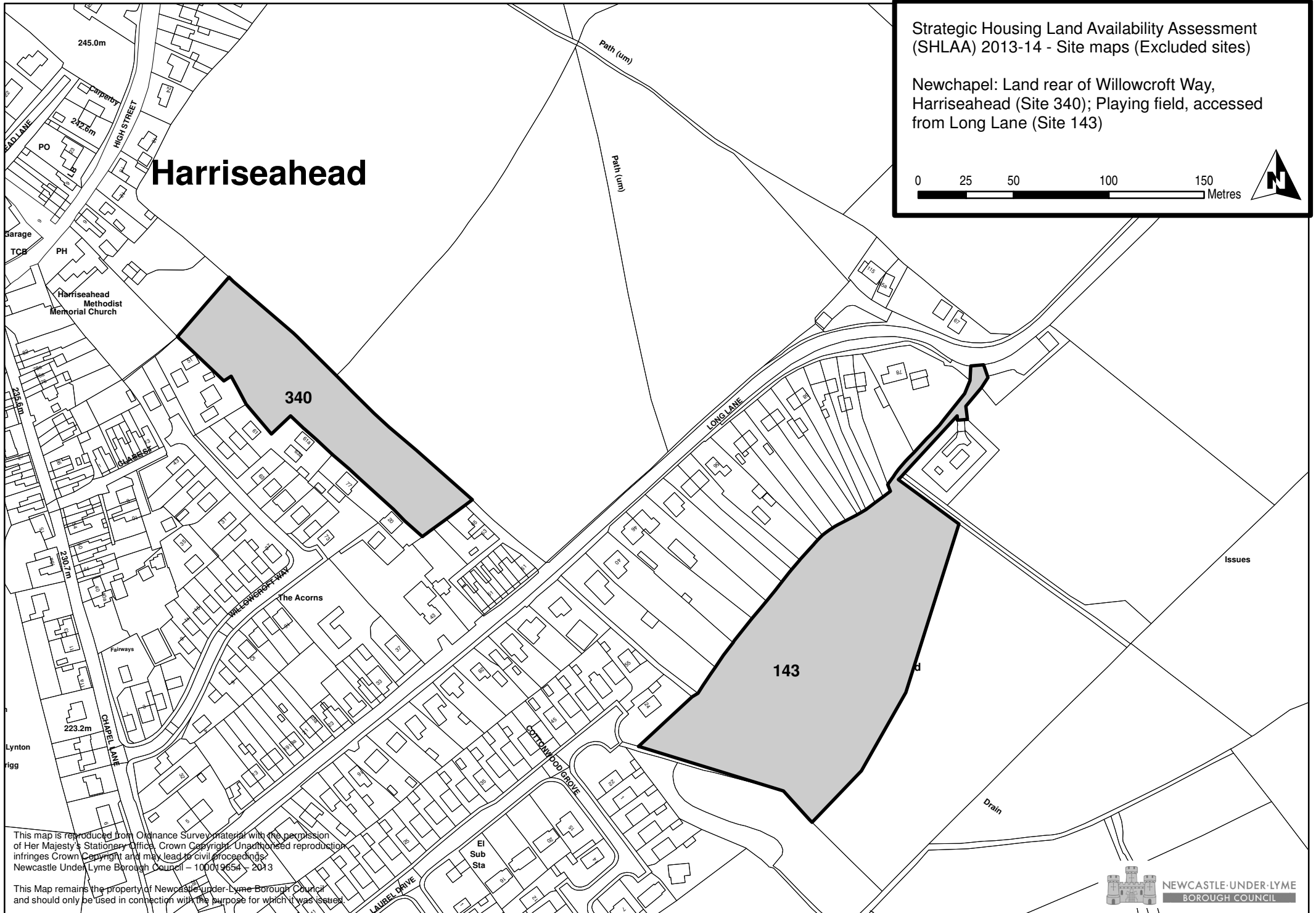
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BOROUGH COUNCIL

Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Newchapel: Land rear of Willowcroft Way, Harriseahead (Site 340); Playing field, accessed from Long Lane (Site 143)



Harriseahead



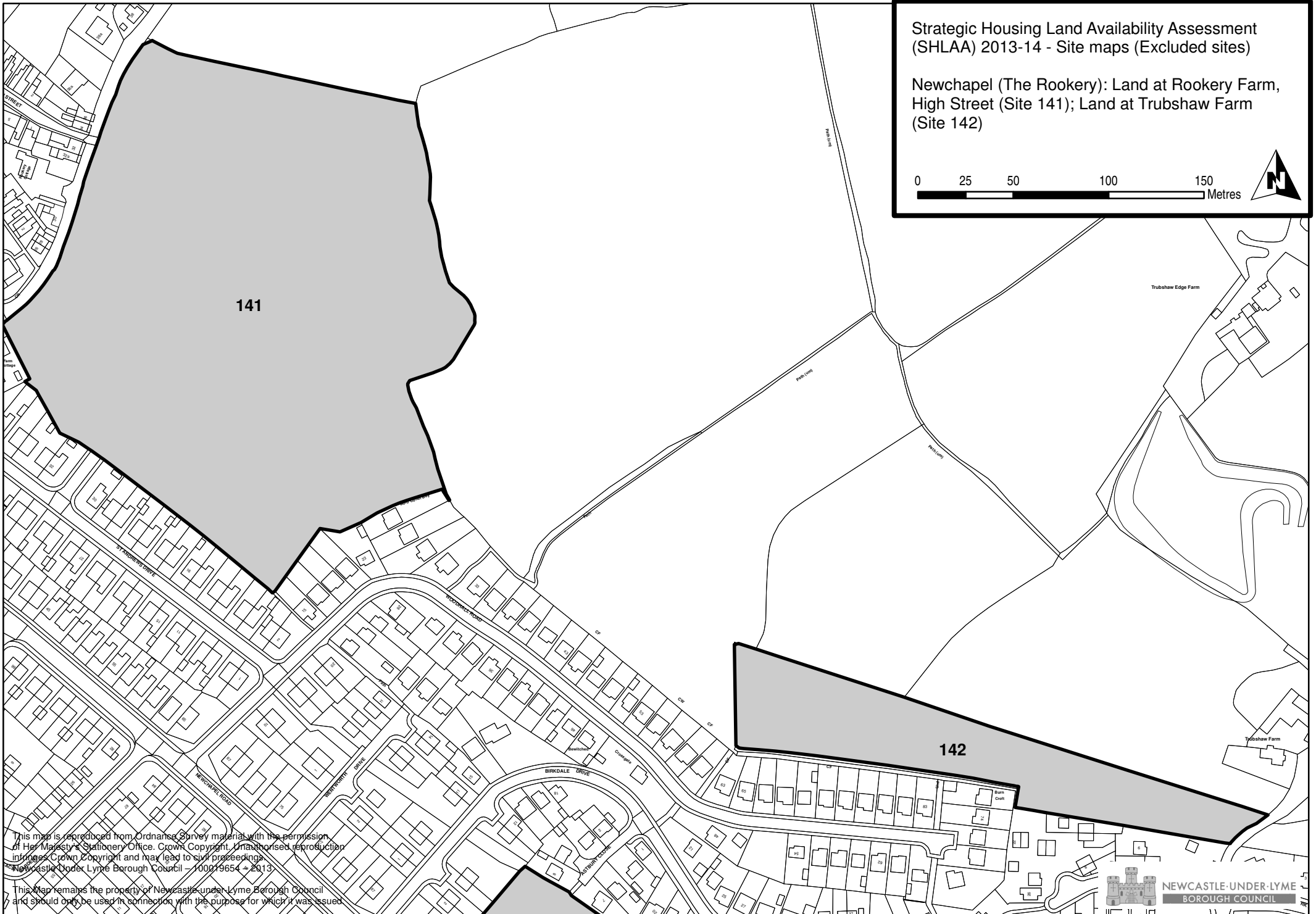
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Newchapel (The Rookery): Land at Rookery Farm, High Street (Site 141); Land at Trubshaw Farm (Site 142)



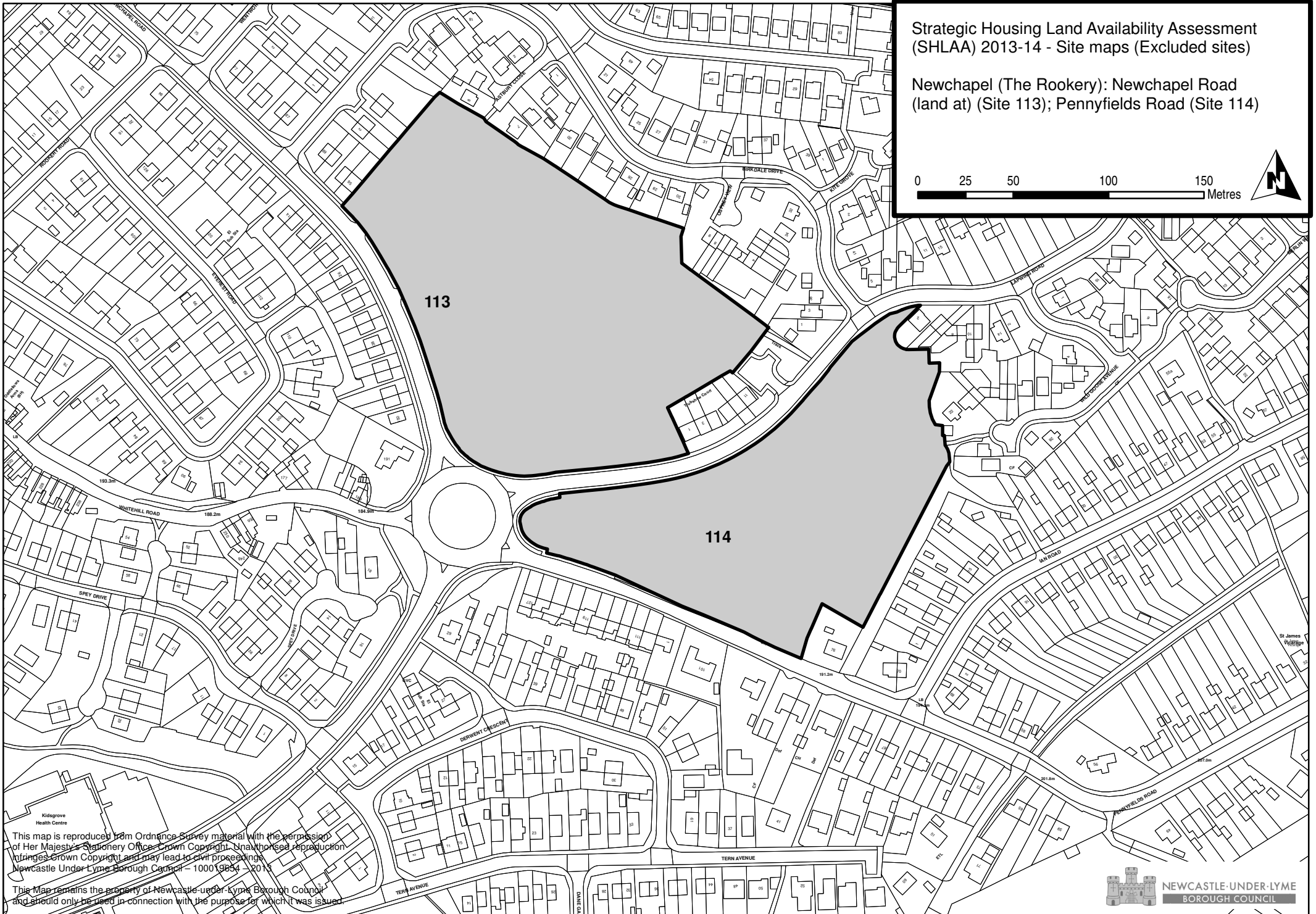
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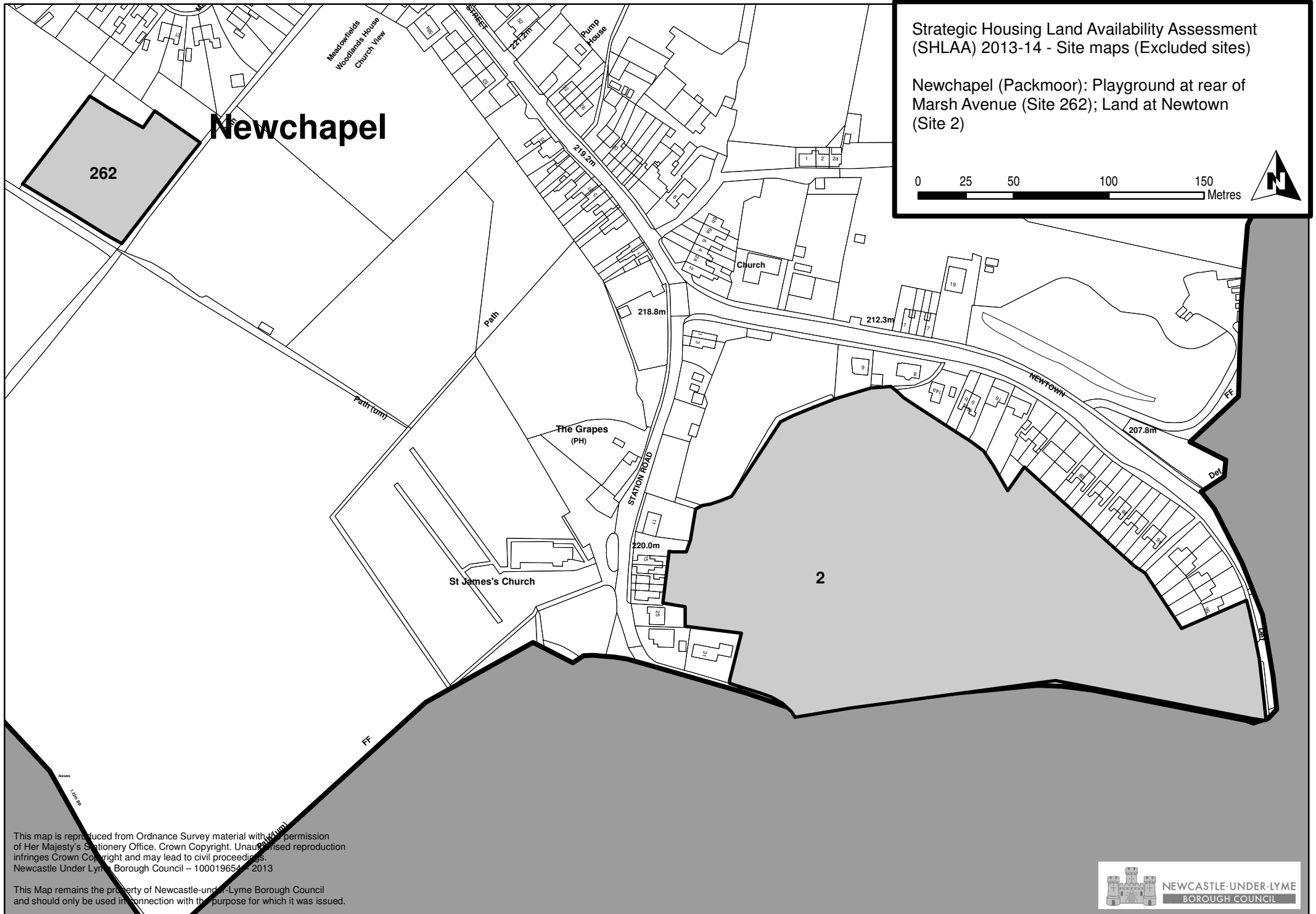
Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Newchapel (The Rookery): Newchapel Road (land at) (Site 113); Pennyfields Road (Site 114)



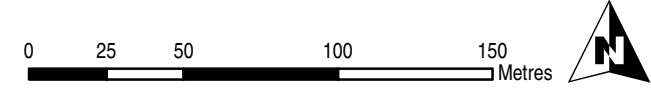
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Newchapel (Packmoor): Playground at rear of Marsh Avenue (Site 262); Land at Newtown (Site 2)



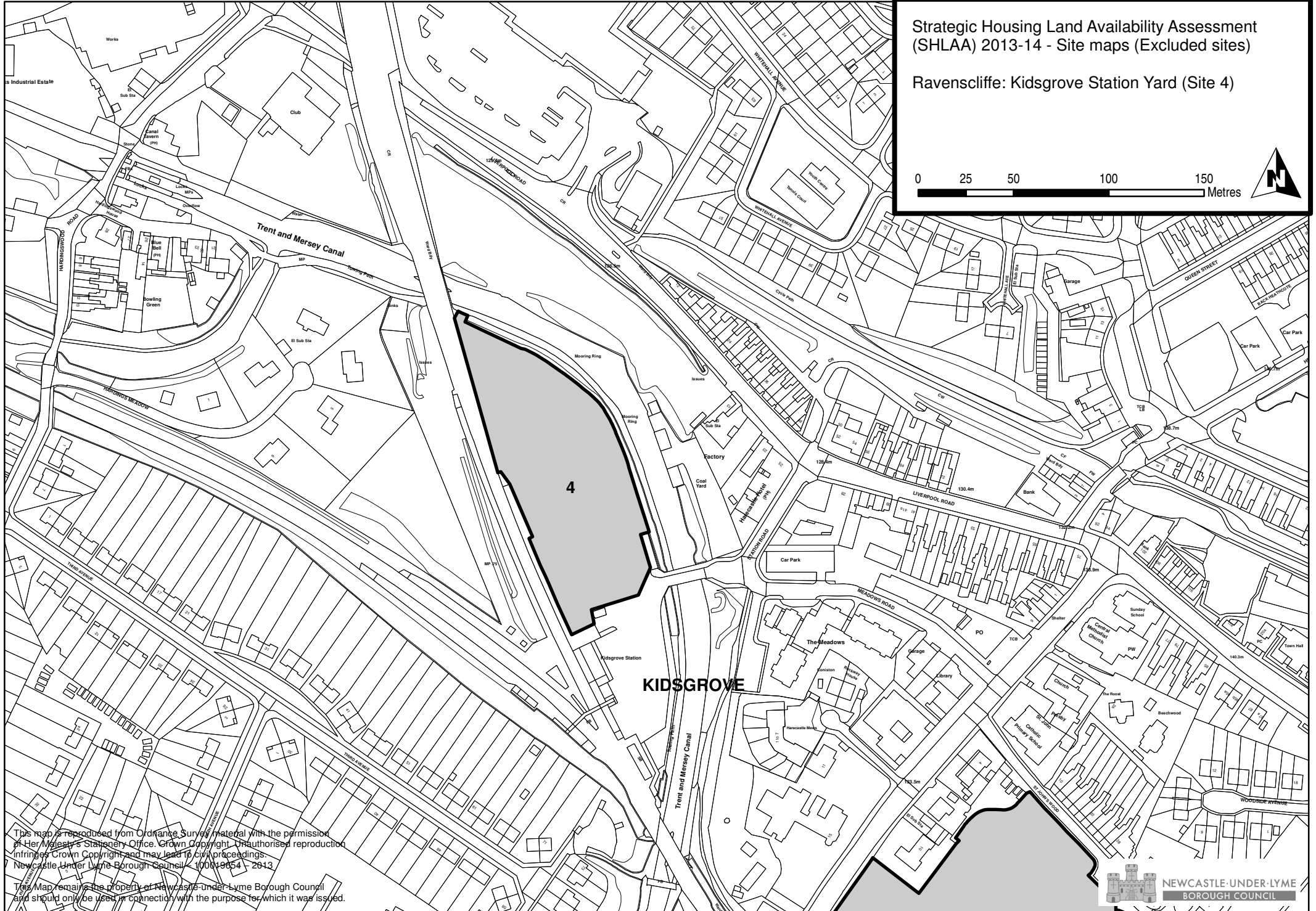
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Ravenscliffe: Kidsgrove Station Yard (Site 4)



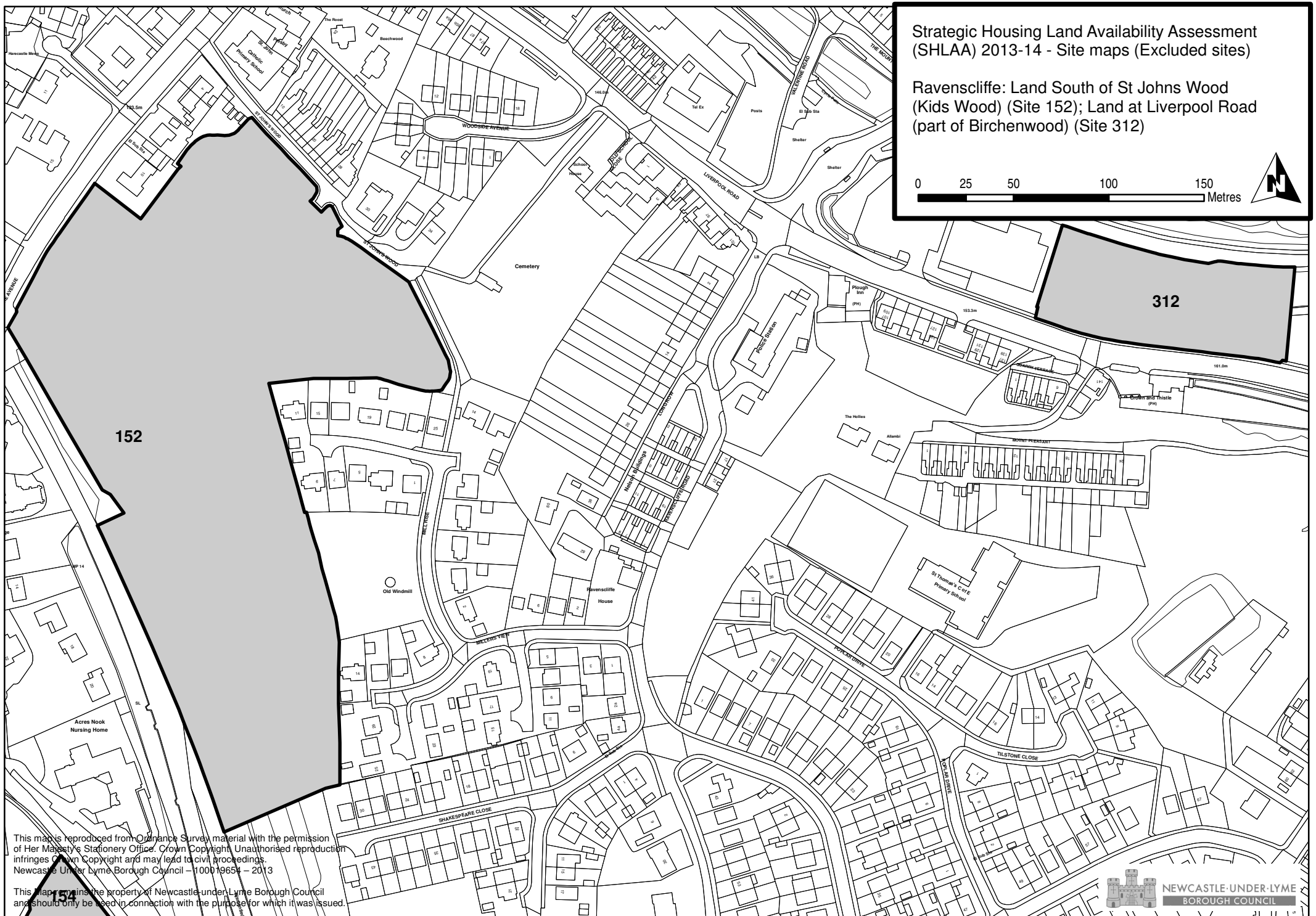
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Ravenscliffe: Land South of St Johns Wood (Kids Wood) (Site 152); Land at Liverpool Road (part of Birchenwood) (Site 312)



