



Joint Local Plan Preferred Options Consultation

Housing Technical Paper – December 2017

This paper sets out the technical evidence to support the information on housing development that is presented in the Joint Local Plan Preferred Options Consultation document.

1.0 Housing Requirement

- 1.1 The National Planning Policy Framework (NPPF) states that Local Authorities should 'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs (OAN) for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;' The NPPF (para 14) also states, for plan-making, that Local Authorities should positively seek opportunities to meet the development needs of their area.
- 1.2 The Strategic Options Consultation document set out four growth options that were being considered for the Joint Local Plan to deliver, as follows:

Table 1 - Strategic Options Growth Options

Growth Option:	Description:	New Houses Required Each Year:	New Houses Required 2013-33:
A	Carry forward the existing levels of growth set out in the Core Spatial Strategy	855	17,100
B	Support our natural population growth	1,084	21,680
C	Supporting our economic growth (OAN)	1,390	27,800
D	Maximising our economic potential	1,814	36,280

- 1.3 It was stated in the Strategic Options Consultation document that Options A and B were unlikely to be compliant with national policy¹. This level of growth is well below that recommended in the SHMA² as the objectively assessed need. As the NPPF states that Local Plans 'should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements'. Pursuing these options would therefore put the Joint Local Plan at risk of failing at least one of the Tests of Soundness at Examination, i.e. to be consistent with national planning policy. Options A and B also had the lowest levels of support from the responses received during the Strategic Options consultation.
- 1.4 Discounting Options A and B for the reasons set out above leaves options C and D. Option C would seek to deliver the Objectively Assessed Needs identified in the Strategic Housing Market Assessment (SHMA) (2015, SHMA Review 2017³), while option D would seek to deliver higher levels of growth linked to wider economic aspirations, in particular those associated with the Stoke and Staffordshire Local Enterprise Partnership's Strategic Economic Plan (SEP). A large number of consultation responses (47%) favoured Option D, however it must be noted that the vast majority of those responses were received from the development industry, and do not necessarily represent a broad consensus of responses from residents across the plan area.
- 1.5 As Option D would deliver growth which is greater than the Objectively Assessed Need it could be considered likely to meet some of the Tests for Soundness i.e. for being positively prepared and consistent with national policy, but not the remaining two tests of soundness (the effectiveness of the growth option - how deliverable the growth would be within the Joint Local Plan timeframe, as discussed in 1.8), and whether it is justified by proportionate evidence (the plans for higher economic growth are not yet fully evidenced). Furthermore, regarding the deliverability of Option D, it is worth noting that while paragraph 154 of the National Planning Policy Framework requires local plans to be aspirational, it also requires them to be realistic.
- 1.6 In the Sustainability Appraisal for this option many of the scores for the environmental objectives were identified as negative due to the effect that higher levels of development are likely to have on the environment of the plan

¹ Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council (2017) Joint Local Plan Strategic Options Consultation, pages 21 and 22 - https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/SOJLP/Strategic_Options_Consultation_Document_July%202017.pdf

² SHMA Review 2017: <http://moderngov.newcastle-staffs.gov.uk/documents/s23193/2017%20SHMA%20Update%202.pdf>

³ SHMA Review 2017: <http://moderngov.newcastle-staffs.gov.uk/documents/s23193/2017%20SHMA%20Update%202.pdf>

area. Under this option it becomes critically important for planning policies and the selection of sites to ensure that impacts on the environment are minimised and mitigated or compensated against. This Option is likely to require substantial incursions into the Green Belt and potentially beyond, in to the open countryside thereby undermining the functions of green belt policy. Option D is therefore not considered to be justified as the most appropriate strategy when considered against the reasonable alternatives, such as Option C as discussed below.

- 1.7 As set out in the Strategic Options Consultation Report⁴, the largest proportion of responses received favoured the highest level of growth. The councils have noted however that these responses were disproportionately composed of comments received from the development industry. Whilst such comments are valued, the councils have considered these against the other comments received which supported lower levels of growth and other evidence described above setting out the potential harm of such a high level of growth to come to a balanced view regarding the preferred level of growth to be delivered.
- 1.8 Within figure 5.20 of the 2015 SHMA, historic completion rates are shown. Option D would represent an annual completion rate over double the average completion rates. With paragraph 5 of the 2015 SHMA it discusses that the historic rates reflect a market demand issues and have not arisen from 'planning constraints'. Therefore it is considered that option D would unlikely to be deliverable and therefore not an effective strategy.
- 1.9 Growth Option C is therefore the preferred growth option as it seeks to deliver the needs of the HMA, and is therefore considered more realistic, has been positively prepared and is consistent with national planning policy. Option C does look to increase the rate of completion to a level where there has been the highest rate delivery. Therefore the option would also be considered aspirational but is considered to still be deliverable. The sustainability appraisal has highlighted that any potential negative effects associated with this option could have more potential for mitigation and the public consultation responses identified a broader consensus of support for this option.
- 1.10 It is important to note that wherever there is a commitment to deliver further jobs within the plan area to help to meet these wider aspirations, there must also be an acceptance and commitment to deliver the respective new homes that will be necessary in order to achieve balanced growth across the plan area.

