

Asset Management Strategy Delivery Plan – 2017/18

Land and Property Disposals – Major Sites			
Address	Site Area acres	Site Area (Ha)	Position Statement
Ryecroft – former Sainsbury's supermarket site, Liverpool Road and Civic Offices Merrial Street	6.4	2.59	Approval to dispose of the site is agreed. The Council has exchanged conditional contracts with HDD, once the "conditions precedent" have been satisfied then the Council will be in a position to grant a long lease hold interest in the site.
Former Keele Golf Course and Seabridge Development Area	344 acres total – Golf Course approx. 150 acres	139.21	This land is in the Green Belt. This site is subject to master planning in conjunction with the County Council and Keele University with the aim being to submit representations to the emerging Local Plan process. Consultation with the two affected Parish Councils along with local residents and other stakeholders will be undertaken at the appropriate time. Therefore formal disposal cannot be agreed at this stage.

Land and Property Disposals – With Planning Permission			
Address	Site Area acres	Site Area (Ha)	Position Statement
Gloucester Road, Kidsgrove	0.41	0.17	Approval to dispose of the site is agreed. Brownfield, former garage site owned in conjunction with Aspire Housing. Planning permission approved for 8 dwellings. Site currently being marketed by agents. Note that NBC would receive 80% of the net receipt.
Stafford Ave, Clayton	0.50	0.20	Approval to dispose of the site is agreed. OPP approved 09/16 for 2 detached dwellings. Site is being marketed; subject to the buoyancy of the auction market the site may be put forward to auction in Spring 2017.
Deans Lane, Red Street	3.36	1.36	Approval to dispose of this former grazing land is agreed. Resolution by the LPA to grant outline planning permission for up to 50 units, subject to completion of a

			S106 agreement. Site to be marketed from Q4 2016/17.
--	--	--	--

Land and Property Disposals – Surplus site disposal agreed to seek planning permission where required			
Address	Site Area acres	Site Area (Ha)	Position Statement
High Street Knutton, (Recreation Centre site)	5.31	2.15	The disposal of this site has been approved in principle. Site-specific constraints to be overcome prior to any final disposal. The building has been demolished. Further work required to consider future uses prior to public consultation.
Silverdale Road, Newcastle	1.38	0.56	Brownfield – former plant nursery. Following a review by Operational Services this site has been identified as not required for future operational purposes and it can now be disposed of, however the flood plain associated with the adjacent Lyme Brook is a known site constraint.
Hillport Ave, Porthill	0.67	0.27	Part open space, (0.38 acres) plus former garage site (0.26 acres) owned by Aspire Housing. Plans and associated reports have been prepared for planning application submission. Further detail required in respect of an important tree and its proximity to the retaining wall. Plans will require amendment prior to submission of planning application.
St Edmunds Ave, Porthill	0.59	0.24	Hardstanding area. Planning application refused on two grounds: failure to demonstrate that the site could accommodate 8 dwellings and further site investigations required. Further technical investigation to be carried out prior to resubmitting planning application.
Wedgwood Ave Westlands (adj Community Centre)	0.27	0.11	Brownfield site currently used as an overflow car park for the adjacent community centre. Plans and associated reports prepared for planning application submission.
Kinnersley Street, Kidsgrove	1.61	0.65	Grassland and tree covered area. Marketing land in conjunction with Heathcote Street. A Housing Association expressed an interest in this site in conjunction with Heathcote Street but did not proceed as development costs were considered prohibitive.

Cotswold Ave, Knutton	0.44	0.18	Grassland area. Site offered to Housing Associations, but no interest to date.
Heathcote Street Kidsgrove	0.73	0.30	Used for informal car parking. The site is being marketed without the benefit of Planning Permission to seek the highest offer.
Market Drayton Road, Loggerheads	11.50	4.65	Plans and all technical reports are being prepared for planning application submission imminently (Q4 2016/17).
Eccleshall Road, Loggerheads	5.56	2.25	Previously let on Grazing licence. Planning application submitted and decision awaited.
Brick Kiln Lane, Chesterton	4.76	11.76	Brownfield – reclaimed land. Further investigation required to ascertain if planning permission should be sought. Discussions to take place with the Homes and Communities Agency to ascertain if they would support this through their capacity fund.
Knype Way (Talke Road), Bradwell	6.35	2.57	Grassland area. Site no longer used as playing pitch. Planning application was submitted and has been withdrawn as highway issues were raised re access/egress. Revised planning application to be resubmitted in Q4 2016/17
Parkhouse Road West	9.9	4.0	Grassed area currently in Green Space Strategy. Waiting for outcome of Open Space Strategy prior to commencing any necessary public consultation.

Land and Property Disposals - Other			
Address	Site Area acres	Site Area (Ha)	Current Situation/Position
Plot D Apedale Road Chesterton	4.50	1.82	These sites have been marketed and are part of the industrial estate. There are site restrictions which may limit the end uses.
Plot E, Apedale Road, Chesterton	10.92	4.42	

Bower End Lane, Madeley	0.94	0.38	This site is approved for disposal however the land may be required to meet open space standards in Open Space Strategy. Brownfield site, formerly a Council depot. Now grassed scrub land area.
Clayhanger Close, Bradwell	6.25	2.53	This site is approved for disposal. Grassed area. Before any final decision is made to dispose consultations will take place with local members as soon as practical. There are concerns from local residents about the suitability of the land for development and further investigations will need to be made concerning ground conditions.
Meadows Road, Kidsgrove	0.17	0.07	This site remains under investigation and subject to approval. Currently used as a car park by train commuters. May become surplus if additional car parking is provided at nearby Kidsgrove railway station.
Former Public Toilets, Merrial Street	0.02	0.01	This site is under investigation and subject to approval. Closed and alternative uses or sale being considered.
Former Pepper Street Toilets, Newcastle	0.01	0.004	This site is under investigation and subject to approval. Closed and alternative uses or sale being considered.
Former Toilets Liverpool Road, Kidsgrove	0.01	0.004	This site is under investigation and subject to approval. Closed and alternative uses or sale being considered.

Sites considered as not required to meet local need as open spaces – Surplus subject to Village Green Application

Address	Site Area acres	Site Area (Ha)	Current Situation/Position
Repton Drive, Westlands	0.28	0.11	These sites are all subject to Village Green Applications. As indicated in the covering report it is intended that discussions take place with the County Council to clarify processes and timescales.
Winchester Close, Westlands	0.3	0.12	
Clayton Road, Westlands	0.12	0.05	
Newchapel Road/Pennyfields Road, Kidsgrove	9.86	3.99	

Classification: NULBC **UNCLASSIFIED** Organisational

Coalpit Hill/Thomas Street, Talke Pits	1.5	0.61	
Sandy Lane/Brampton Road, May Bank	2.22	0.90	

Classification: NULBC **UNCLASSIFIED** Organisational