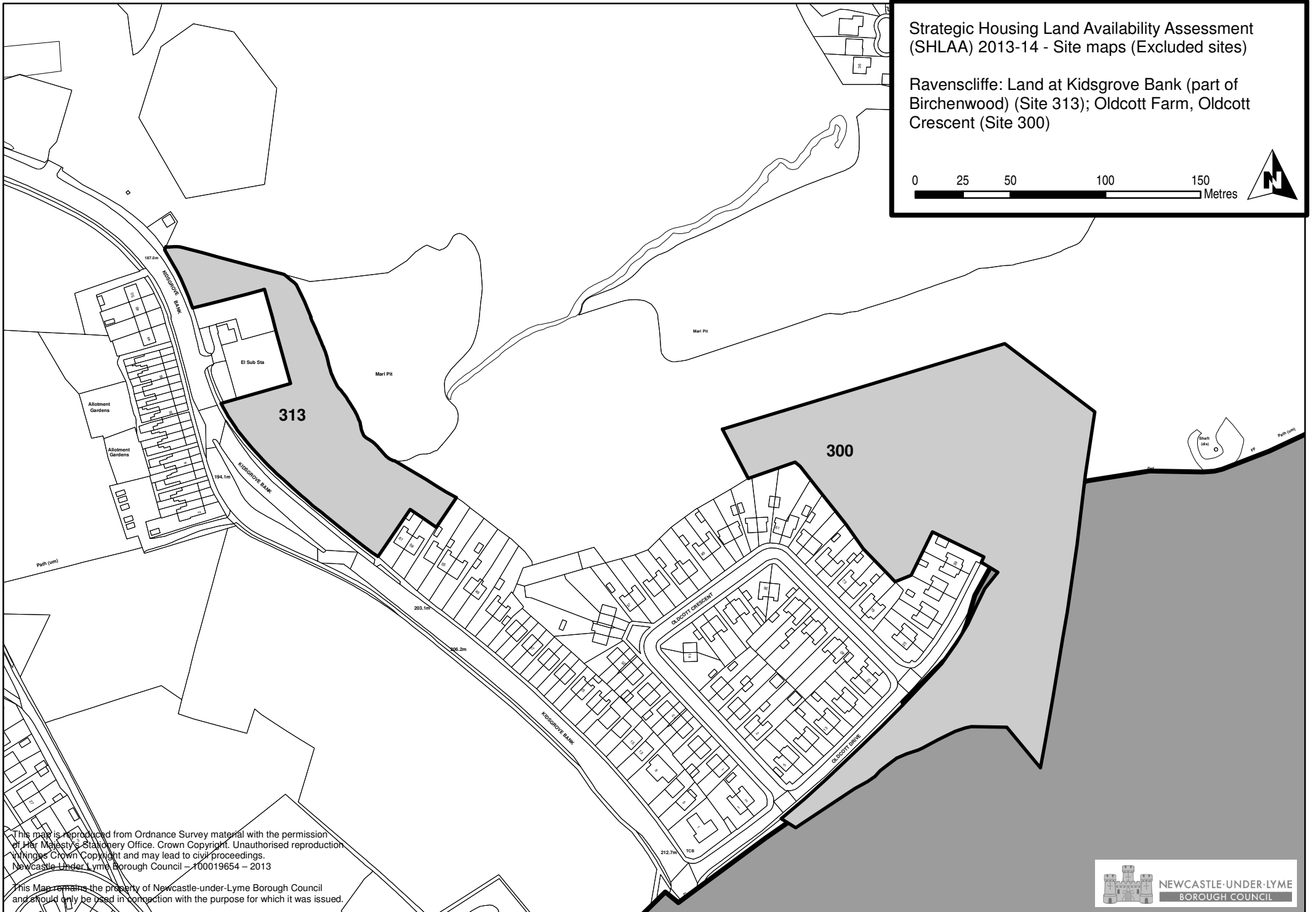
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Ravenscliffe: Land at Kidsgrove Bank (part of Birchenwood) (Site 313); Oldcott Farm, Oldcott Crescent (Site 300)



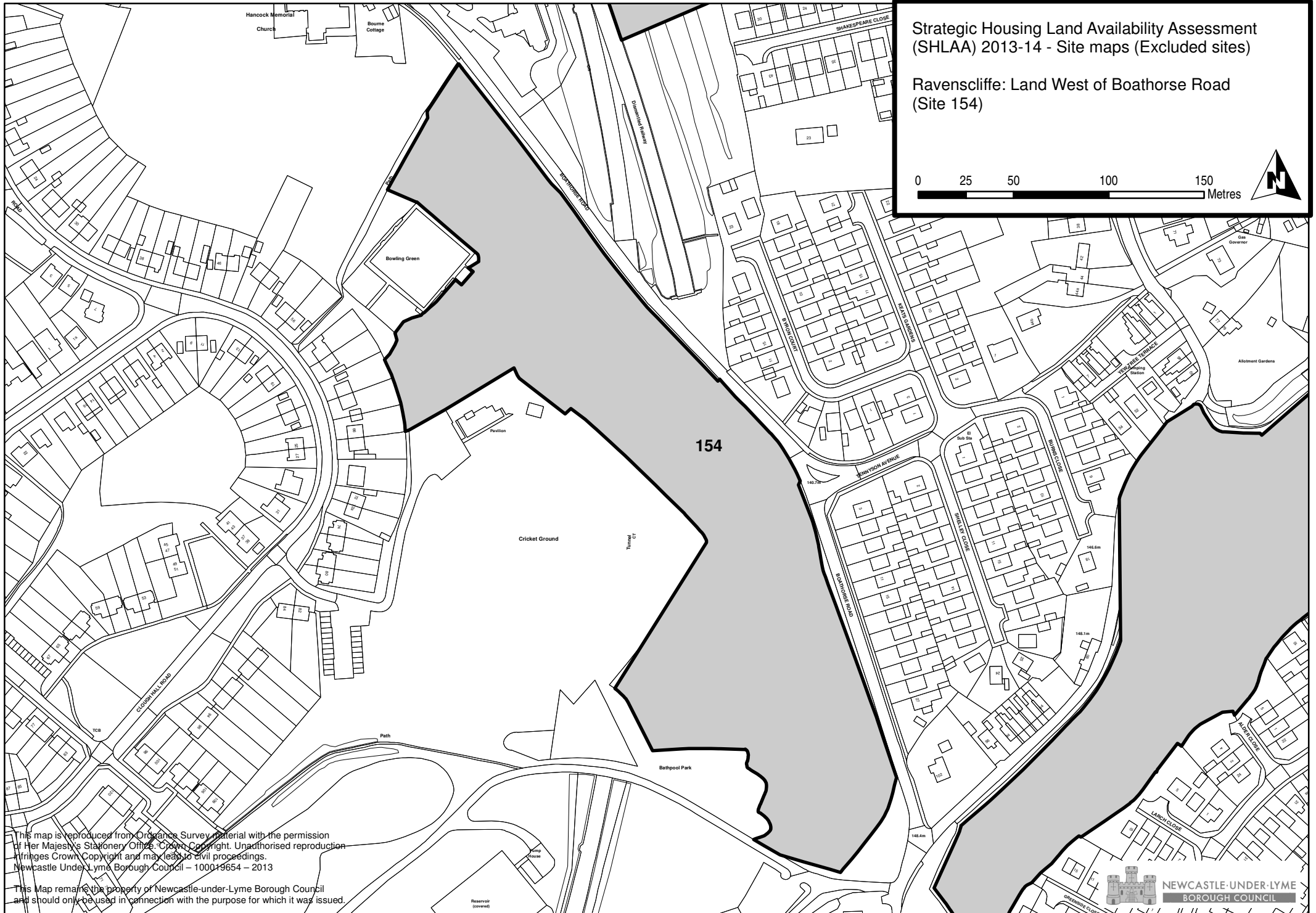
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Ravenscliffe: Land West of Boathorse Road (Site 154)



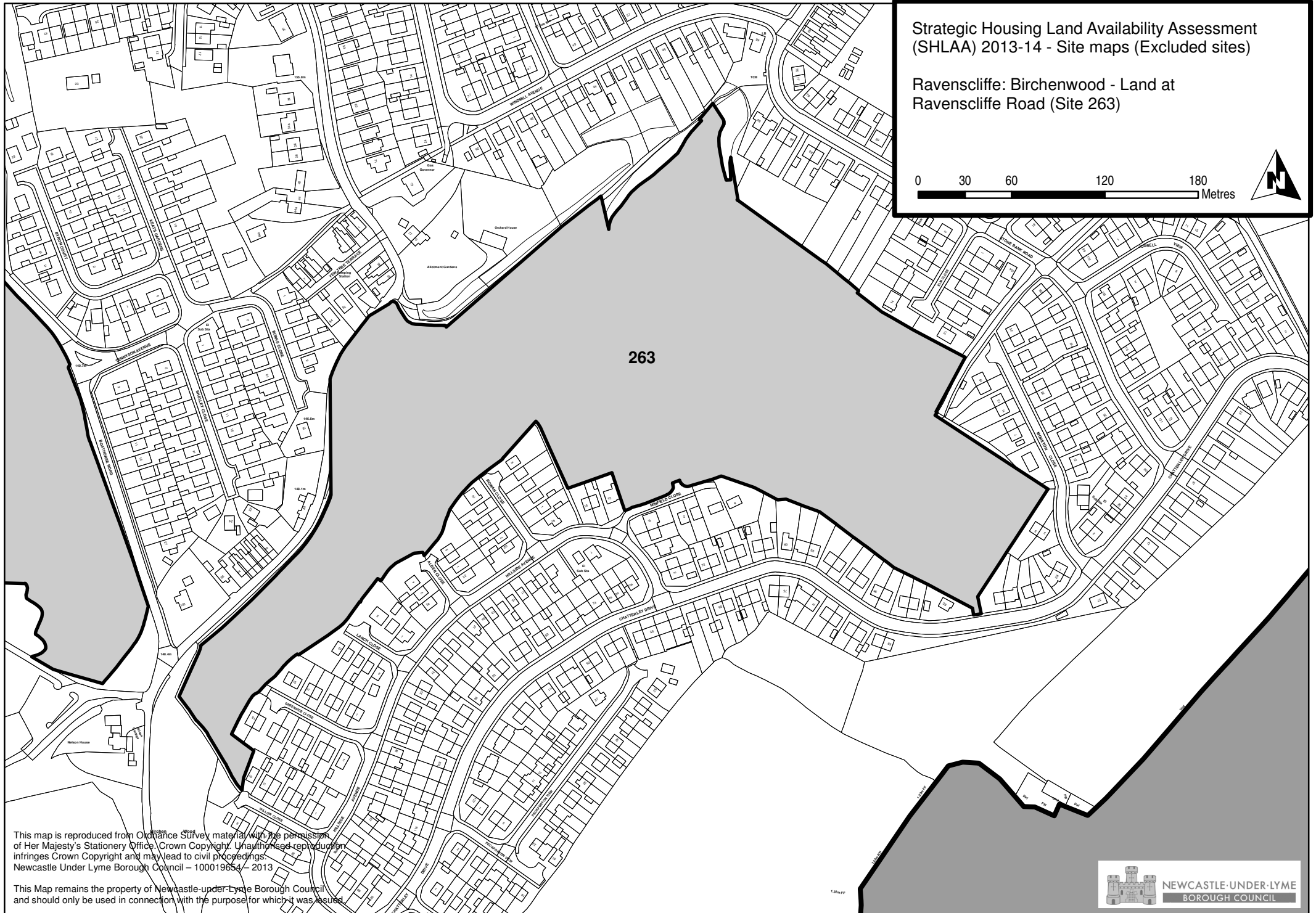
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Ravenscliffe: Birchenwood - Land at Ravenscliffe Road (Site 263)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Thomas Street (Site 160); Talke Road (Site 159)

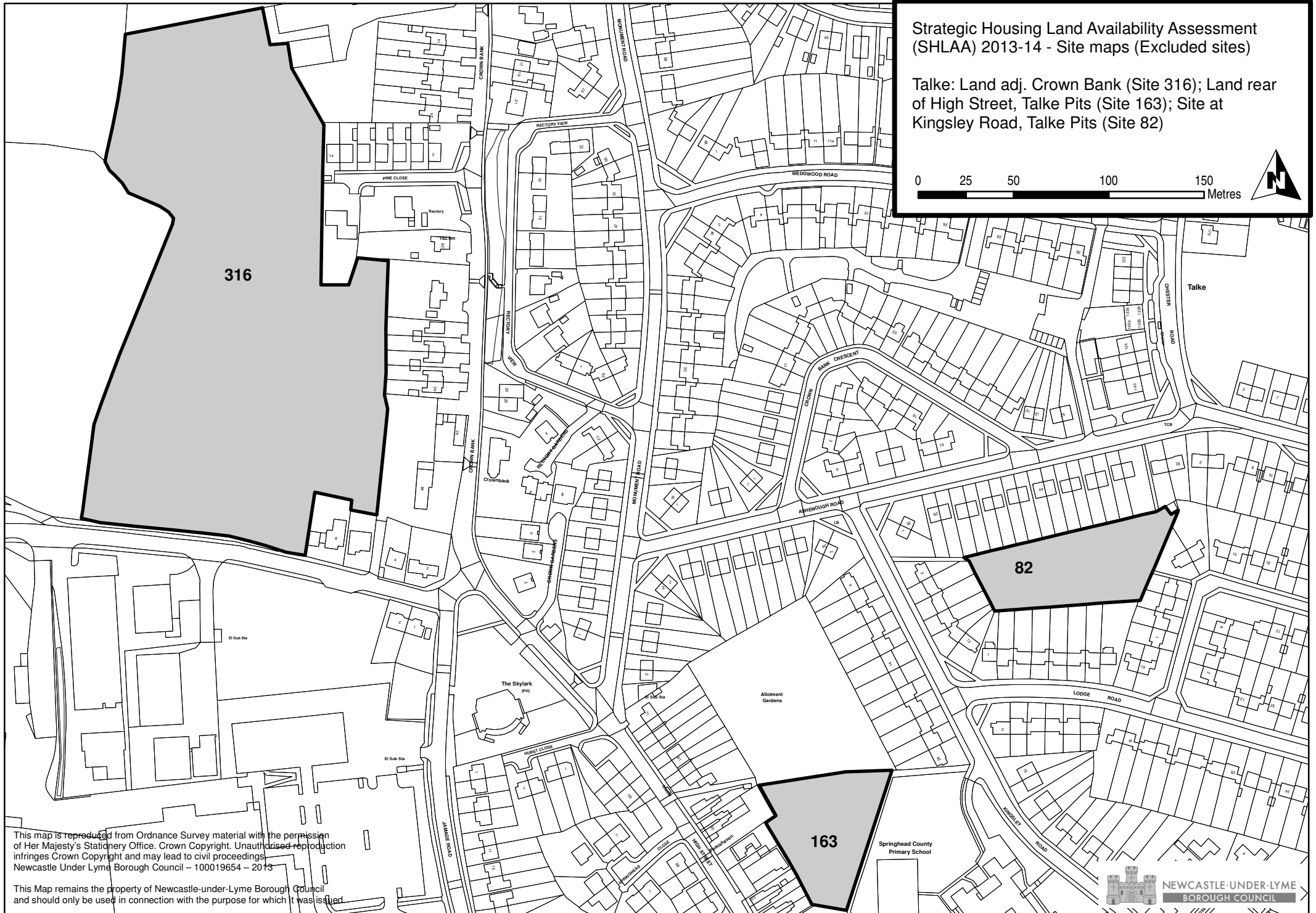


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Land adj. Crown Bank (Site 316); Land rear of High Street, Talke Pits (Site 163); Site at Kingsley Road, Talke Pits (Site 82)



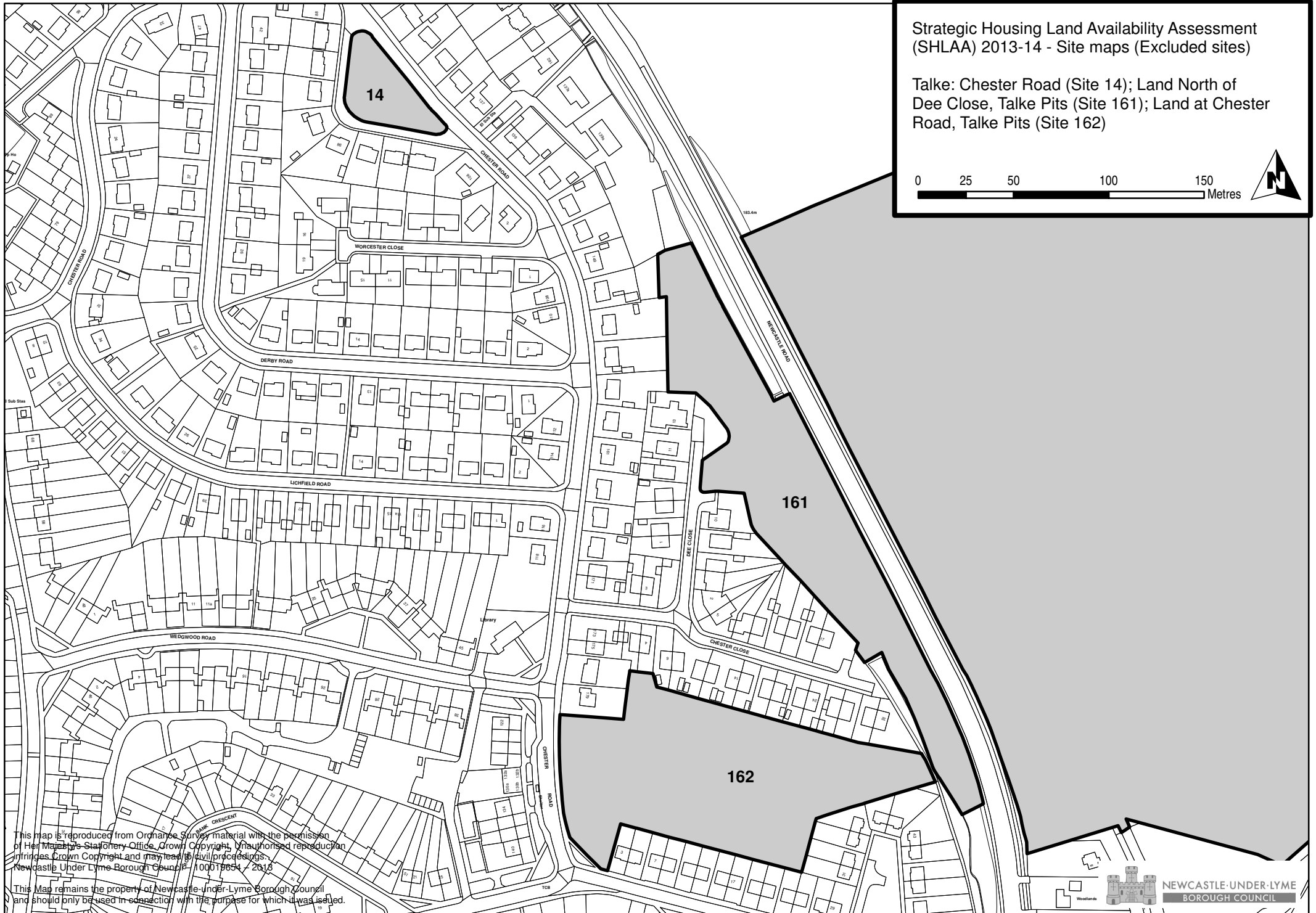
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Chester Road (Site 14); Land North of Dee Close, Talke Pits (Site 161); Land at Chester Road, Talke Pits (Site 162)



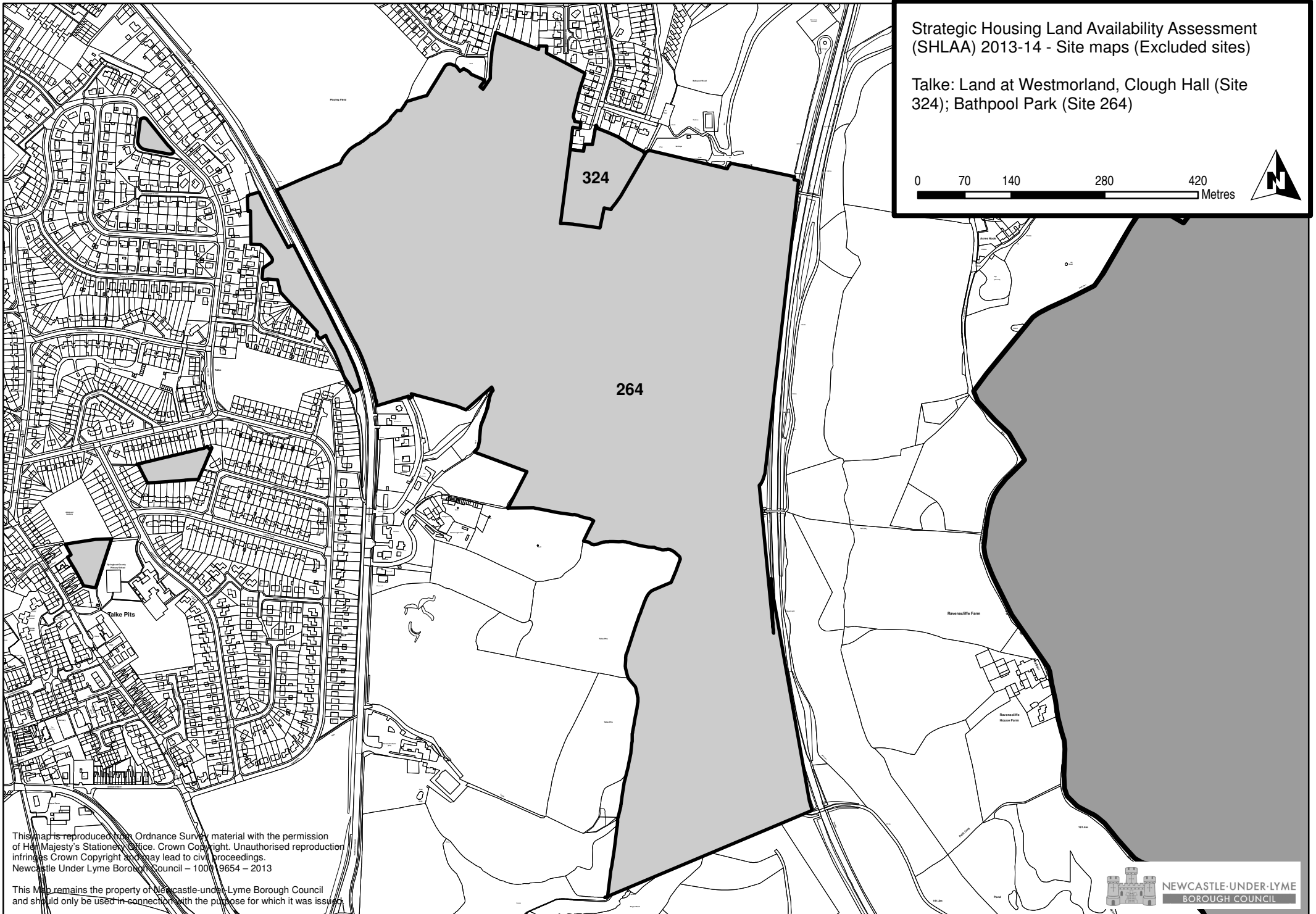
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Land at Westmorland, Clough Hall (Site 324); Bathpool Park (Site 264)