⁴ Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council (2017) Joint Local Plan Strategic Options Consultation and Responses Document, pages 4, 5 and 8

- 1.11 While the Preferred Options Consultation document was being prepared the Government published a consultation on its proposed standardised approach to assessing local housing needs (LHN)⁵ which is proposed to be applied from March 2018 onwards. The proposed approach is to apply an average annual household growth figure from the 2014 based Sub-National Household Projections for the next 10 years from 2016 to 2026. This is then tested against a measure of affordability to identify the extent of any uplift to the housing need figure to enable local house prices to become more aligned with average workplace earnings.
- 1.12 The SHMA includes a housing growth option that is based on the 2014 based Sub-National Household Projections and is not adjusted to local circumstances (other than applying a vacancy rate assumption to determine how many dwellings would be required to meet the growth in households). As this option is taken directly from the same data source as the Government's consultation figures it allows some comparison to be made.

Table 2 - Housing requirements

	Newcastle-under-Lyme	Stoke-on-Trent	Local Plan Area
Government Unadjusted annual figure	320	481	801
Government LHN annual figure (inc affordability adjustment)	361	487	848
SHMA base projections	315	490	805
SHMA Adjusted figure	586	804	1,390

- 1.13 There is a reasonably close alignment between the SHMA 2014-based SNPP scenario and the Government's unadjusted dwellings per year figures. This is despite the two calculations having different approaches in determining the annual housing requirement (the Government proposed to project the average household growth over the next ten years, whereas the SHMA derives its figure from the full household projection from 2013 through to 2039).
- 1.14 The difference in the numbers appears when they are adjusted. The Government do state that the figures within the consultation would be a

⁵ <https://www.gov.uk/government/speeches/local-housing-need>

starting point for Local Plan targets and as such the SHMA figure has had an upwards adjustment to account for economic growth, and an adjustment to account for a return to higher levels of household formation amongst younger people (aged 15-34 in Newcastle-under-Lyme and 25-34 in Stoke-on-Trent), more specifically, an adjustment is applied to address worsening affordability in Newcastle-under-Lyme which has suppressed household formation in the borough for young people⁶. Therefore the adjusted target given within the SHMA would still appear appropriate.

- 1.15 As these proposed changes are at a public consultation stage, the full implications of this change at the national level have not been factored in to the development of the preferred option for growth. The final approach that the Government chooses to adopt will however be a consideration in the development of the Draft Joint Local Plan.
- 1.16 At the time of writing, for the reasons discussed above, it is considered appropriate to plan for development need identified under Growth Option C. It is considered that option C is positively prepared as it meets the objectively assessed needs, is the most appropriate strategy, as well as being deliverable and effective.

2.0 Existing Built Area of Stoke-on-Trent and Newcastle-under-Lyme

- 2.1 To be able to meet their individual and collective needs the Councils have done further work on the 'key sites' to ensure that there is enough to meet the strategy and that the best sites have been identified. This has been undertaken by using evidence from both of the Council's Strategic Housing Land Availability Assessments (SHLAA) and assessing the extent to which sites contribute to the Local Plan's Objectives. The aim of the Joint Local Plan is to direct and proactively support sustainable development which delivers homes and employment opportunities for local communities, whilst responding to opportunities to support growth. Therefore there has been a preference for sites within and around the urban centres and sustainable rural settlements.
- 2.2 All the SHLAA sites have been considered and the most deliverable and sustainable were selected to be the preferred housing allocation. The existing built up areas have been prioritised to start with, these include the urban areas of Stoke-on-Trent, Newcastle-under-Lyme and Kidsgrove as well as within the village envelopes of rural settlements. At this stage, this excluded potential expansion into the Green Belt or Open Countryside. Sites with extant planning permission within the Green Belt or beyond the boundaries of rural

⁶ SHMA Review 2017 – paragraph 8

settlements not surrounded by Green Belt have also been included as preferred sites.

