

SITE SCHEDULE

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 Planning application submitted and withdrawn.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

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

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23	Meadows Road	Kidsgrove	0.17	Site located in Kidsgrove urban area.	Currently used as a public car park. May become surplus if additional car parking is provided at nearby Kidsgrove railway station.	Not aware of any major issues	Commercial	n/a	n/a	less than £0.5m	
24	Gloucester Road	Kidsgrove	0.7	Site located in Kidsgrove urban area. Does not form part of the GSS or PPS	Brownfield, former garage site owned in conjunction with Aspire Housing. Planning permission approved for 8 dwellings. Site currently being marketed by agents.	Not aware of any major issues	Residential	8	0	less than £0.5m	12 to 15
25	Former Public Toilets, Merrial Street	Newcastle	0.02	Site located in Newcastle Town Centre	Closed in 2015, alternative uses being considered	Building still configured as public convenience	Commercial/Car Parking	n/a	n/a	less than £0.5m	12 to 23
								Total estimated market value.		£21,470,000	
26	Keele & Seabridge Development Area (10 acre sample)	Various		Site located in Green Belt adjoining urban area.	Subject to master planning	No surveys have been undertaken.	Residential			greater than £1m	24 plus

Key

GSS
PPS
GCN



Village Green Application (VGA)

Green Space Strategy
Playing Pitch Strategy
Great Crested Newts

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

VGAs have been submitted to Staffordshire County Council (SCC) by local residents. Newcastle Borough Council submitted objections to these applications and is now waiting on a decision from SCC. SCC is unable to give a timescale for determination at this time.

If a VGA is successful then it would be unlawful for any development to take place therefore these sites should not be promoted as viable development sites at this stage

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