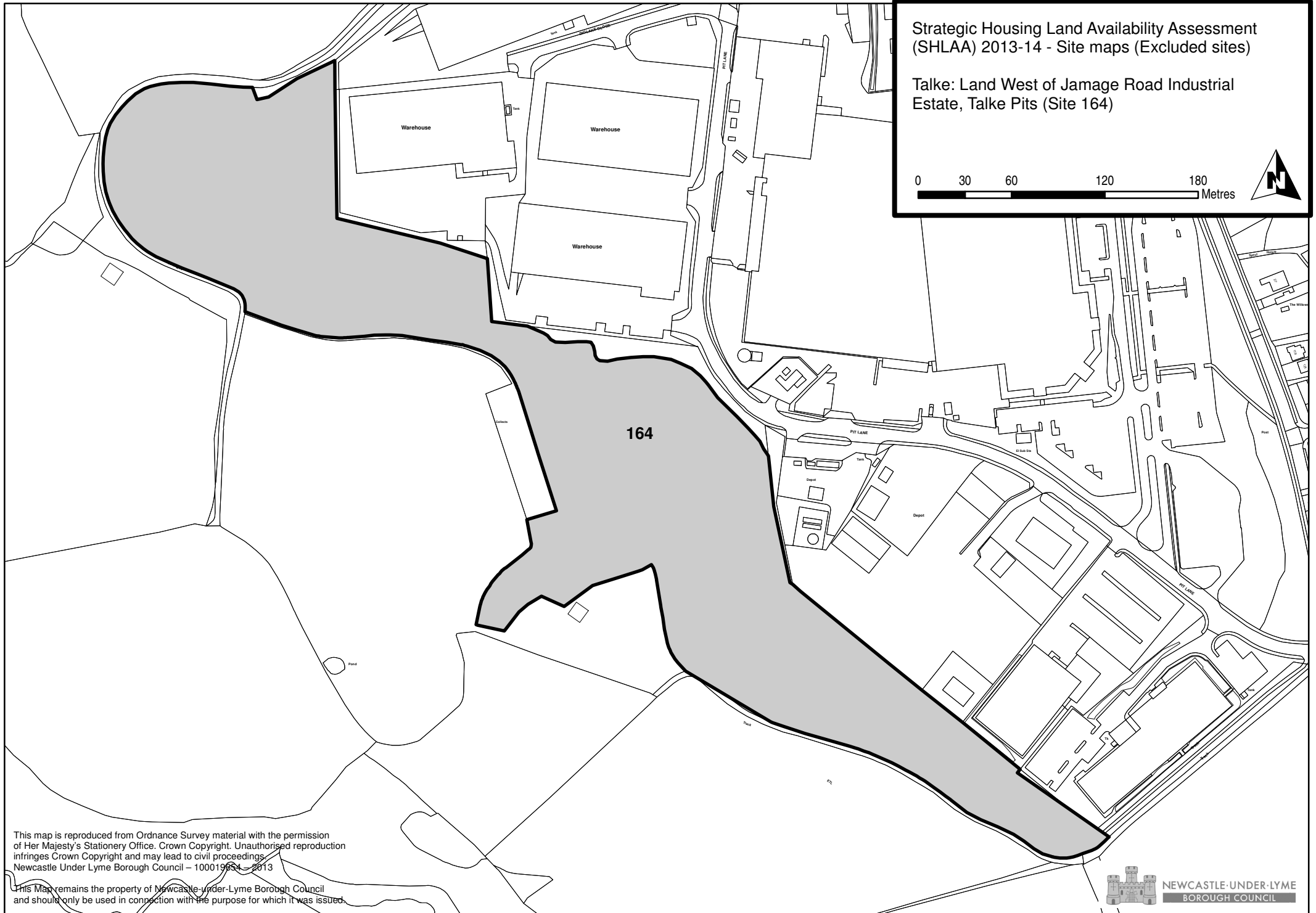
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Land West of Jamage Road Industrial Estate, Talke Pits (Site 164)

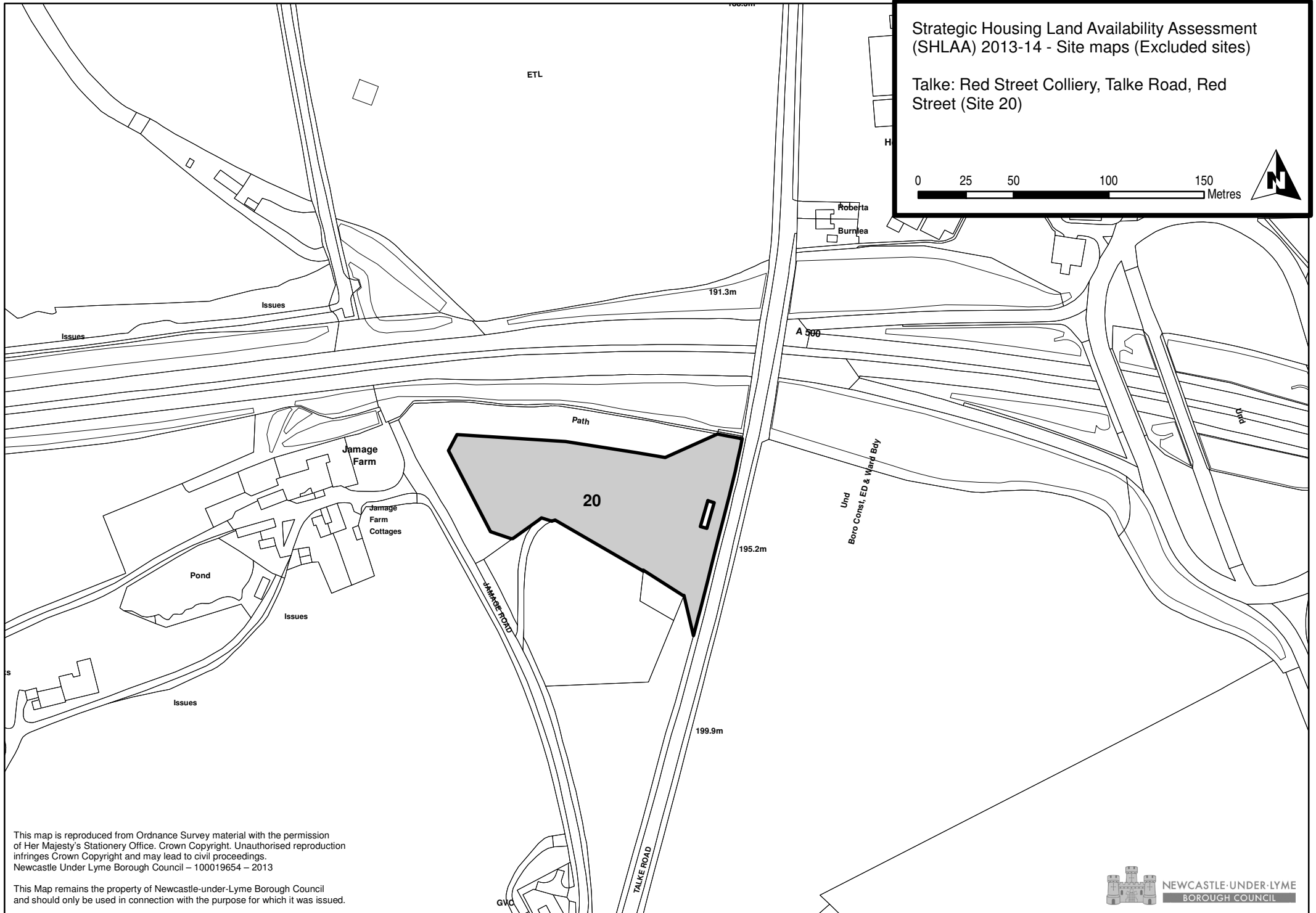


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Talke: Red Street Colliery, Talke Road, Red Street (Site 20)

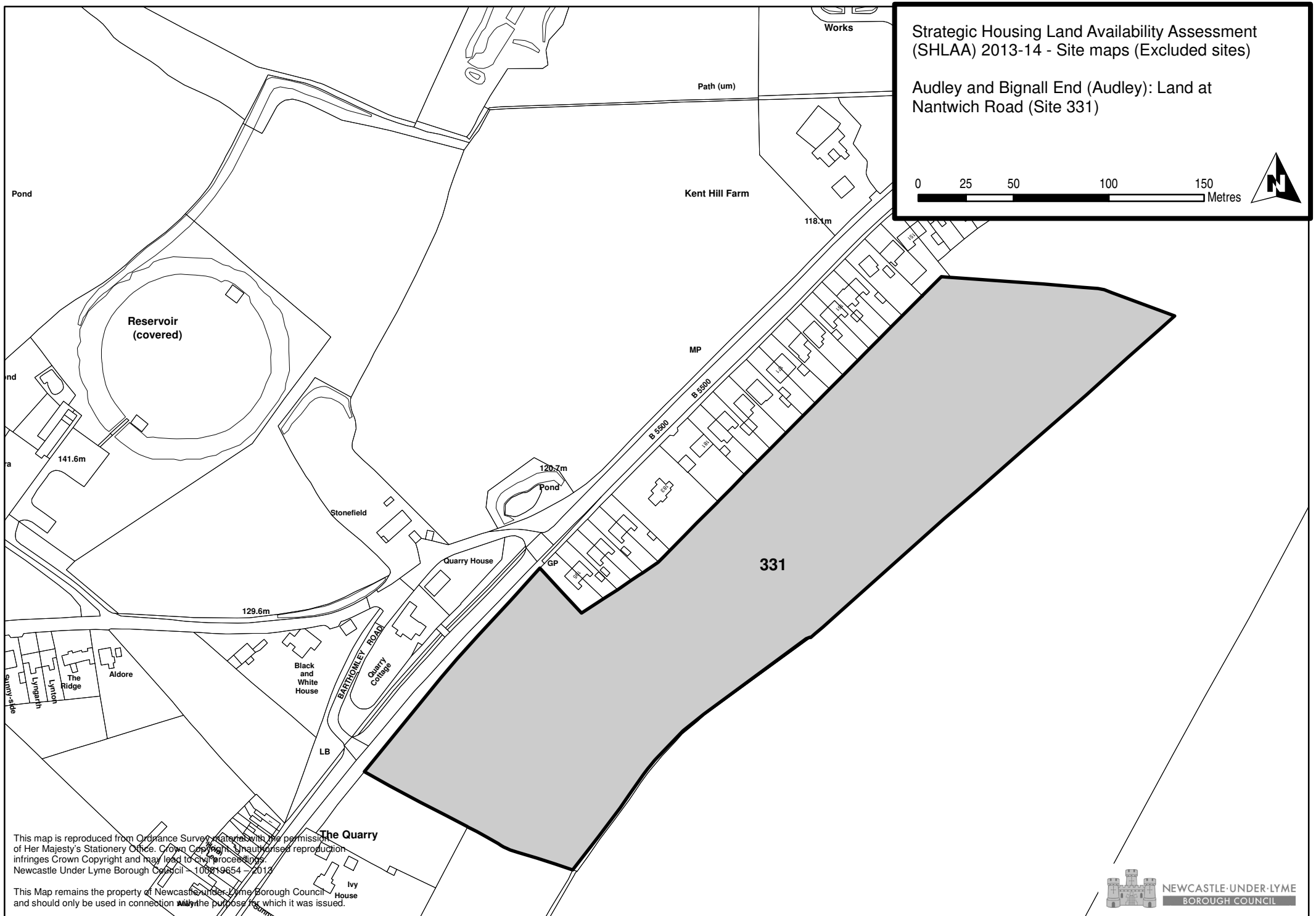
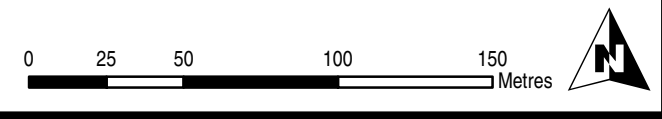


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Audley): Land at Nantwich Road (Site 331)

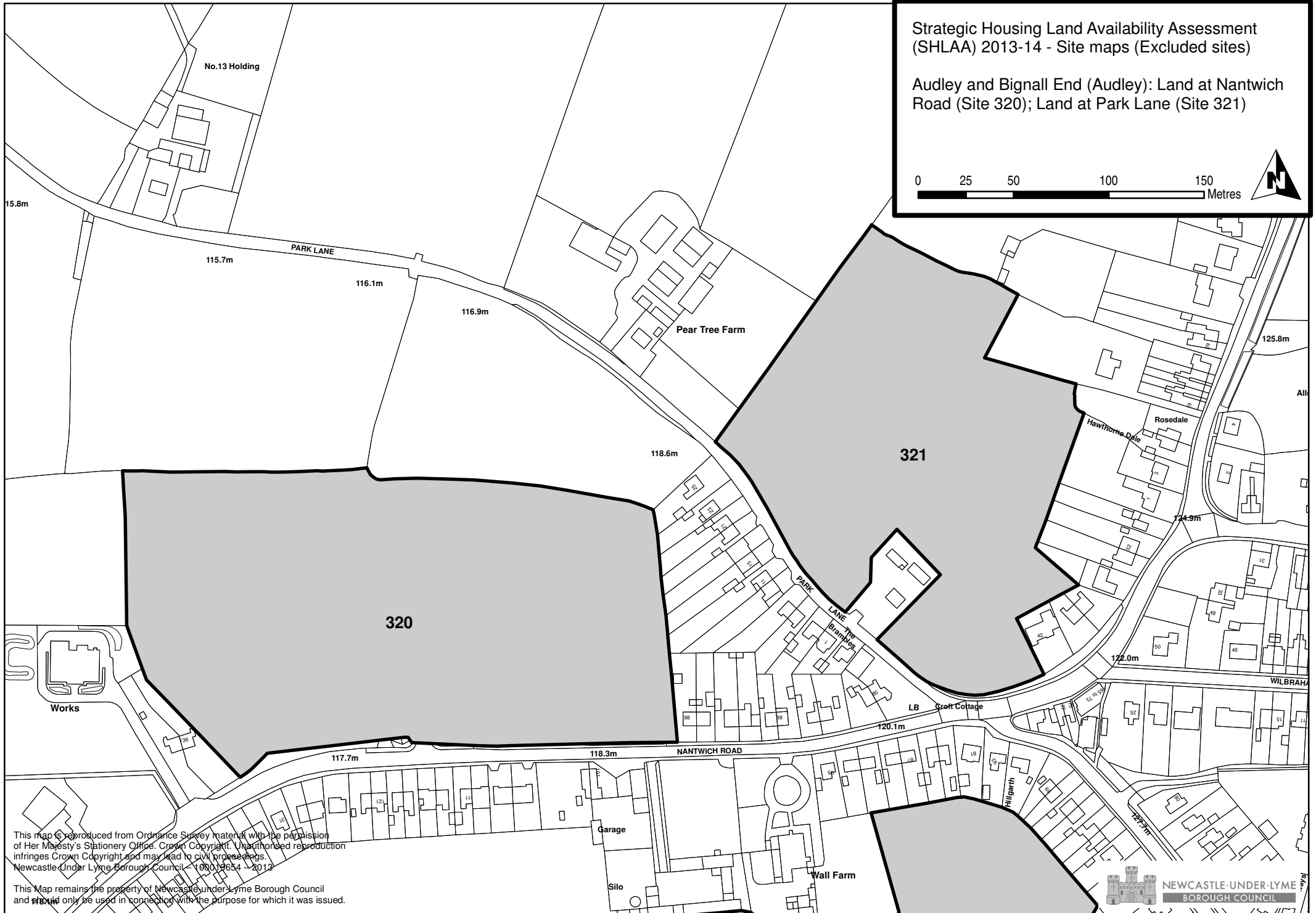


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Audley): Land at Nantwich Road (Site 320); Land at Park Lane (Site 321)



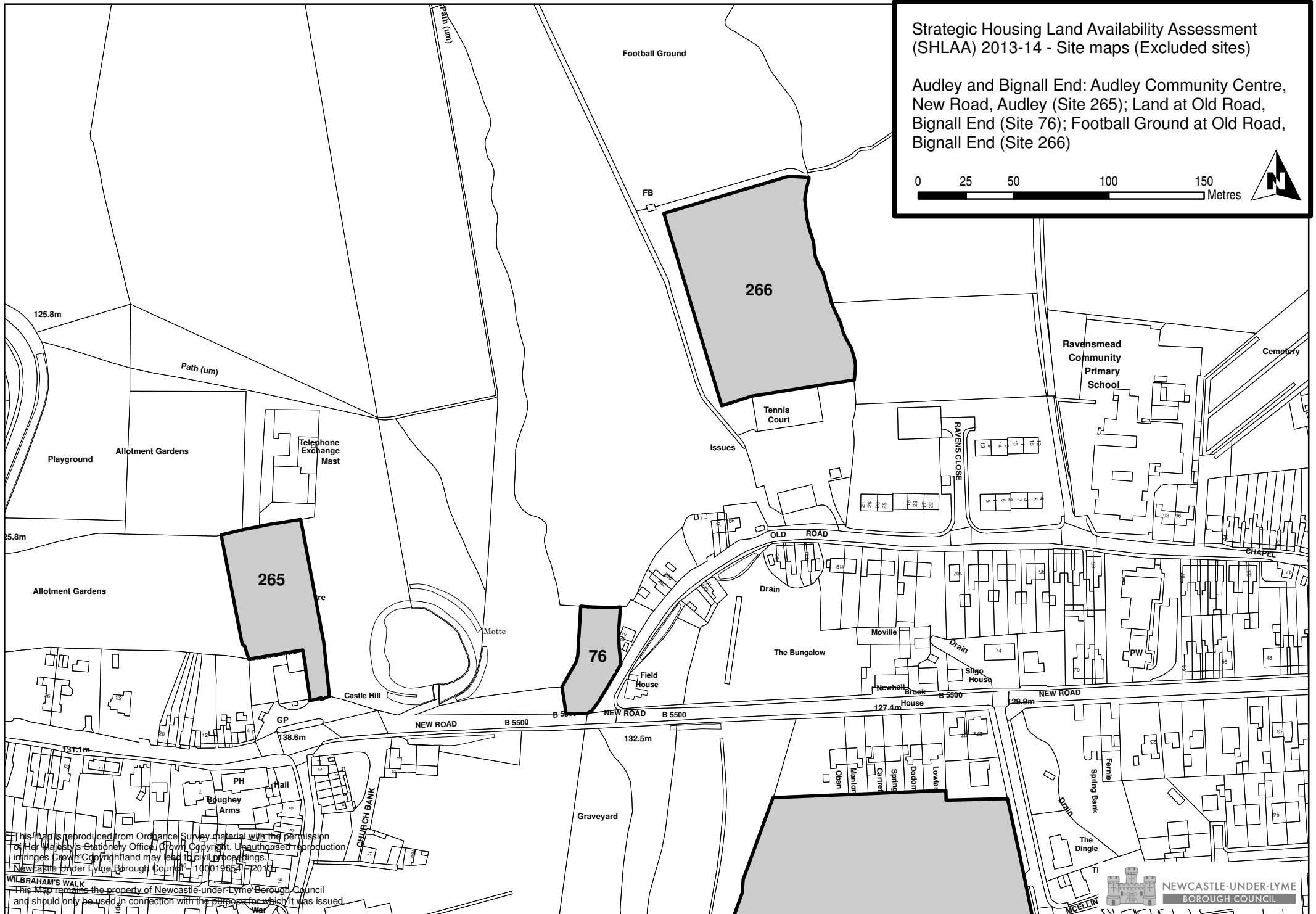
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End: Audley Community Centre, New Road, Audley (Site 265); Land at Old Road, Bignall End (Site 76); Football Ground at Old Road, Bignall End (Site 266)

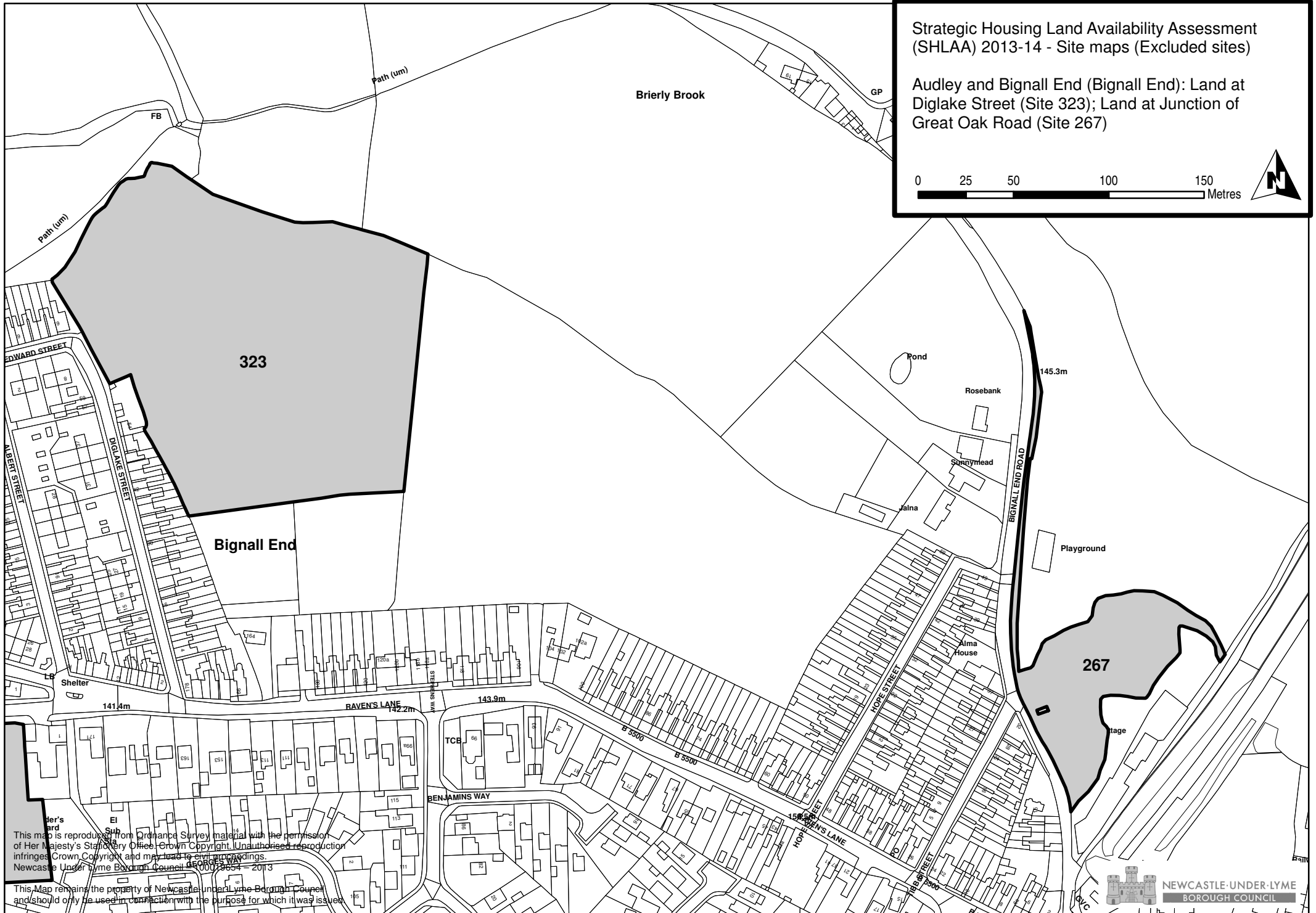


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WILBRAHAM'S WALK
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Bignall End): Land at Diglake Street (Site 323); Land at Junction of Great Oak Road (Site 267)

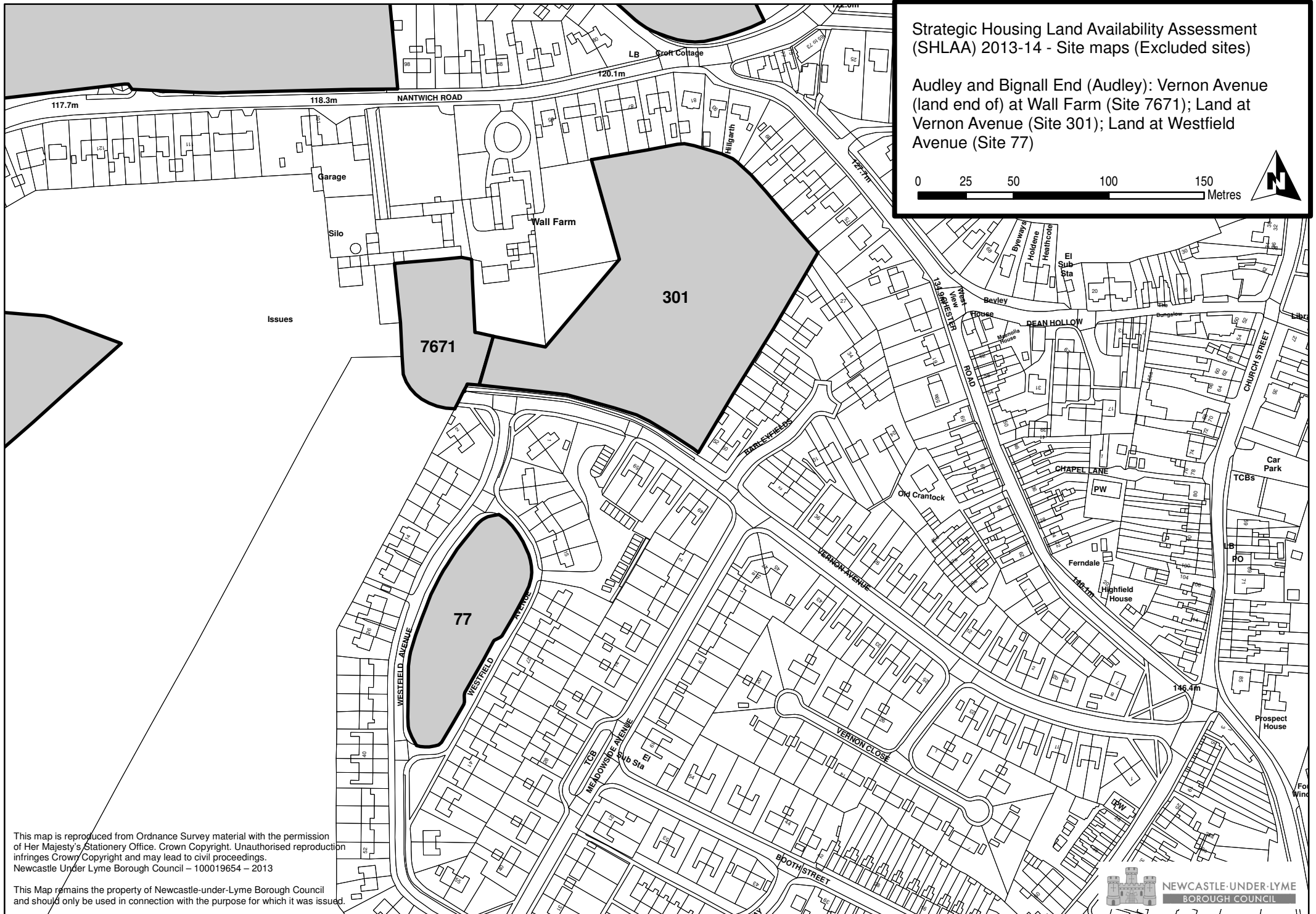


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

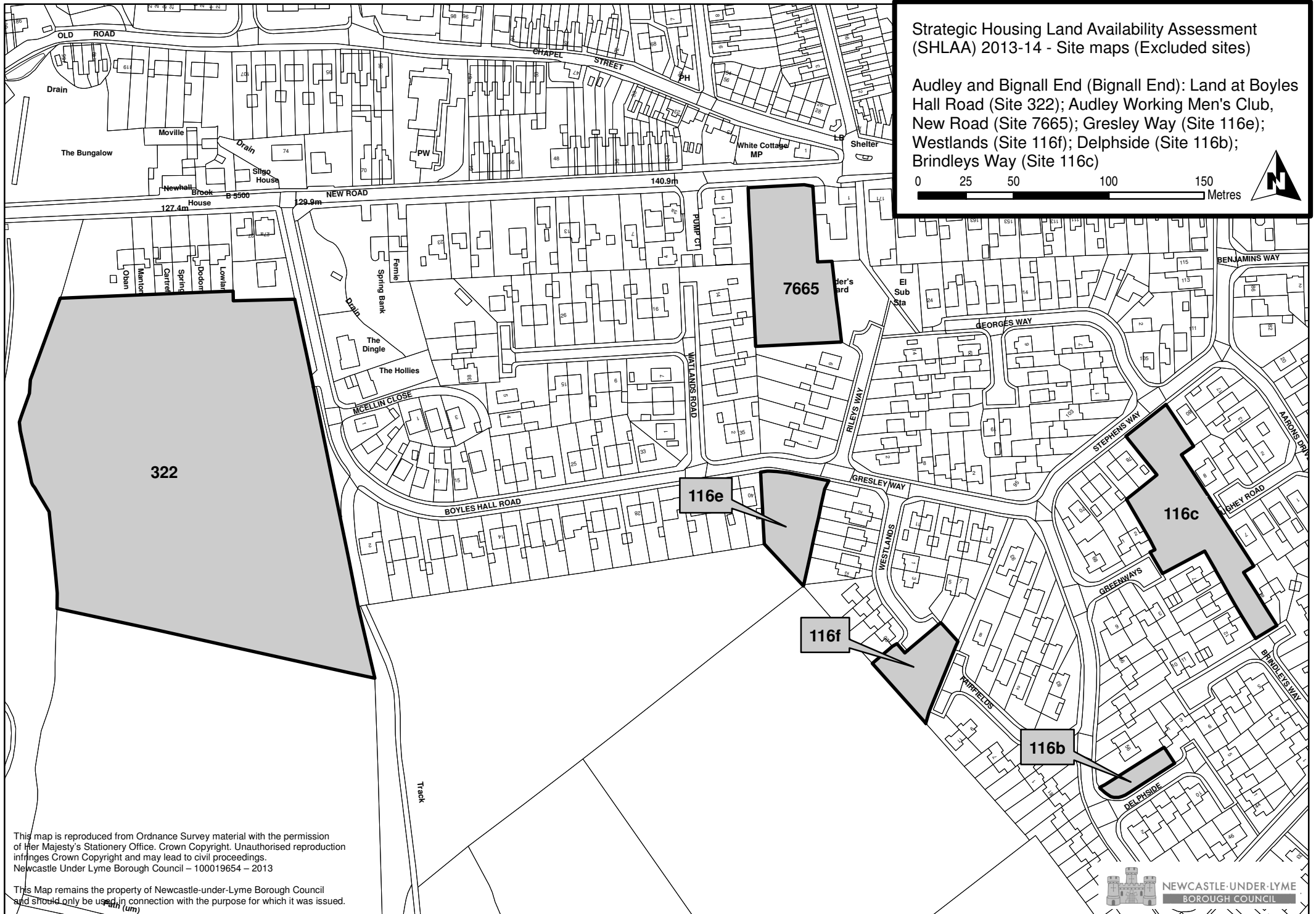
Audley and Bignall End (Audley): Vernon Avenue (land end of) at Wall Farm (Site 7671); Land at Vernon Avenue (Site 301); Land at Westfield Avenue (Site 77)



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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Bignall End): Land at Boyles Hall Road (Site 322); Audley Working Men's Club, New Road (Site 7665); Gresley Way (Site 116e); Westlands (Site 116f); Delphside (Site 116b); Brindleys Way (Site 116c)

0 25 50 100 150 Metres

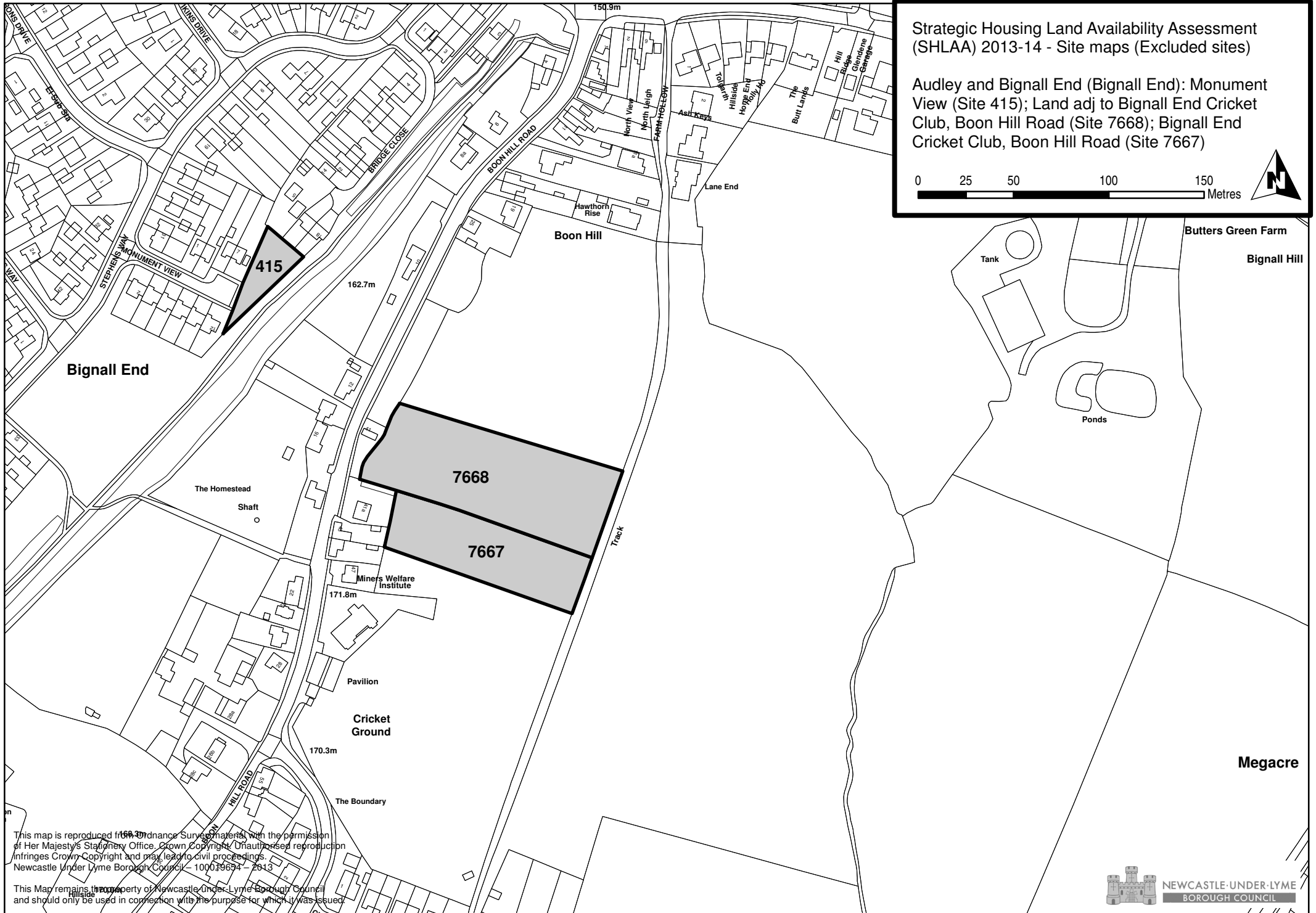
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Bignall End): Monument View (Site 415); Land adj to Bignall End Cricket Club, Boon Hill Road (Site 7668); Bignall End Cricket Club, Boon Hill Road (Site 7667)



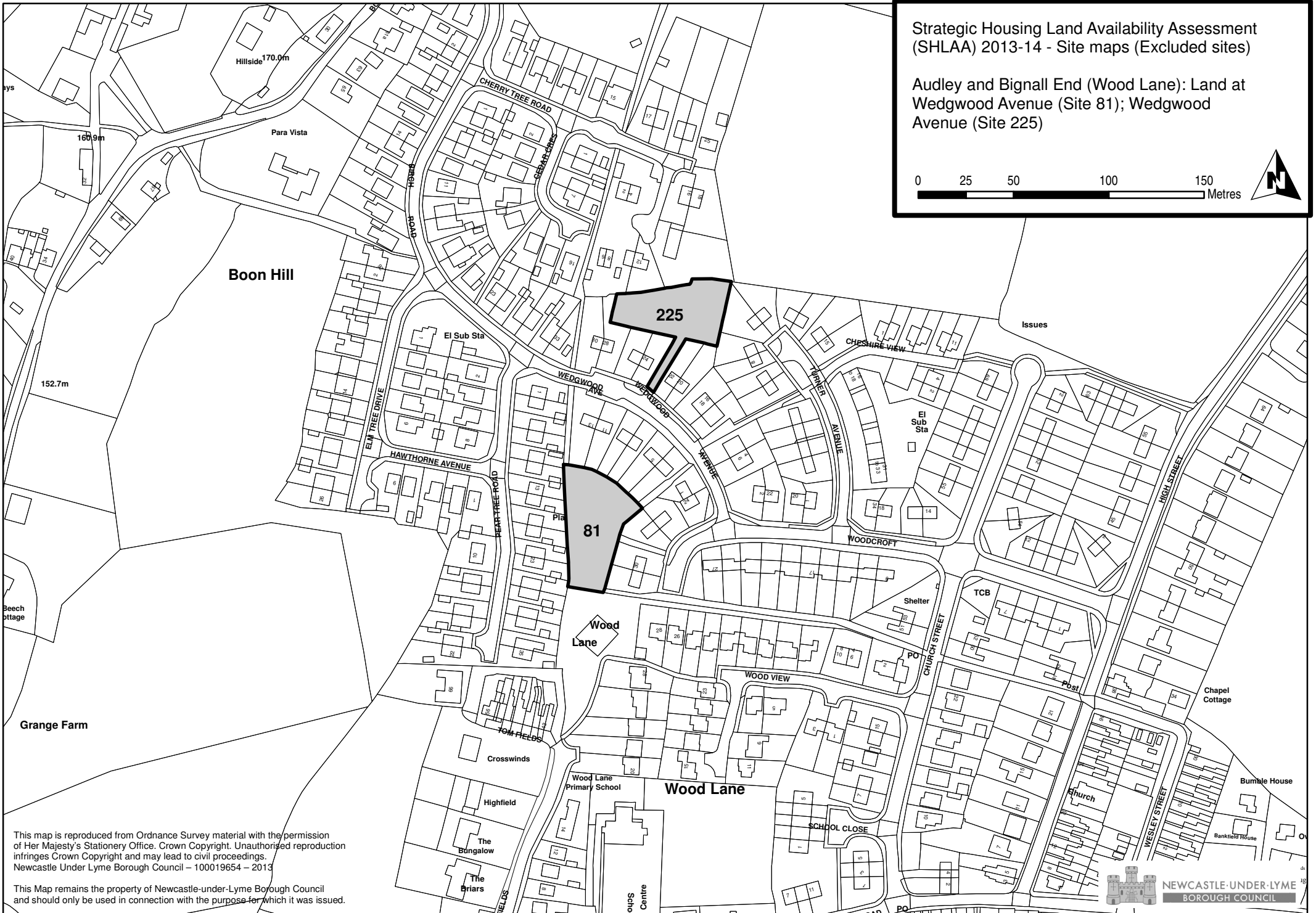
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Audley and Bignall End (Wood Lane): Land at Wedgwood Avenue (Site 81); Wedgwood Avenue (Site 225)



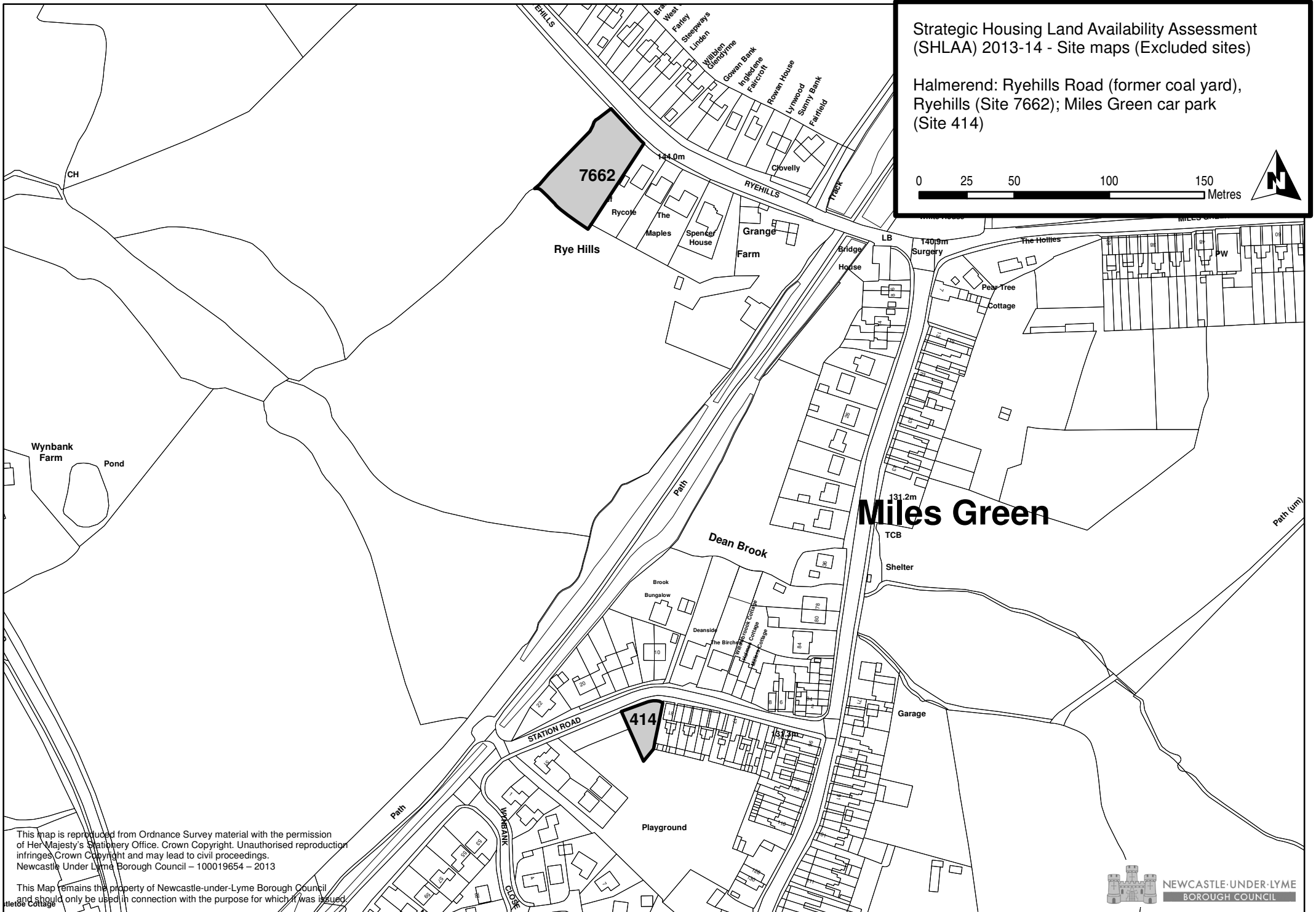
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend: Ryehills Road (former coal yard), Ryehills (Site 7662); Miles Green car park (Site 414)



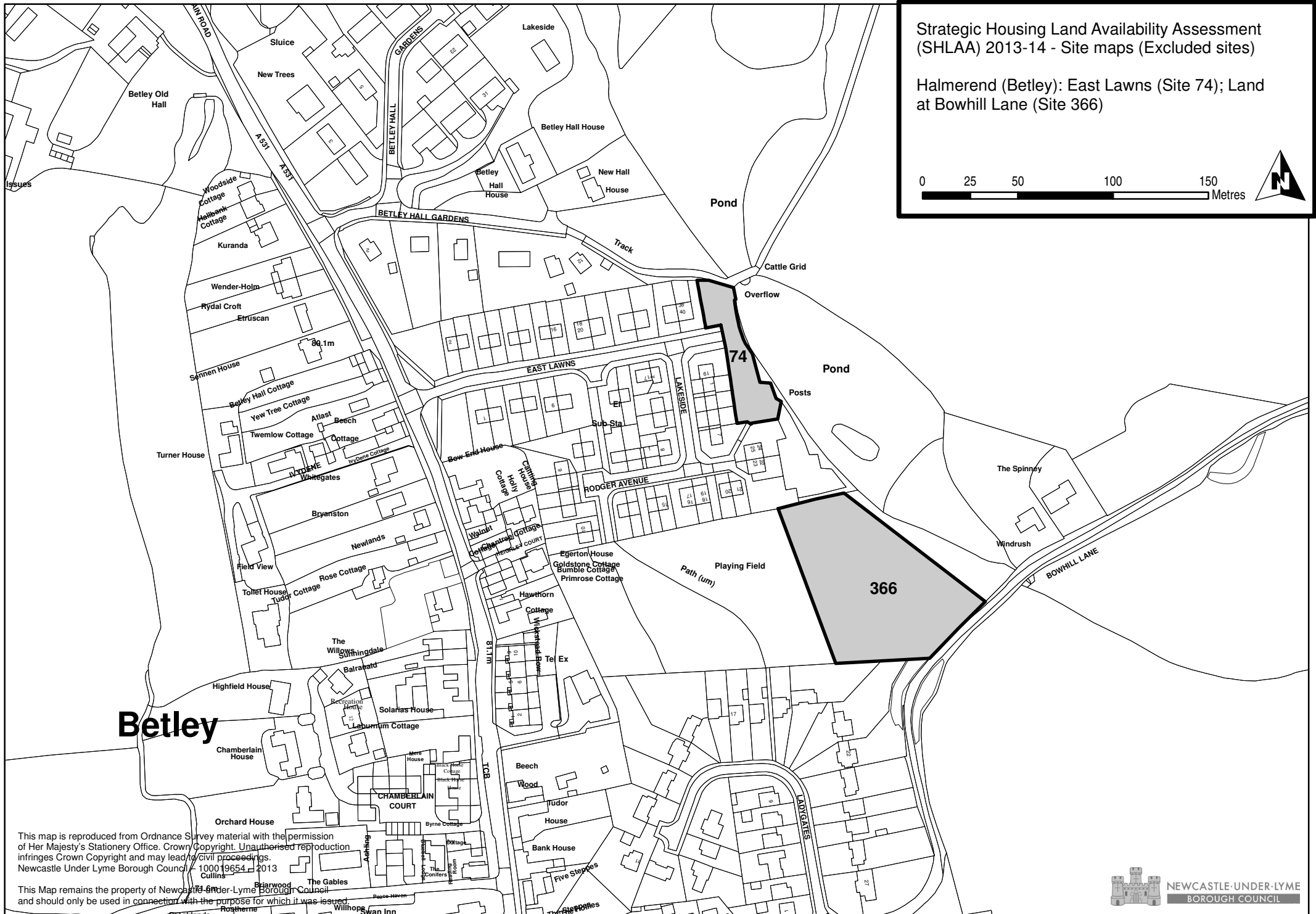
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Betley): East Lawns (Site 74); Land at Bowhill Lane (Site 366)



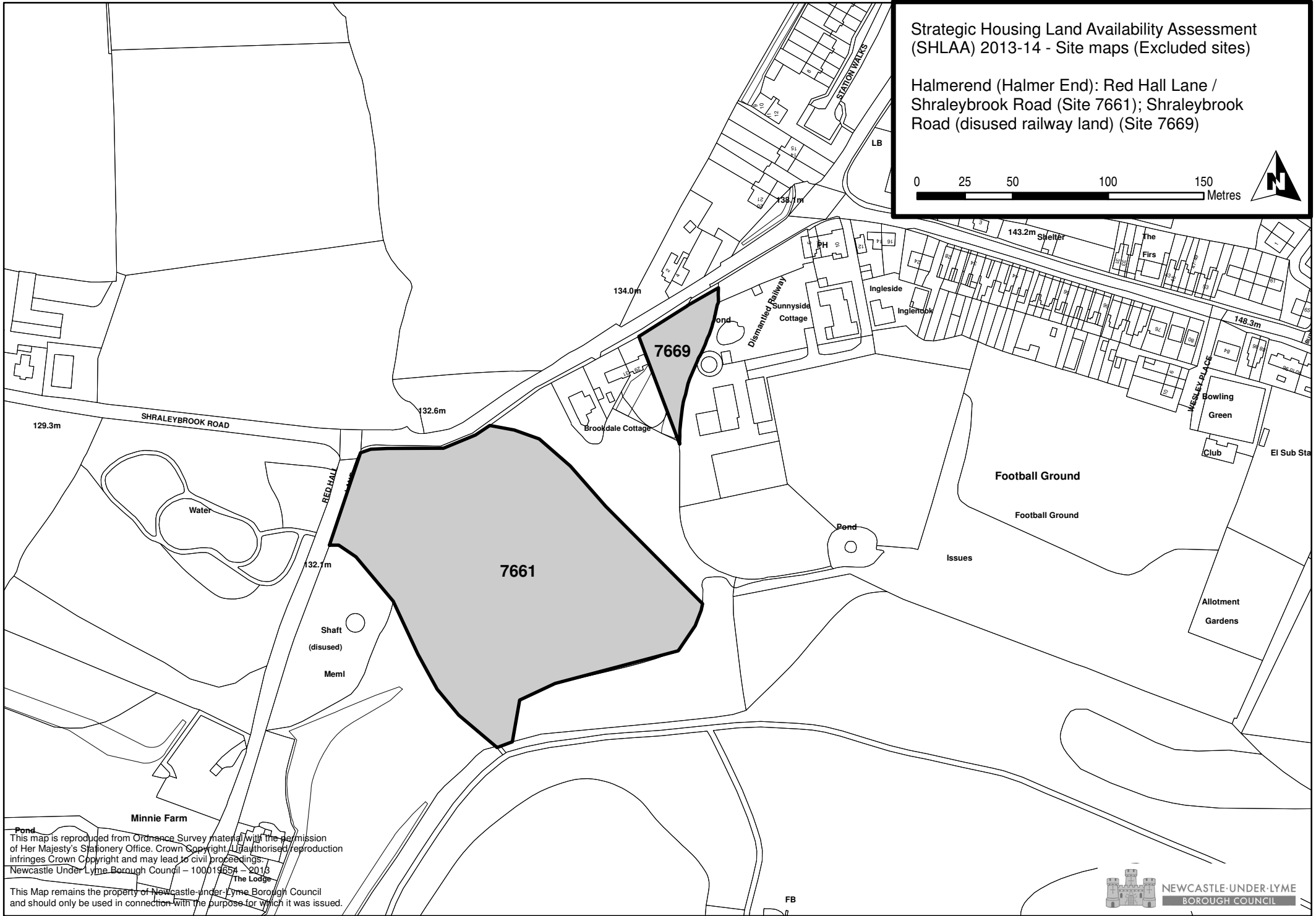
Betley

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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Halmer End): Red Hall Lane / Shralebrook Road (Site 7661); Shralebrook Road (disused railway land) (Site 7669)



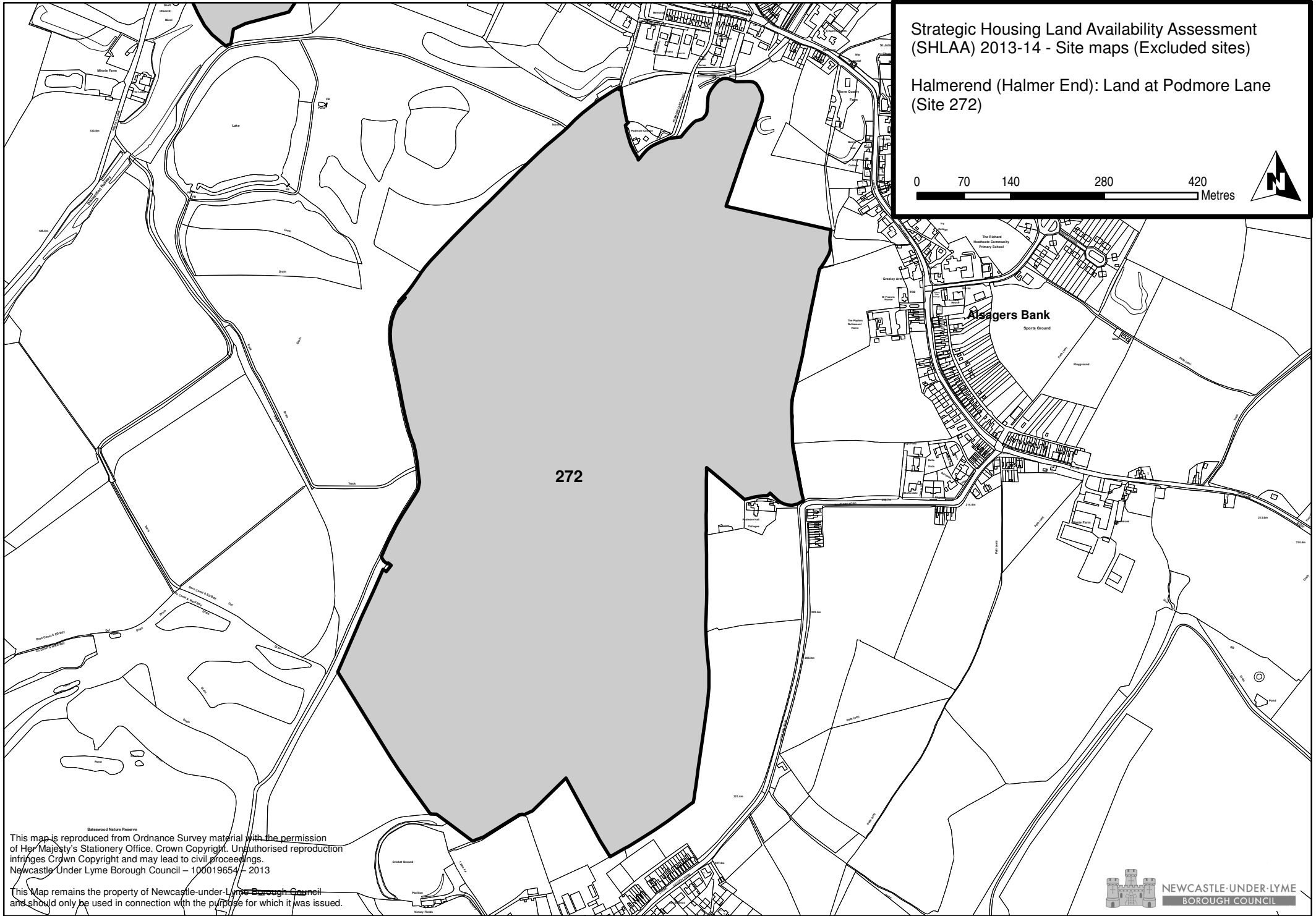
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Halmer End): Land at Podmore Lane (Site 272)



272

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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Alsagers Bank): Hillberry, Hill Crescent (Site 7641)

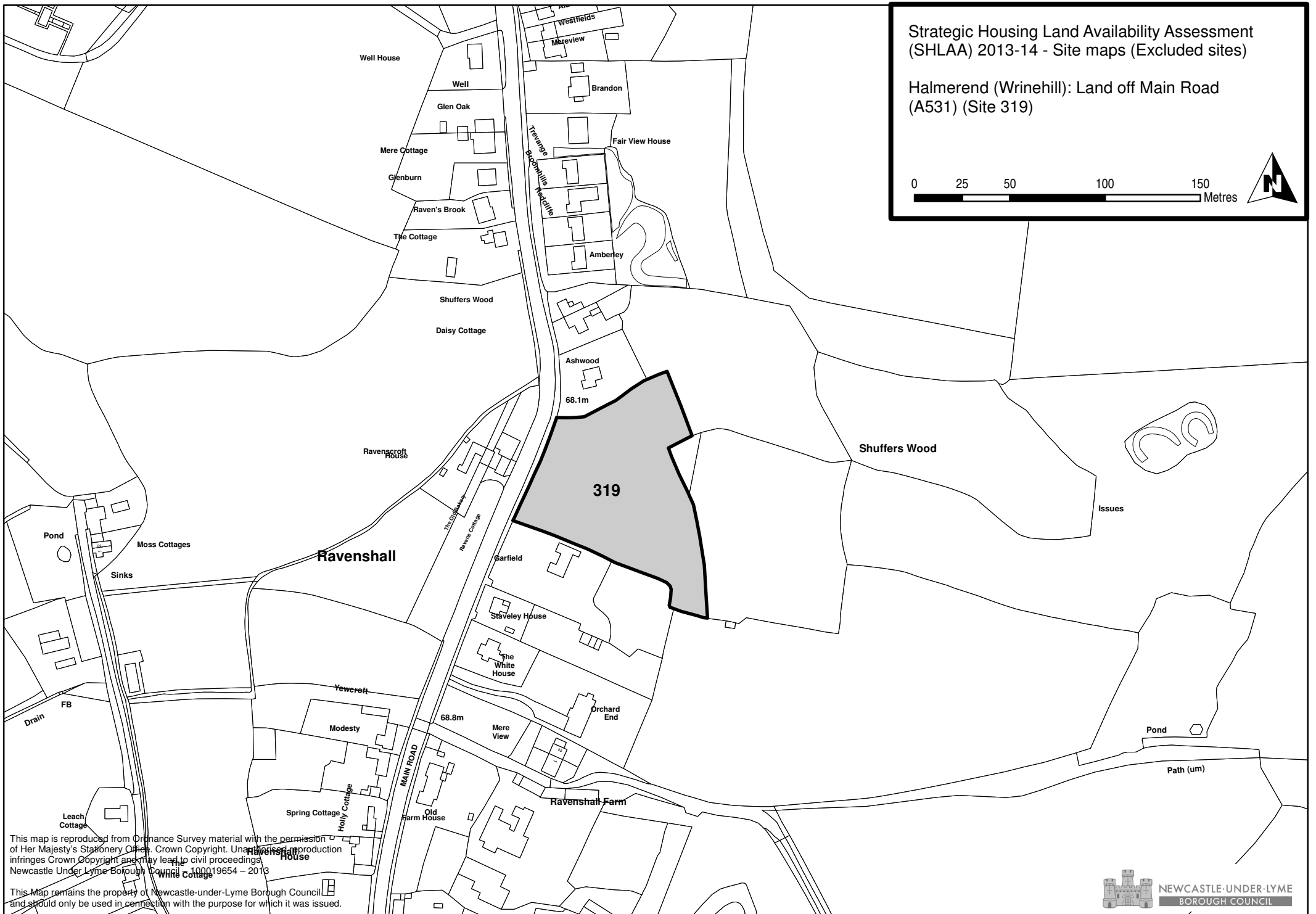


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Wrinehill): Land off Main Road (A531) (Site 319)

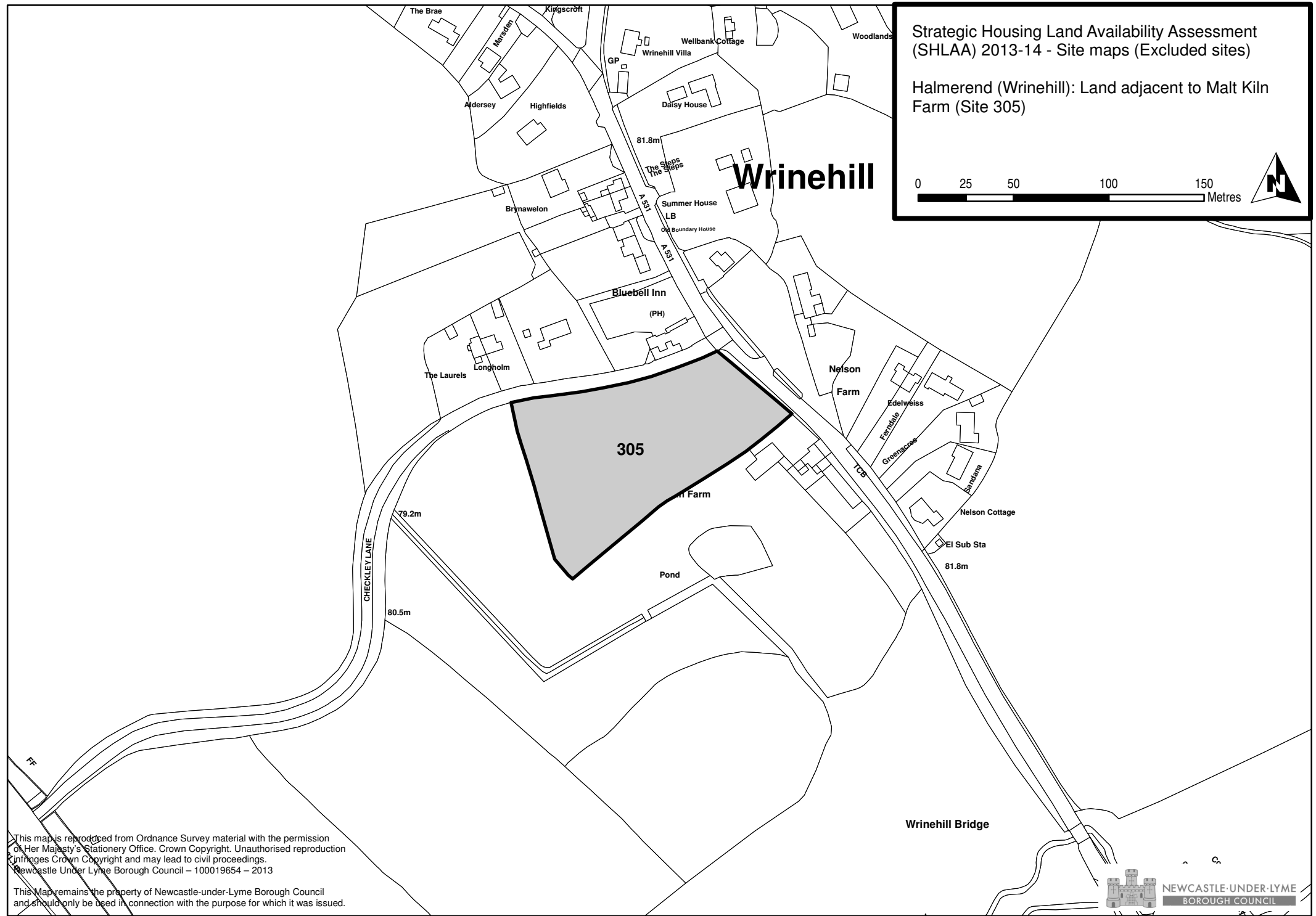


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend (Wrinehill): Land adjacent to Malt Kiln Farm (Site 305)



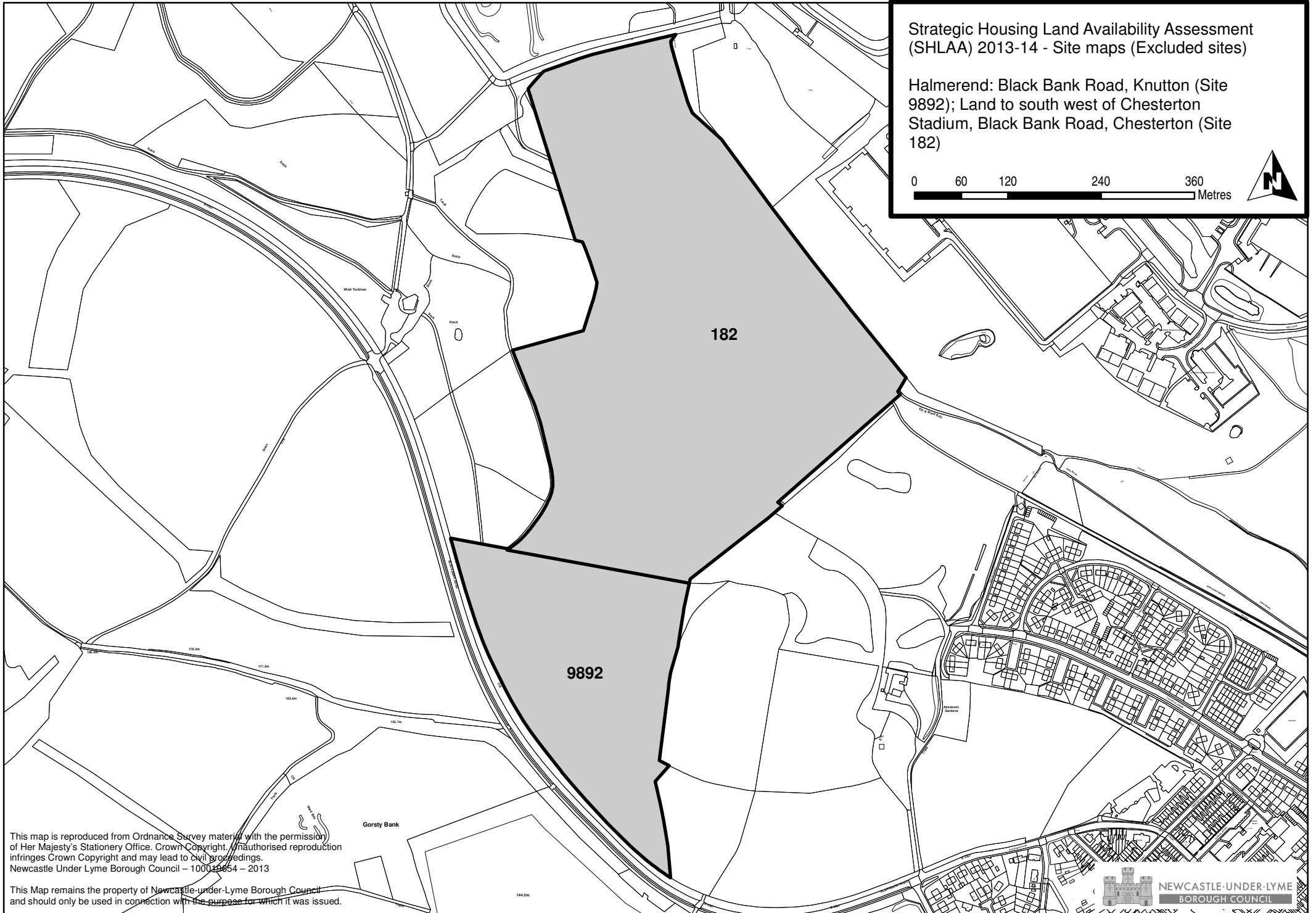
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend: Black Bank Road, Knutton (Site 9892); Land to south west of Chesterton Stadium, Black Bank Road, Chesterton (Site 182)



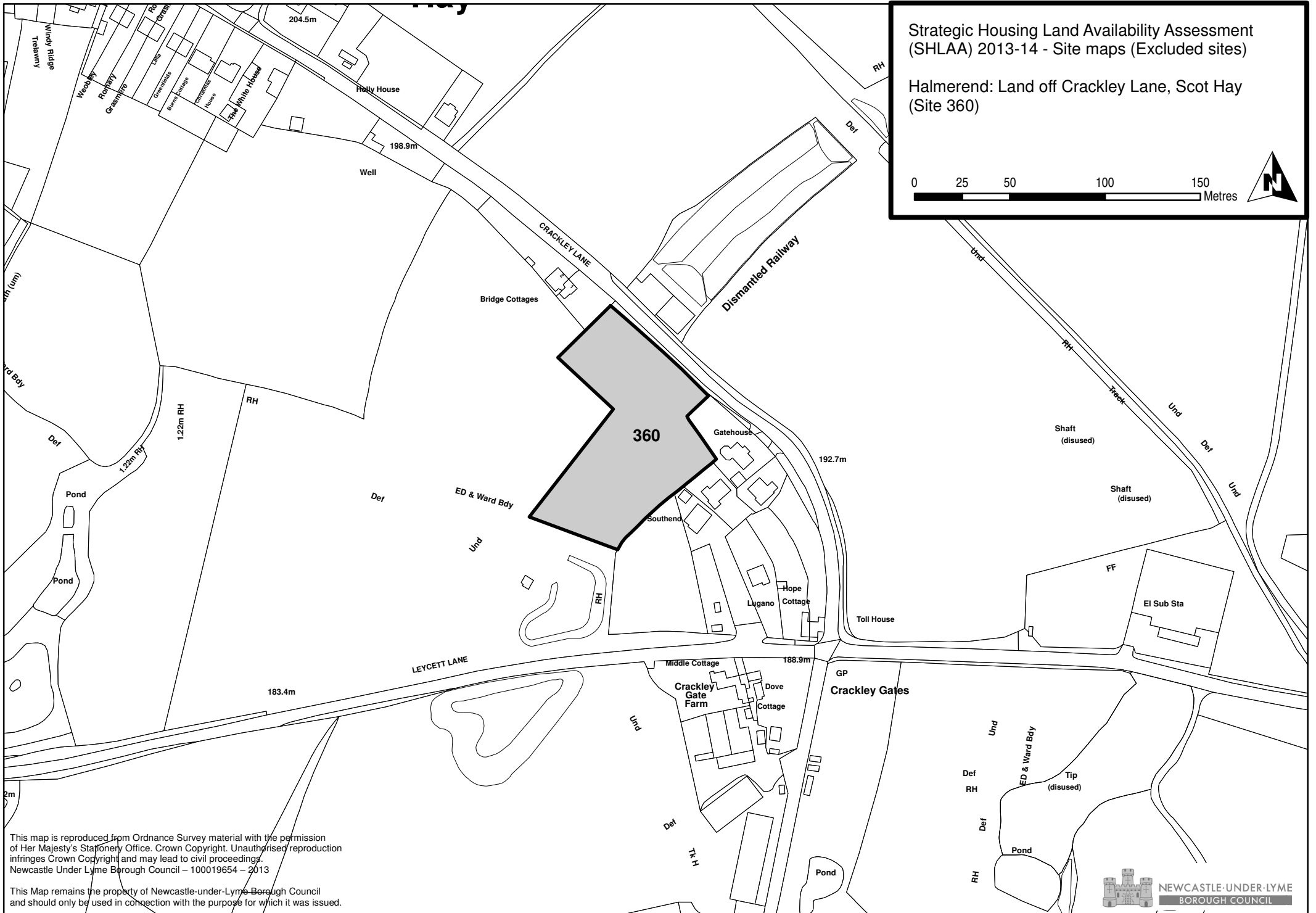
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Halmerend: Land off Crackley Lane, Scot Hay (Site 360)



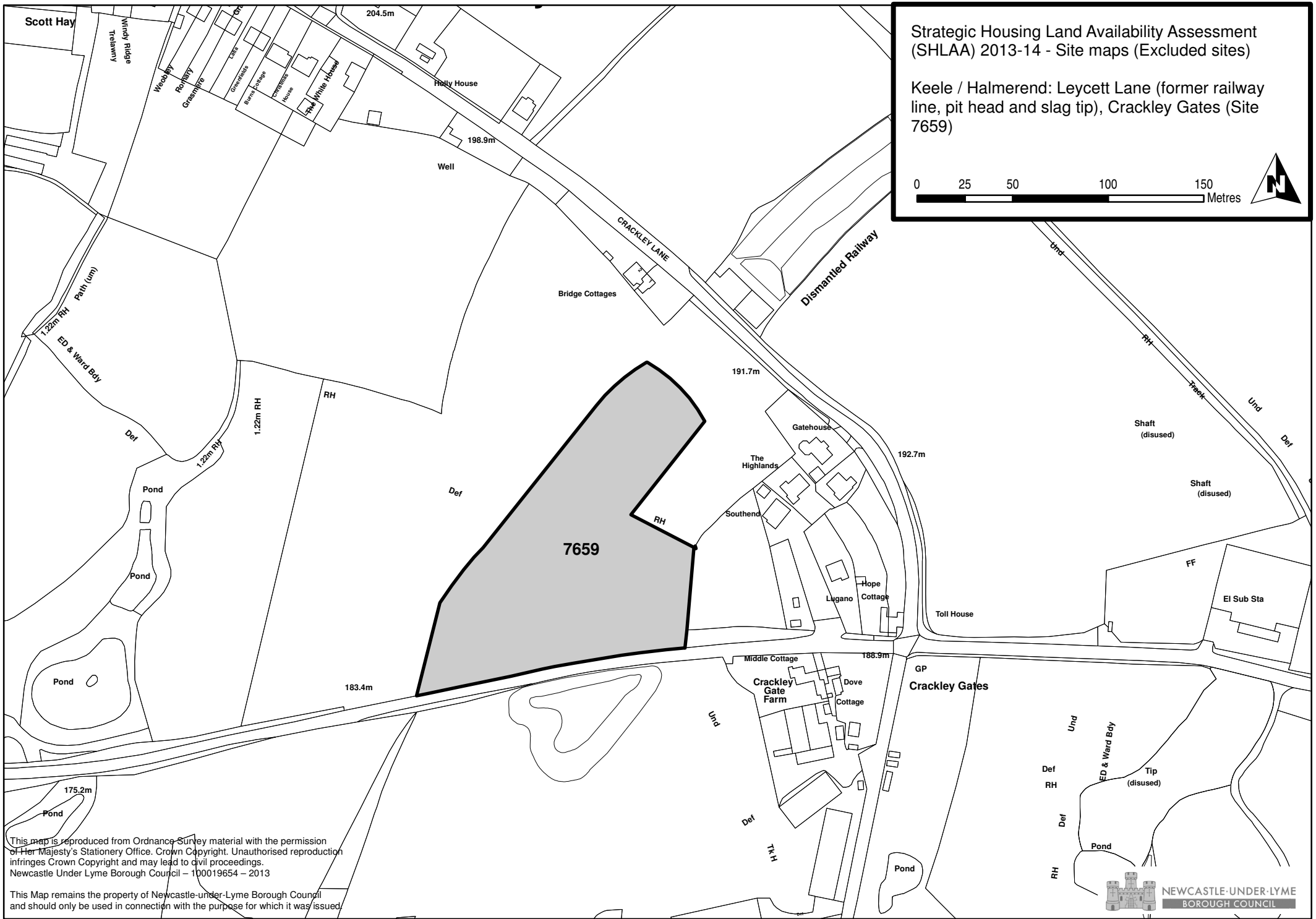
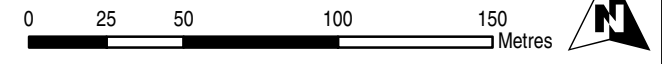
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Keele / Halmerend: Leycett Lane (former railway line, pit head and slag tip), Crackley Gates (Site 7659)



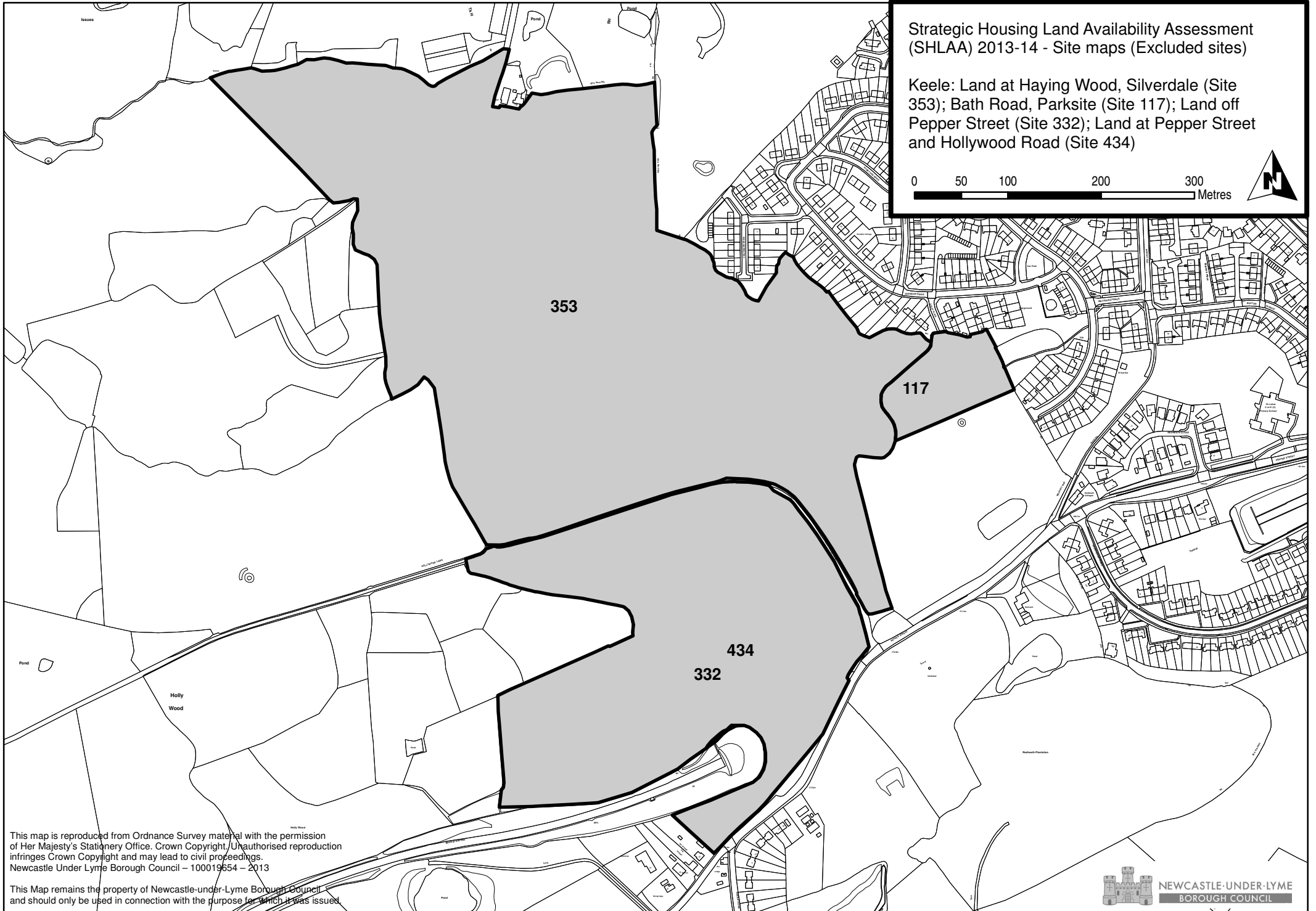
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Keele: Land at Haying Wood, Silverdale (Site 353); Bath Road, Parkside (Site 117); Land off Pepper Street (Site 332); Land at Pepper Street and Hollywood Road (Site 434)

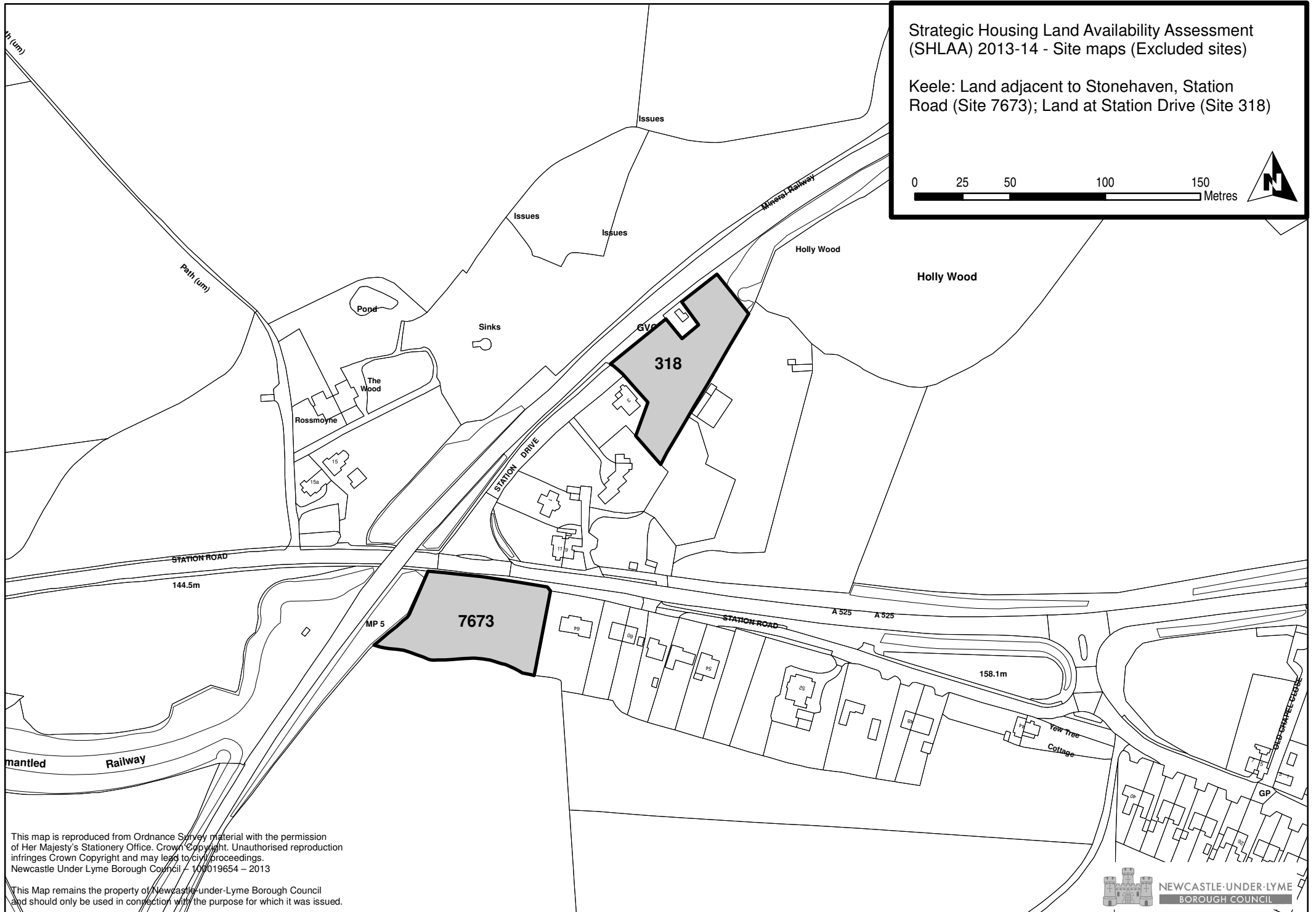


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Keele: Land adjacent to Stonehaven, Station Road (Site 7673); Land at Station Drive (Site 318)



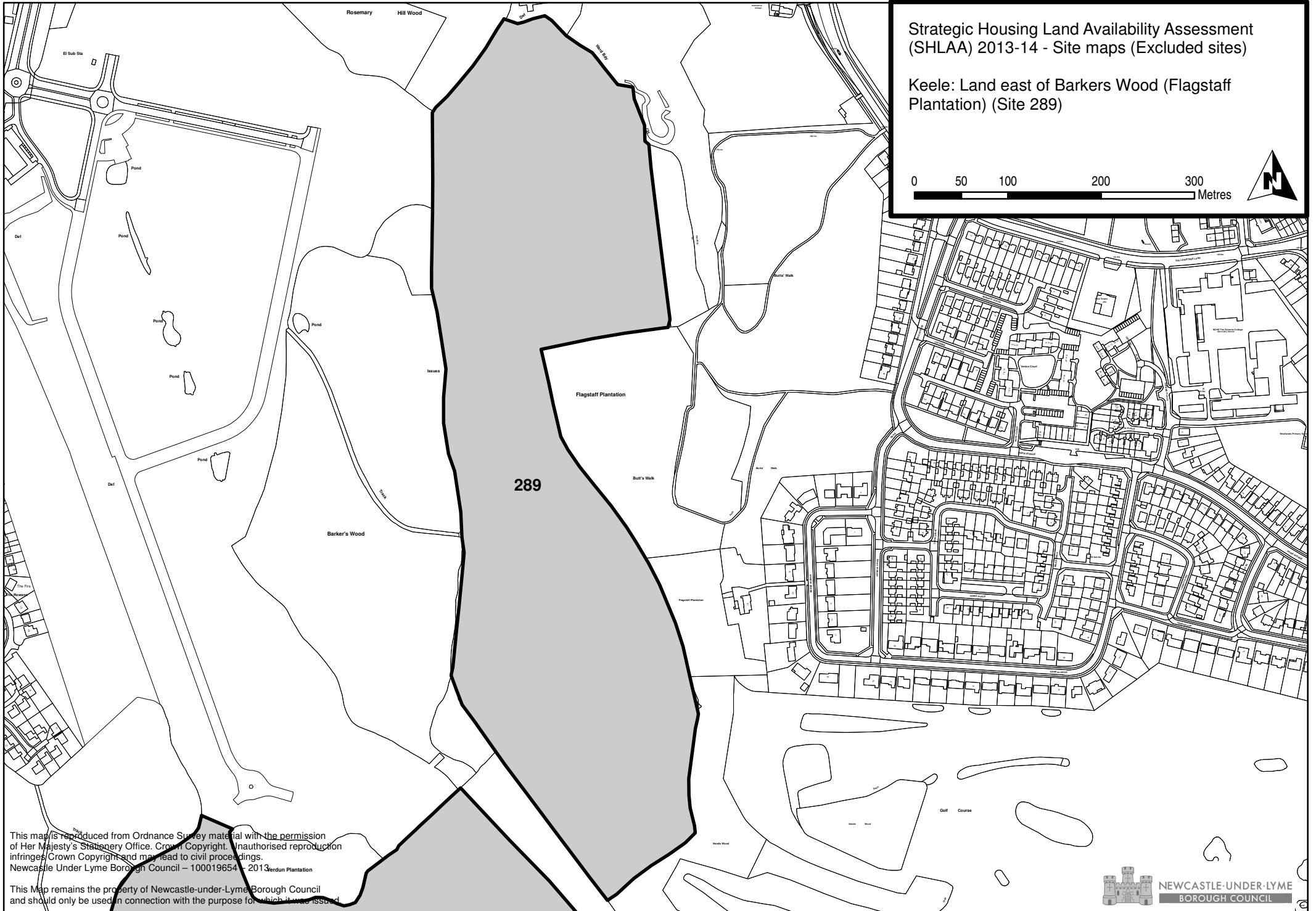
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Keele: Land east of Barkers Wood (Flagstaff Plantation) (Site 289)



289

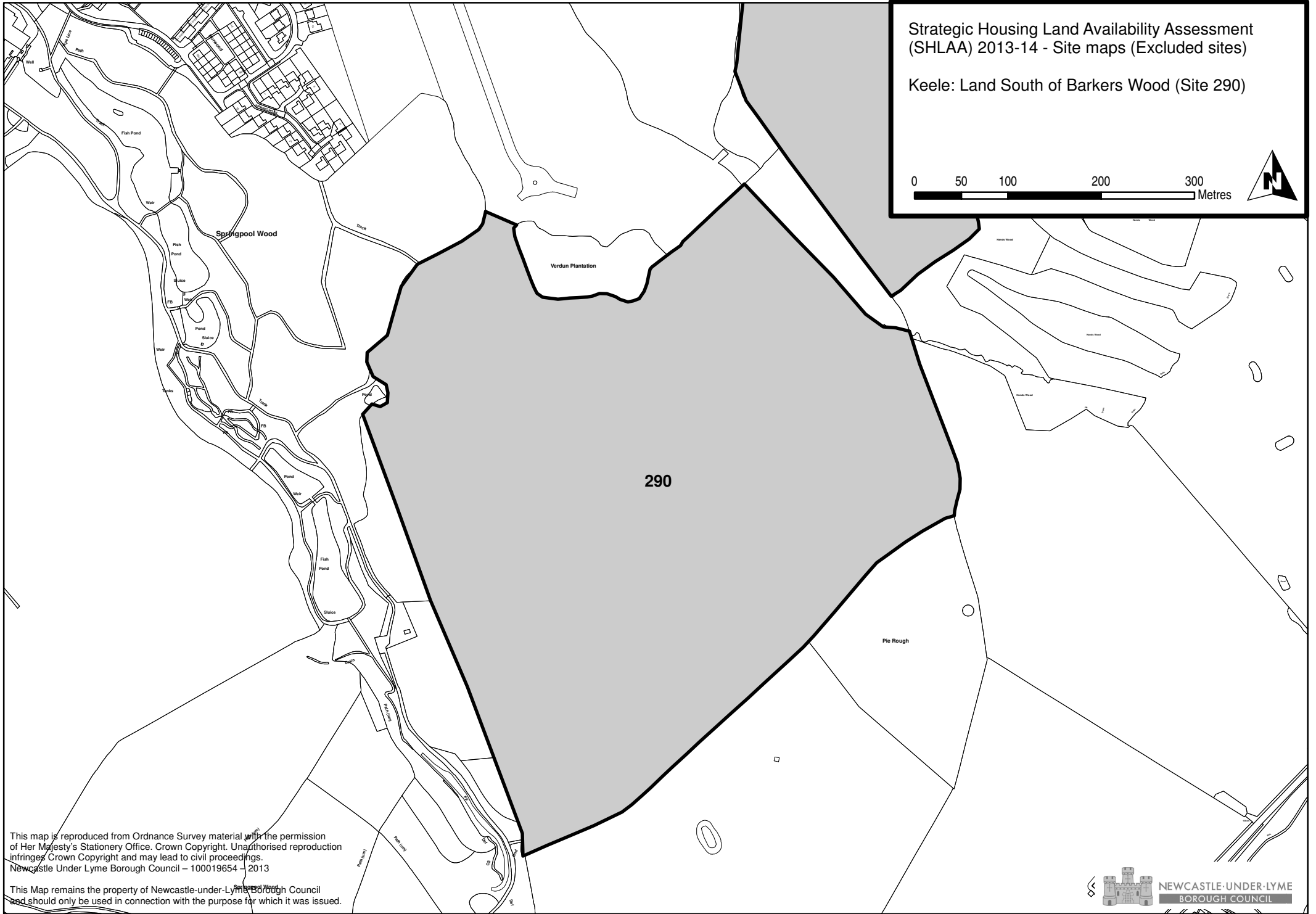
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Keele: Land South of Barkers Wood (Site 290)

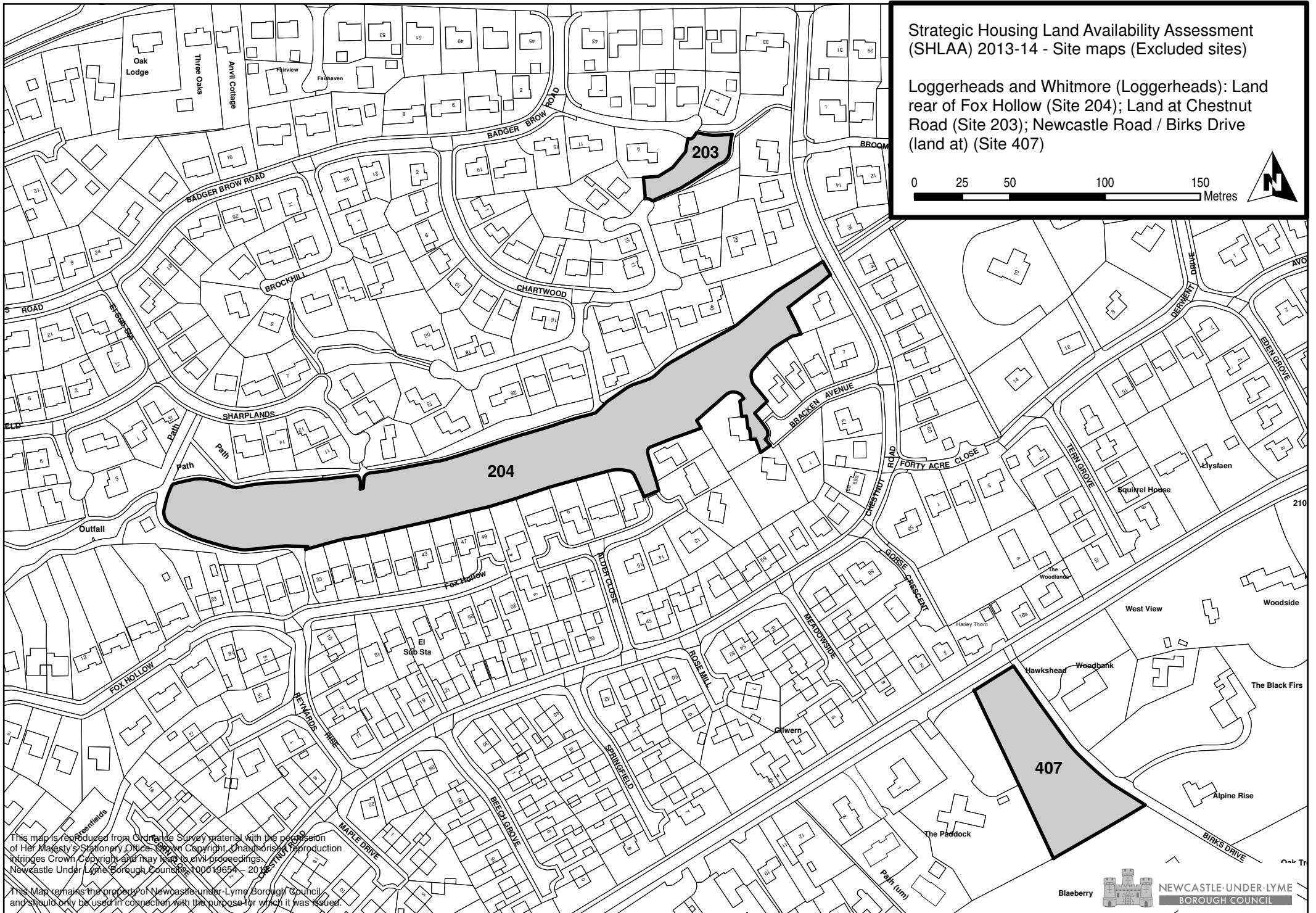


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Loggerheads): Land rear of Fox Hollow (Site 204); Land at Chestnut Road (Site 203); Newcastle Road / Birks Drive (land at) (Site 407)

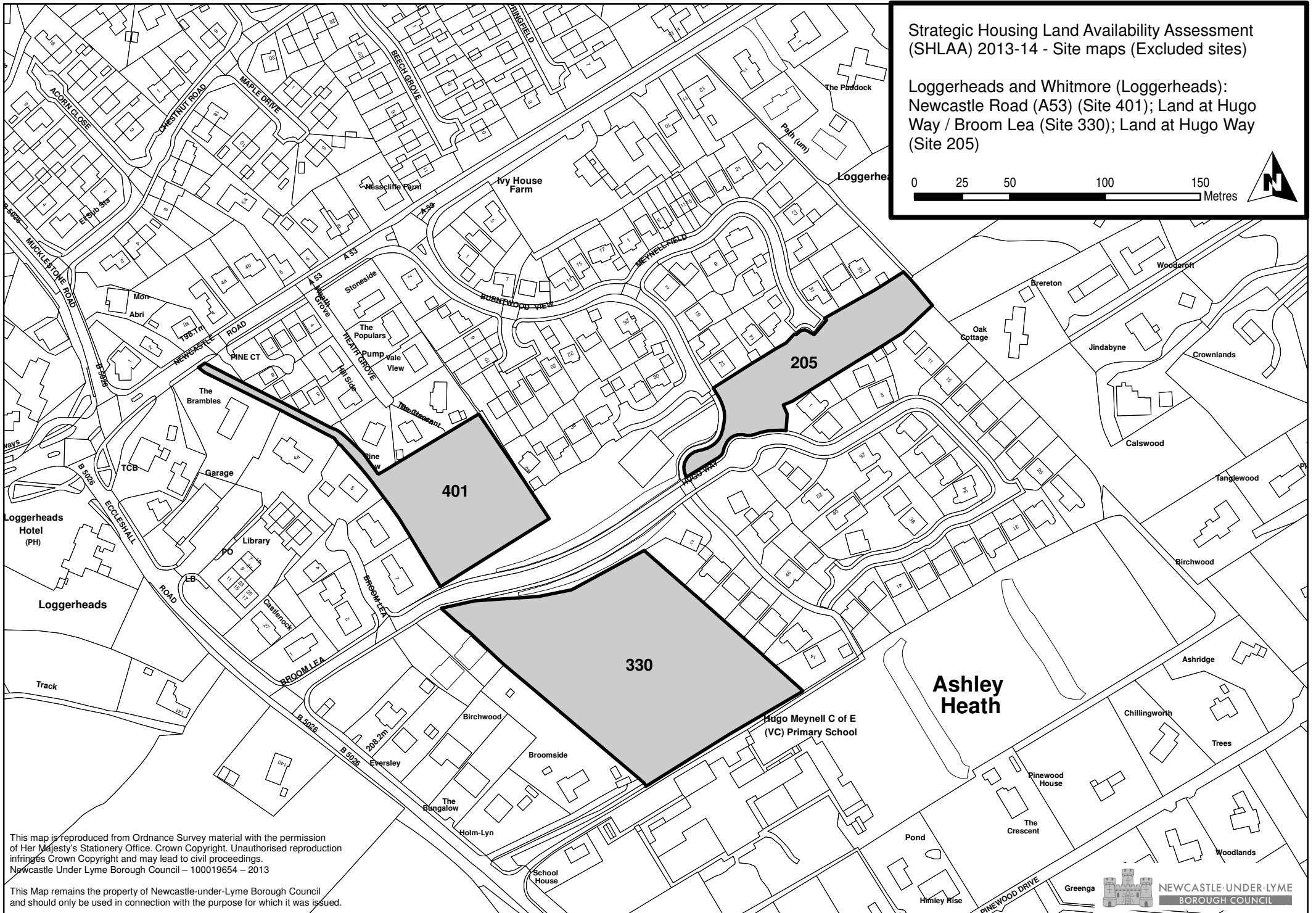


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Loggerheads):
Newcastle Road (A53) (Site 401); Land at Hugo
Way / Broom Lea (Site 330); Land at Hugo Way
(Site 205)

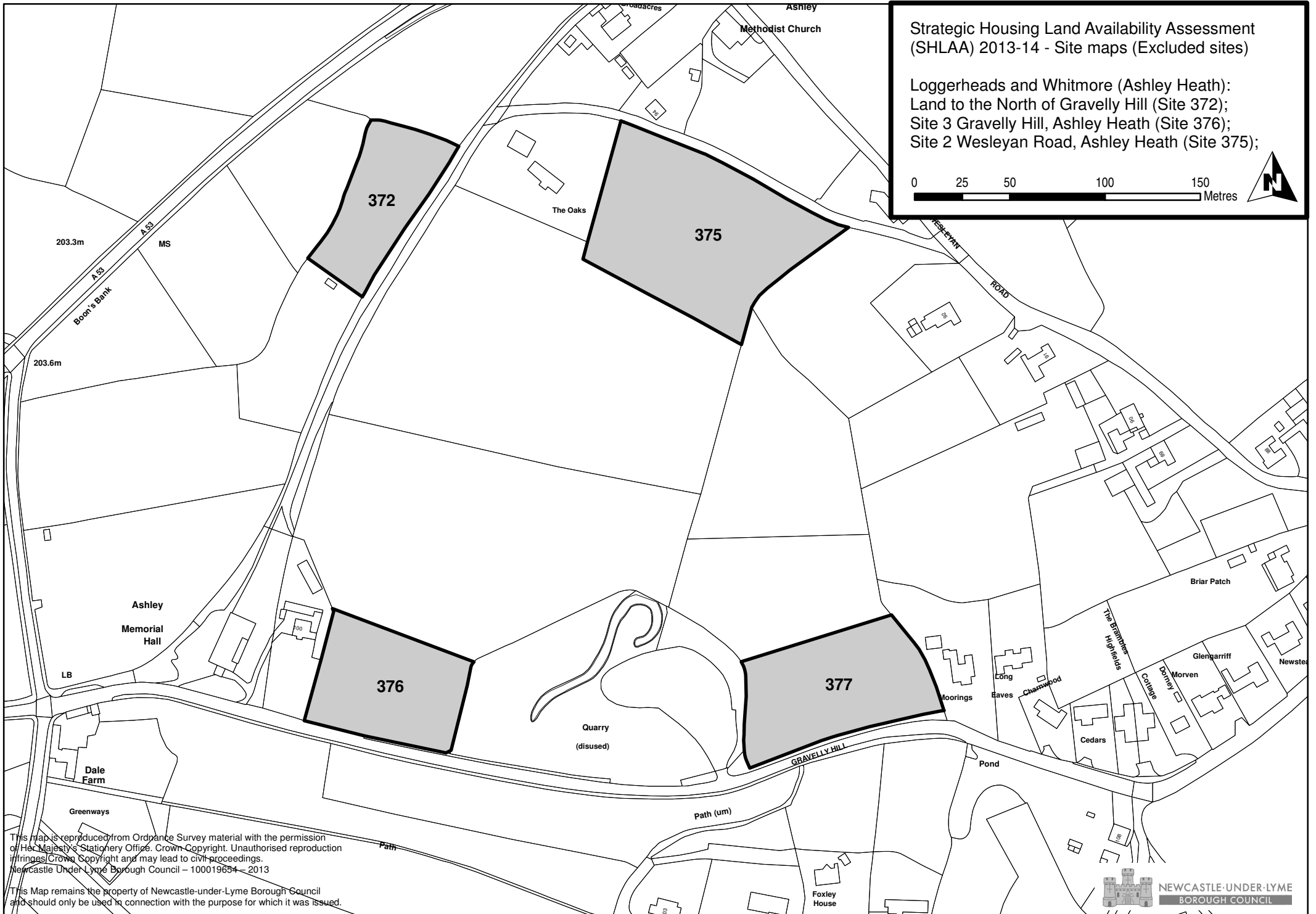


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Ashley Heath):
 Land to the North of Gravelly Hill (Site 372);
 Site 3 Gravelly Hill, Ashley Heath (Site 376);
 Site 2 Wesleyan Road, Ashley Heath (Site 375);



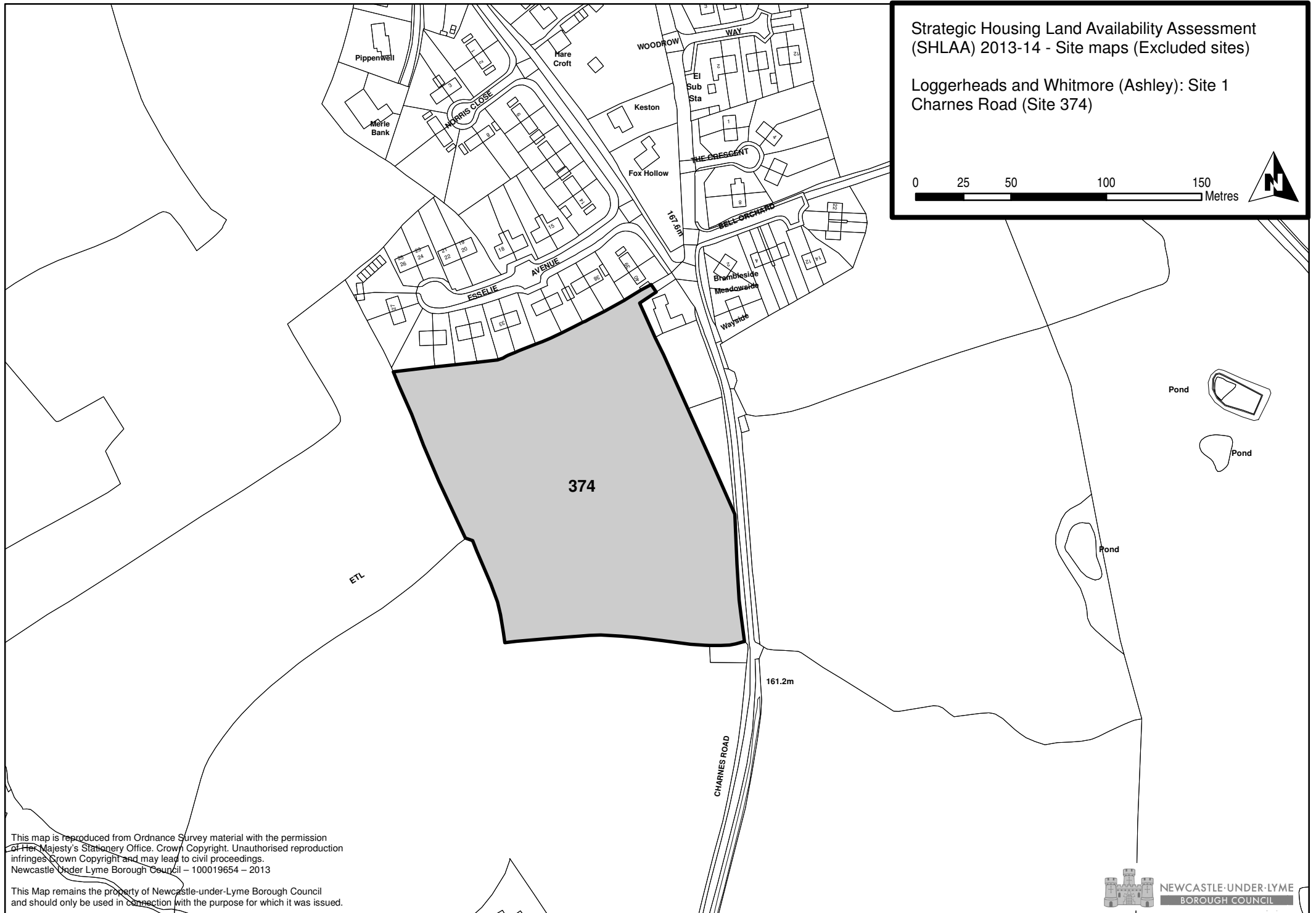
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Ashley): Site 1
Charnes Road (Site 374)

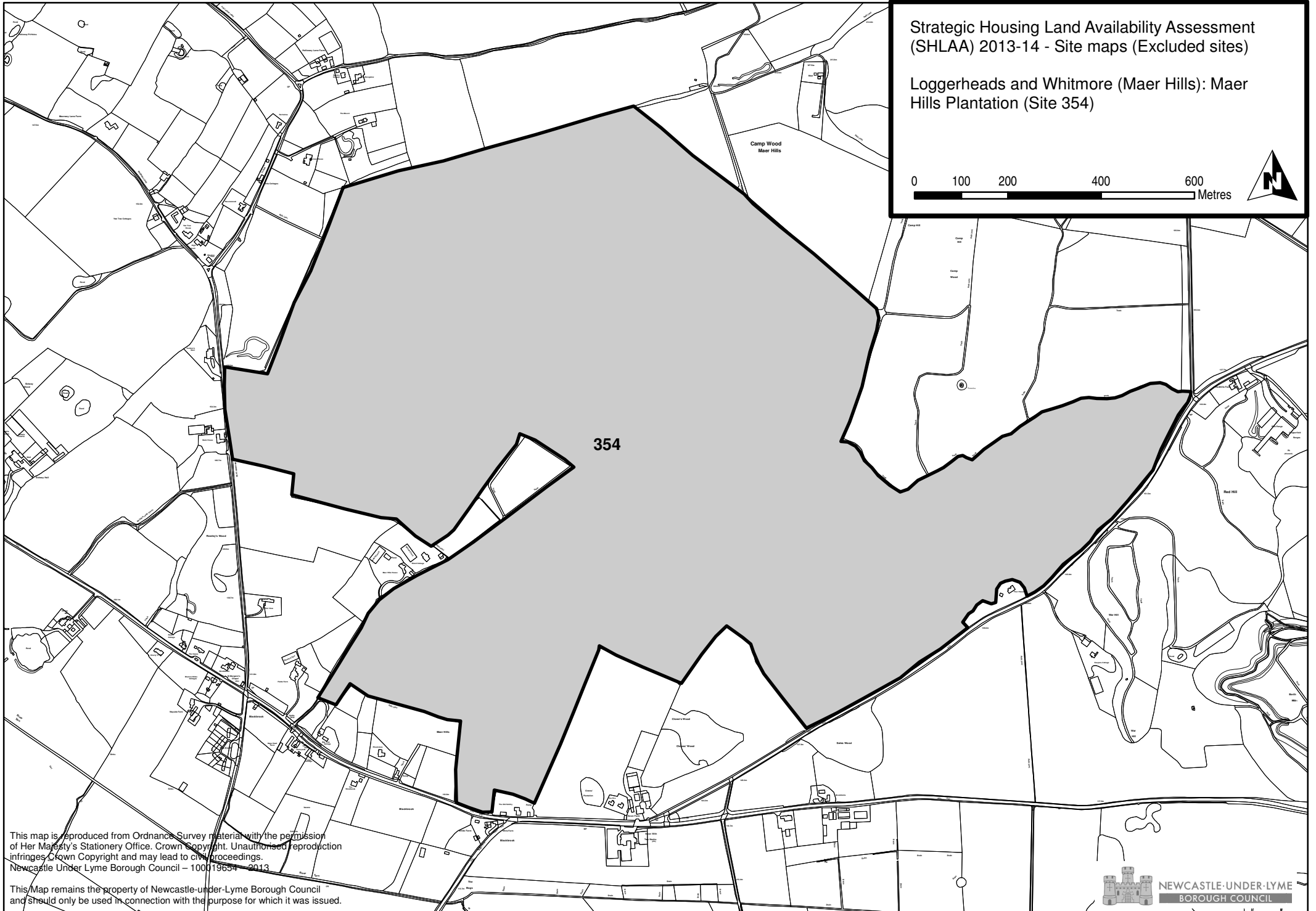


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Maer Hills): Maer Hills Plantation (Site 354)



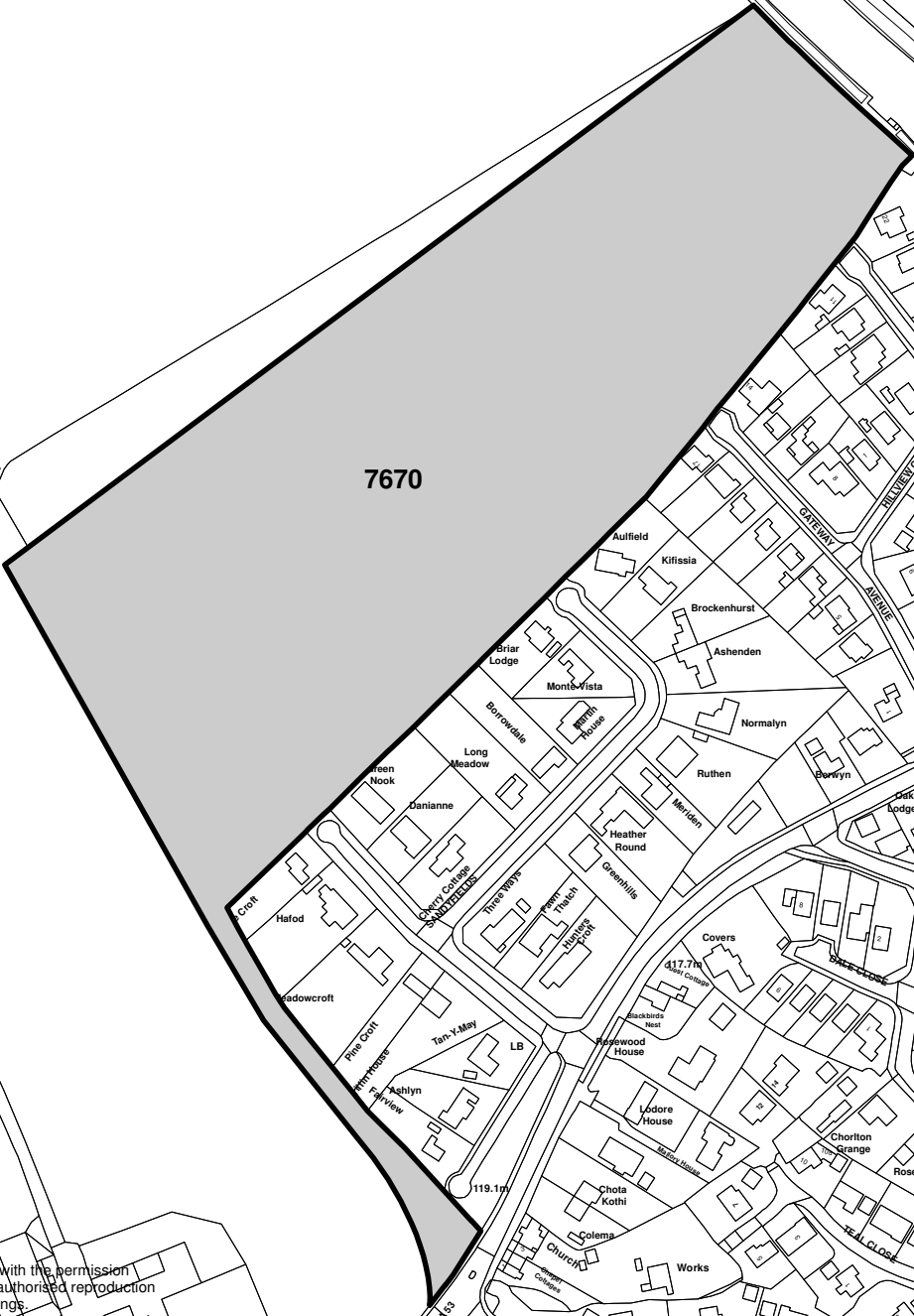
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Baldwins Gate): Land at Gateway Avenue (Site 7670)



7670

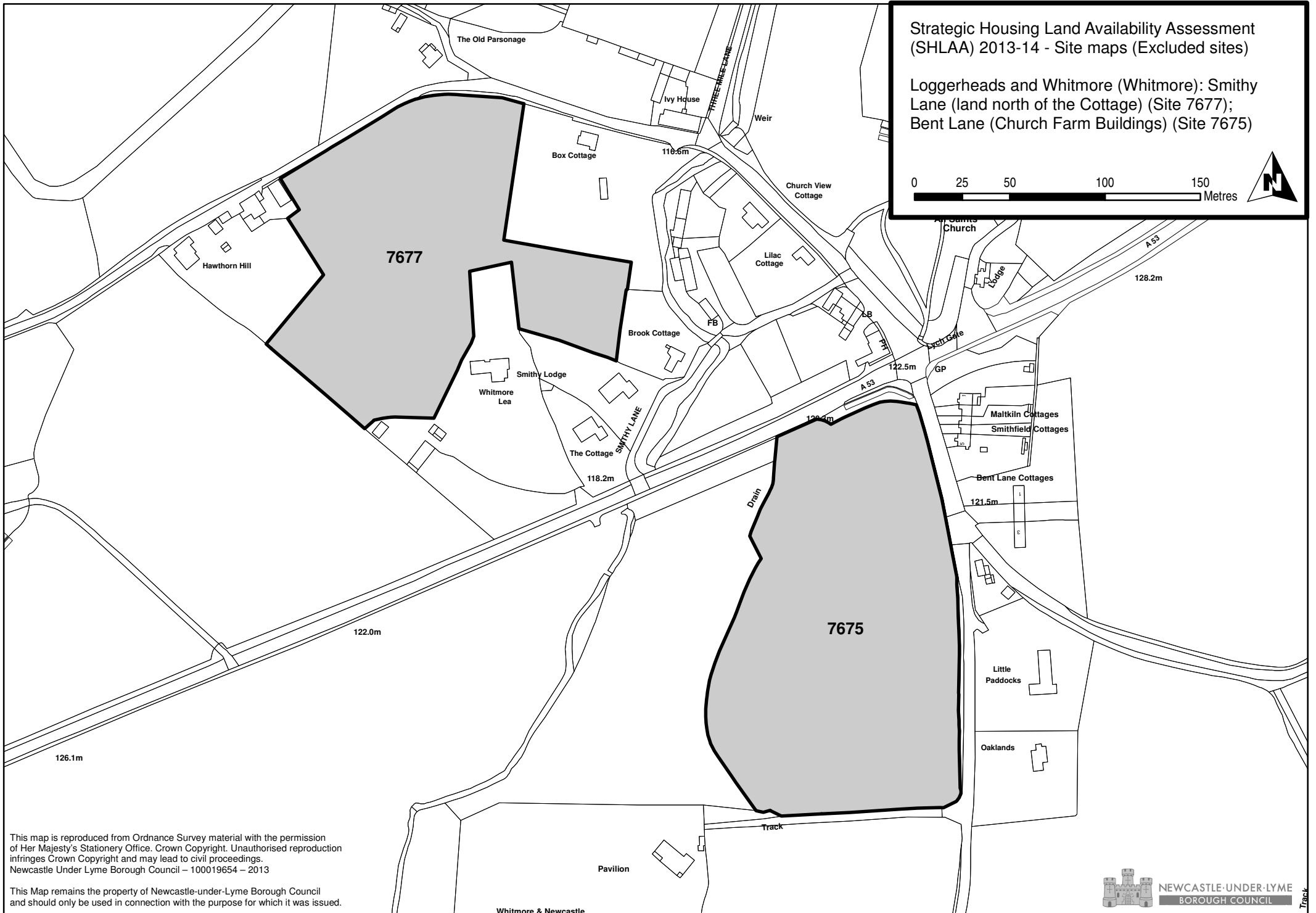
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Loggerheads and Whitmore (Whitmore): Smithy Lane (land north of the Cottage) (Site 7677); Bent Lane (Church Farm Buildings) (Site 7675)

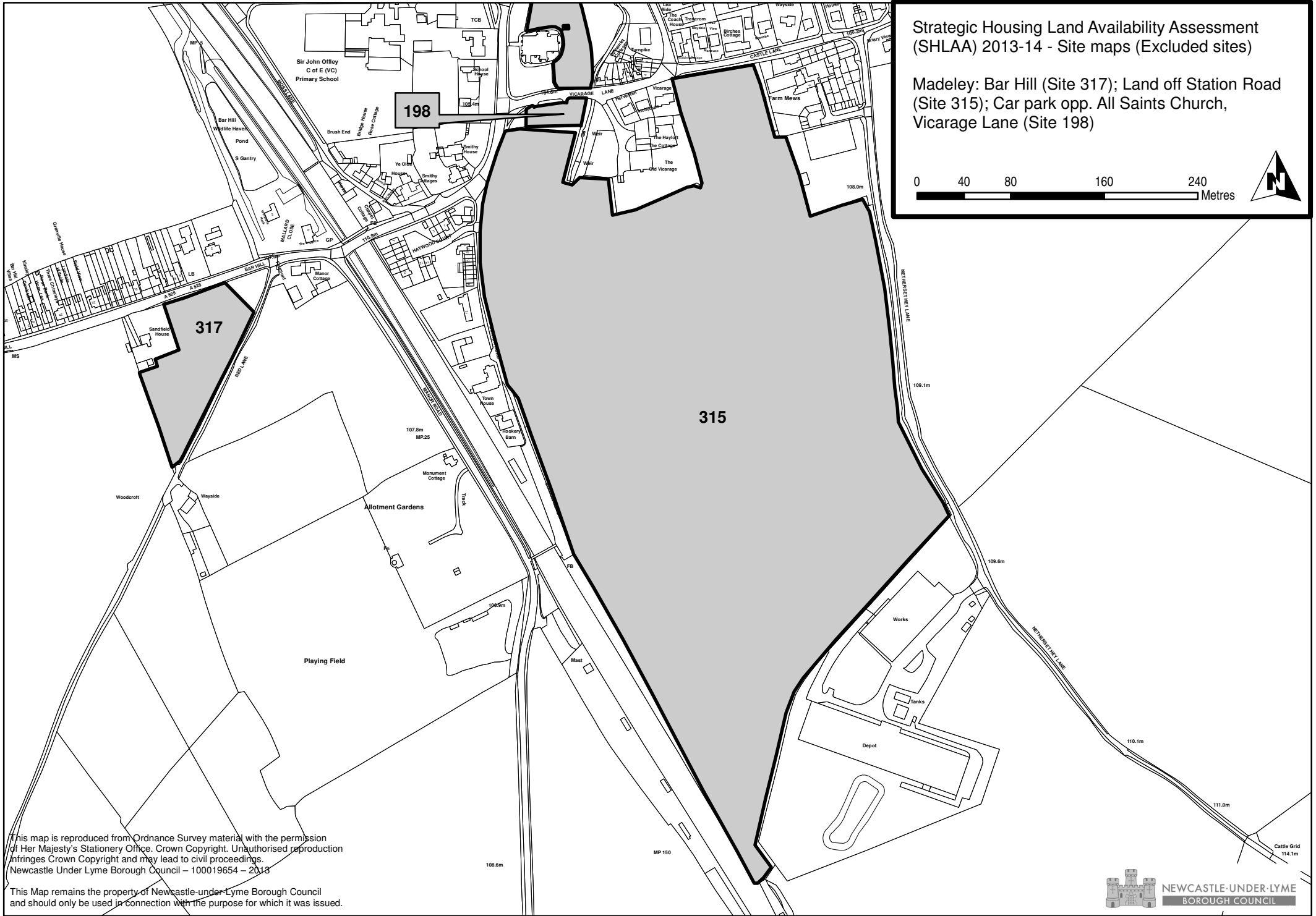


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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley: Bar Hill (Site 317); Land off Station Road (Site 315); Car park opp. All Saints Church, Vicarage Lane (Site 198)



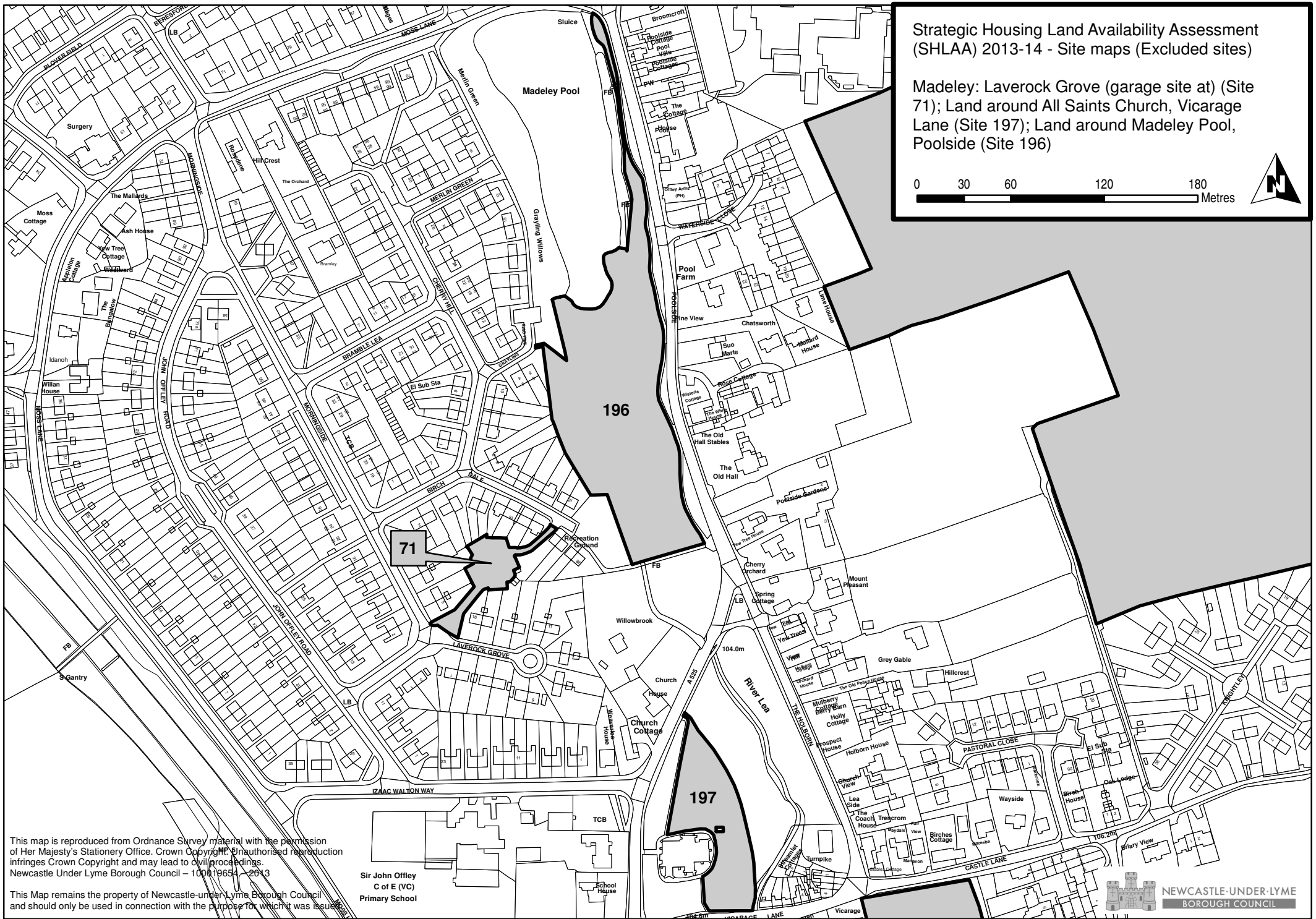
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley: Laverock Grove (garage site at) (Site 71); Land around All Saints Church, Vicarage Lane (Site 197); Land around Madeley Pool, Poolside (Site 196)



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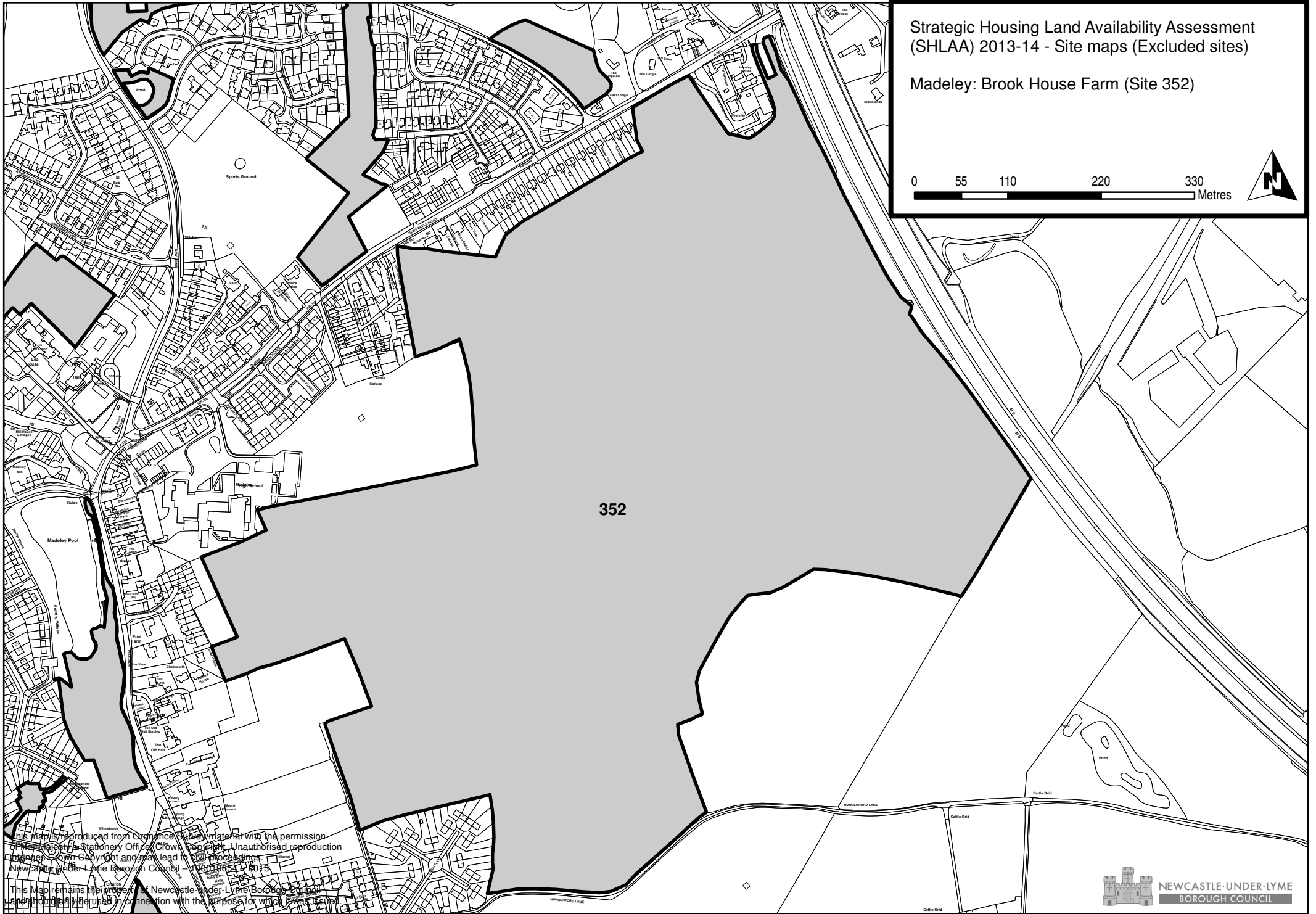
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Sir John Offley
C of E (VC)
Primary School



Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley: Brook House Farm (Site 352)



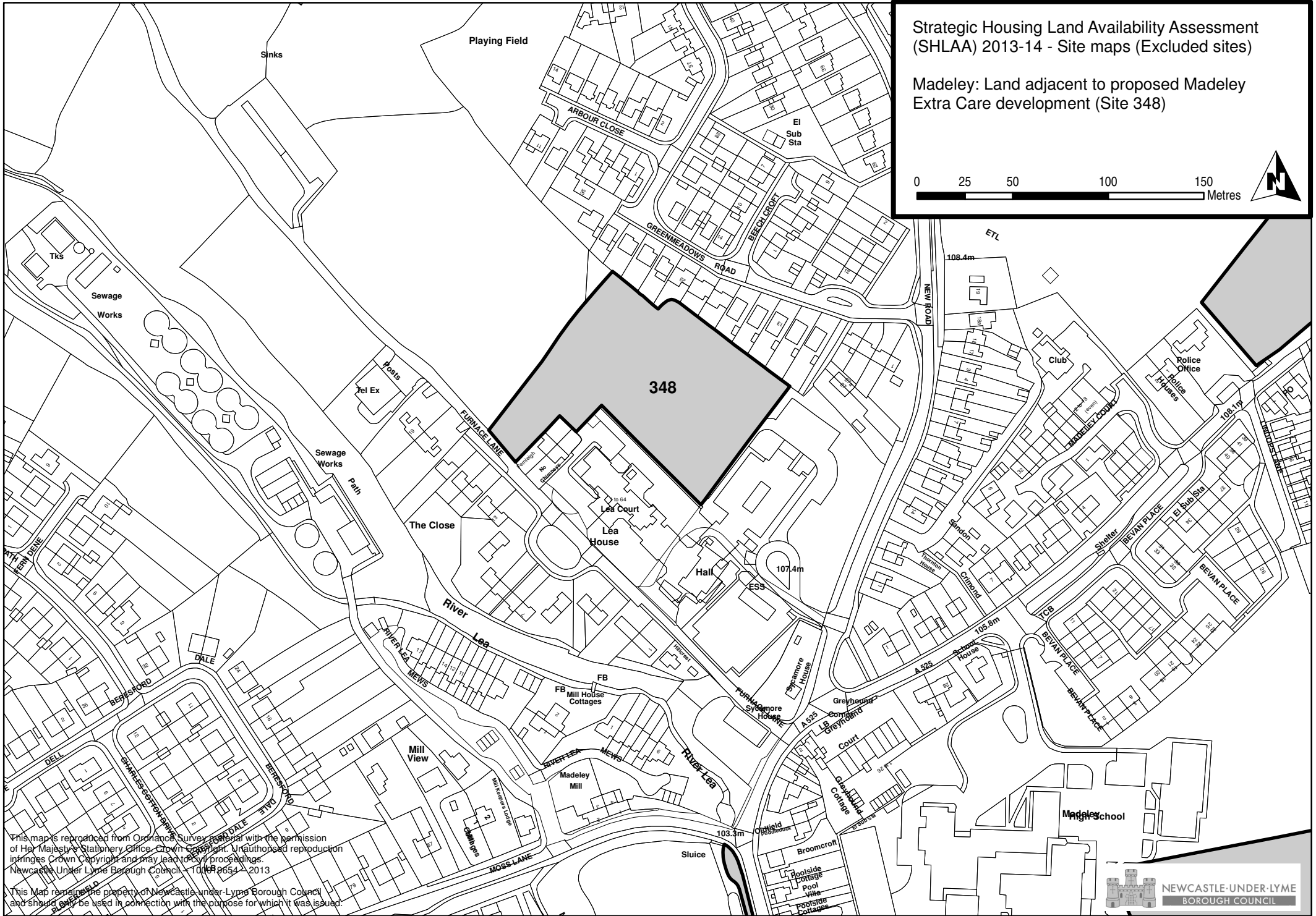
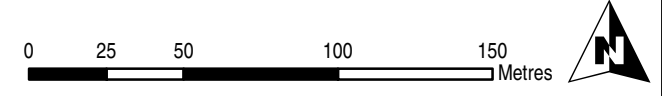
352

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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley: Land adjacent to proposed Madeley Extra Care development (Site 348)



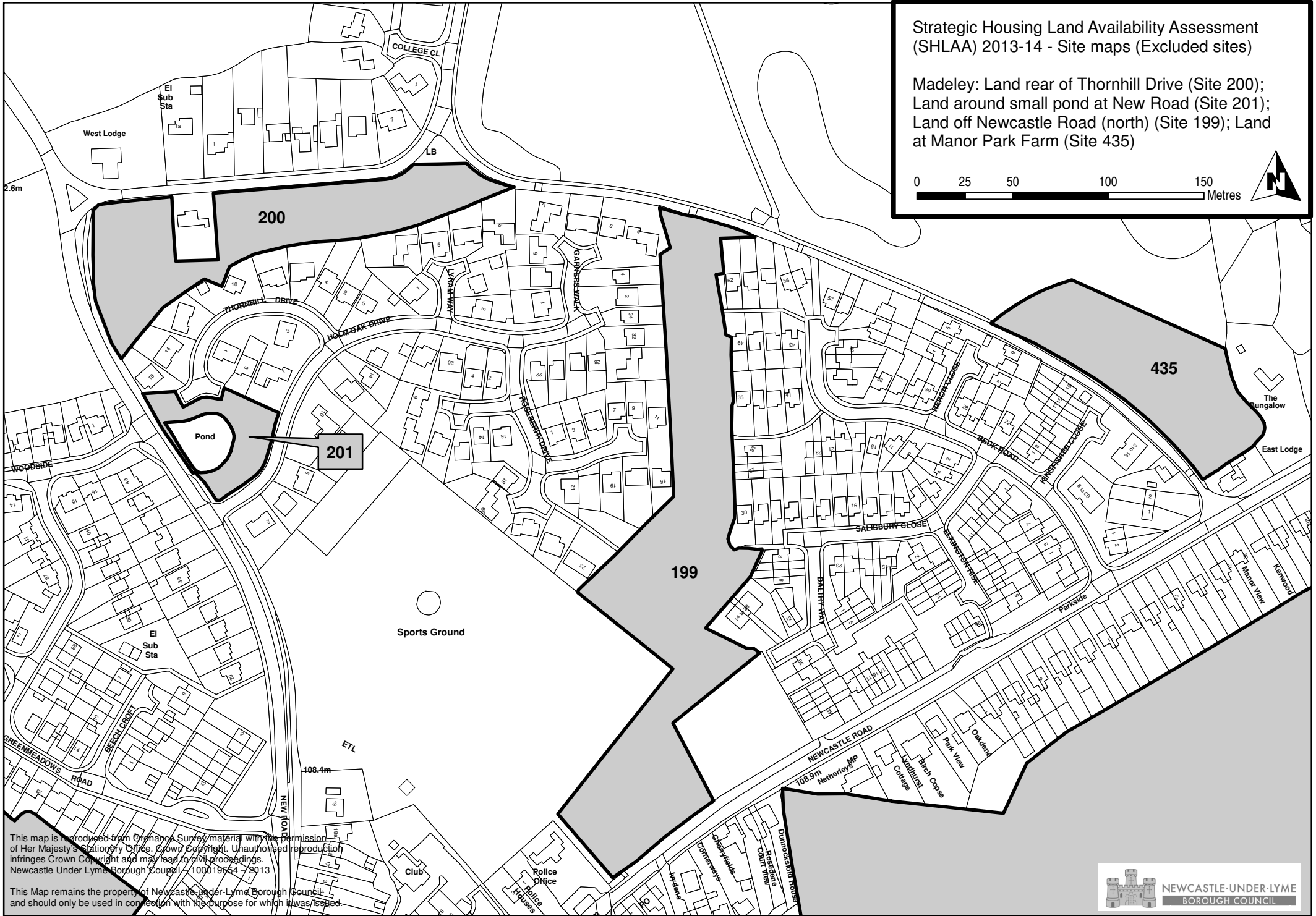
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley: Land rear of Thornhill Drive (Site 200);
Land around small pond at New Road (Site 201);
Land off Newcastle Road (north) (Site 199); Land
at Manor Park Farm (Site 435)



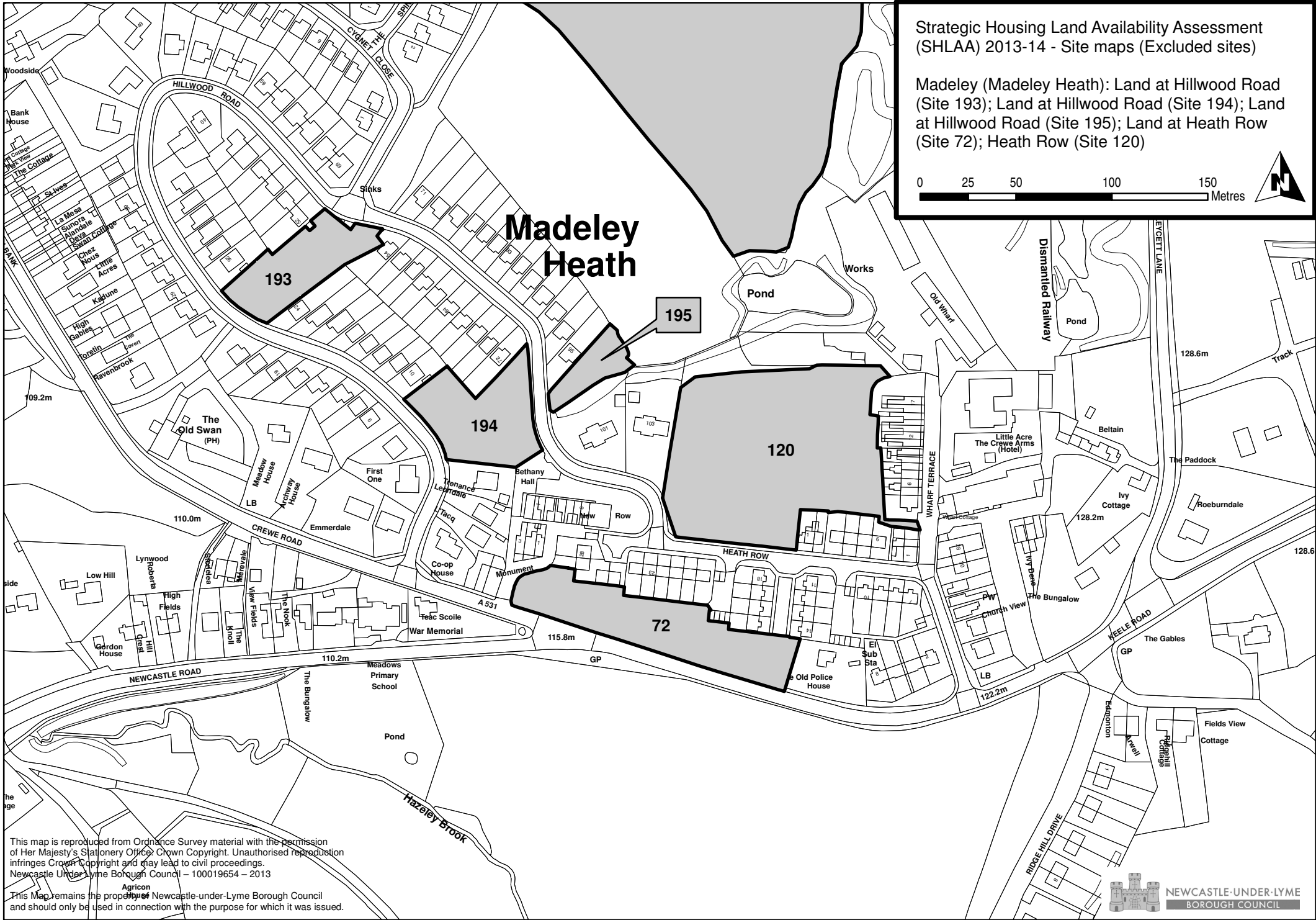
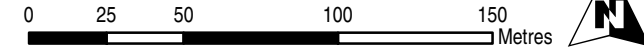
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley (Madeley Heath): Land at Hillwood Road (Site 193); Land at Hillwood Road (Site 194); Land at Hillwood Road (Site 195); Land at Heath Row (Site 72); Heath Row (Site 120)



Madeley Heath

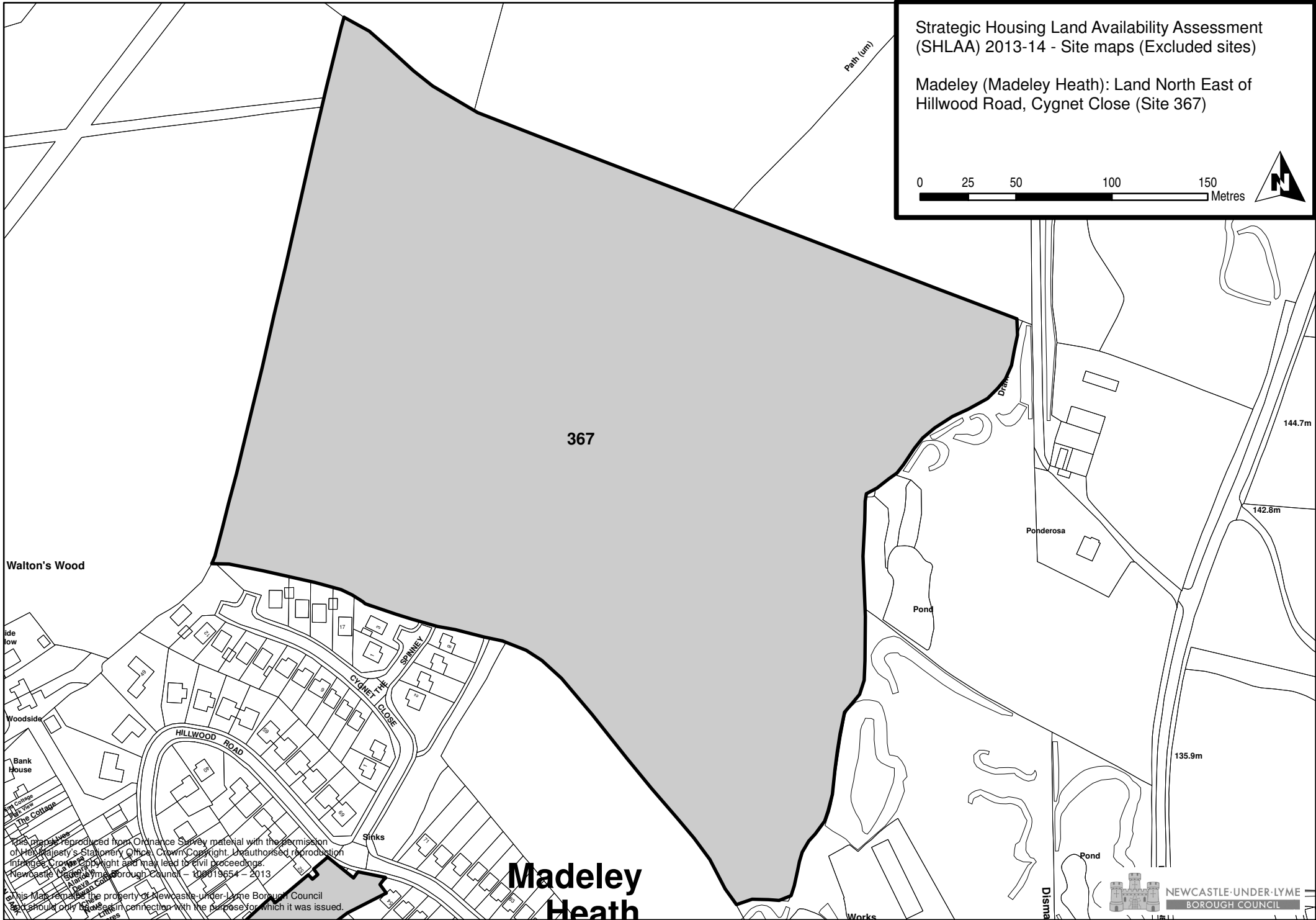
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Strategic Housing Land Availability Assessment (SHLAA) 2013-14 - Site maps (Excluded sites)

Madeley (Madeley Heath): Land North East of Hillwood Road, Cygnet Close (Site 367)



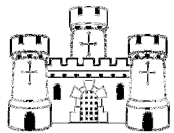
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Appendix 6

Newcastle-under-Lyme Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2013-14

Site Survey Pro forma



**NEWCASTLE·UNDER·LYME
BOROUGH COUNCIL**

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference	(Office use only)		
Please provide your Name Organisation Name (if applicable) Address and Telephone Number			
Site Location			
Grid Reference:	TPO Y / N	Urban	
Within Renew Boundary Y / N	Flooding Potential - Y / N	Green Belt Y / N	Greenfield
Site Area (ha) = 3.41	Conservation area? Y / N		
Owner			
Existing / Previous Use			
Potential Uses e.g. Housing or mixed use			
Capacity/Density			
Market Attractiveness / Economic viability of housing on this site			
Existing Infrastructure	Does the site have existing: Water supply? Y / N Sewage infrastructure? Y / N Electricity supply? Y / N Gas supply? Y / N		
Site features e.g. landscape, ecological etc.	e.g. trees Hedges Habitats Stream / Spring Adverse Topography Heritage Features etc.		
Physical Constraints			

Please Turn Over

Suspected Constraints i.e. restrictive covenants etc.	
How do you think these constraints could be overcome?	
Planning Status i.e. existing planning permissions?	
Is there potential for on- site renewable energy provision? If yes, please provide details.	
Possible linkages to other likely development opportunities improving sustainability of the site	
Public Transport Availability Is the site within 30 mins bus journey of essential services e.g. employment, schools, hospitals, major shopping centres etc.	
List of services and local facilities within walking distance	<p style="text-align: center;"><u>5 minutes</u> <u>10 minutes</u> <u>15 minutes -</u></p>
List of services and local facilities within cycling distance	<p style="text-align: center;"><u>5 minutes</u> <u>10 minutes</u> <u>15 minutes</u></p>
Are existing walking and cycling routes safe and convenient?	

Additional comments (Please continue on a separate sheet if necessary.)	
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