- 2.3 According to the latest available evidence sites within the preferred category were free of viability or availability issues and were assessed in terms of their suitability in the SHLAA. This included a review of site constraints, such as access and ground conditions as well as further assessment of land required for employment across the plan area.
- 2.4 It should however be noted that as the local plan process progresses a greater body of evidence will be developed with which to assess sites within the preferred option and others. This evidence may have the potential to alter the sites proposed as preferred sites for allocation.
- 2.5 Paragraph 48 of the NPPF states that local planning authorities can make an allowance for windfall development in their supply, if there is compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. Windfall sites are defined as those which have not specifically been identified as available in the Local Plan process. However a windfall allowance should be realistic and have regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends. These typically comprise of changes of use and conversions and smaller sites not already identified in the published SHLAA.
- 2.6 Windfall development, especially within Stoke-on-Trent, makes a large contribution to the amount of completions each year. Therefore it is considered appropriate to include this within the supply, and whilst the NPPF does allow for the inclusion within the 5 year period, it is not considered appropriate to apply this to each year. To avoid double counting with those sites that already have permission, the windfall allowance is therefore excluded for an appropriate number of years based on the rate at which these types of development are completed once permission is obtained. Within Newcastle-under-Lyme it is considered appropriate to exclude them from the first 3 years. However in Stoke-on-Trent, it has been noted that a high percentage of windfall developments complete within 2 years of having permission, a shorter time period is therefore considered appropriate. Therefore windfall development has only been excluded from the first 2 years within Stoke-on-Trent.
- 2.7 Whilst the SHLAA covers a lot of the housing supply it is not exhaustive, particularly as it only looks at sites above a threshold of 0.25Ha. Therefore there are a number of sites that are not included within the SHLAA but benefit from planning permission. These sites are therefore also included as a potential supply over the plan period.

- 2.8 The SHMA has a base date of 2013, as such completions (2013-2017) have been recorded towards the area's housing need.

Table 3 - Existing Supply against the SHMA within the existing built up area only

		Stoke	Newcastle	Plan Area
Requirement 2013 - 2033		16080	11720	27800
Completion 2013 - 2017		2235	1080	3315
Preferred Sites (Total)		10301	4357	14658
<i>Of which:</i>	<i>Urban centres</i>	8076	3568	13869
	<i>Wider urban area</i>	2225		
	<i>Rural area</i>		789	789
Remaining capacity on sites with planning permission (outside of the SHLAA)		1164	289	1453
Windfall allowance		3192	885	4077
Total delivery against the requirement		16892	6611	23503
Shortfall/Surplus		812	-5109	-4297
Total Delivery as Percentage of requirement		105	56	85

- 2.9 Table 3 identifies that Stoke-on-Trent City Council can demonstrate delivery of 16,892 dwellings against a requirement to provide 16,080 dwellings (105%) of their apportionment and Newcastle-under-Lyme Borough Council can demonstrate delivery of 6,611 dwellings against a requirement to provide 11,720 dwellings (56% of their apportionment). Table 3 therefore indicates that the plan area is 4297 dwellings short of the Strategic Housing Market Assessment Review's recommended housing need if only the existing built up area is considered as an appropriate location to accommodate growth.
- 2.10 From Table 3, it is evident that the shortfall experienced across the plan area is due to a shortage of developable land available within the Borough of Newcastle-under-Lyme. It shows that the local authority's contribution of housing land supply, towards the SHMA requirement, apportioned specifically to its area, as 56%. The extent of this shortfall is likely to have implications for

the Borough and its residents going forward, particularly towards achieving forecasted levels of economic growth and providing sufficient homes for existing and future generations, along with exacerbating existing issues regarding housing affordability and accessibility to affordable forms of housing. These issues are explored within the Green Belt technical paper.

- 2.11 Both Council's SHLAA process looked at all land that is currently available. This shows there is a deficit of additional Brownfield land that could be included. The SHLAA process also looked at increasing densities where appropriate, based on existing densities being brought forward. It is not considered that this could be increased further, without being of detriment to the area and also that it does not appear that the market would be willing to deliver this.
- 2.12 6 broad location options for future housing and economic development were presented at the Strategic Options stage during summer 2017 an overview of the benefits and negatives of these options is provided as appendix 2 and there is a sustainability appraisal summary of these options at pages 32-33 of the Strategic Options sustainability appraisal report. Having established the potential capacity that can be obtained from options 1 to 4⁷ across the plan area, it is evident Newcastle-under-Lyme cannot provide for its development needs. It is therefore considered appropriate to have regard to options 5 and 6⁸ that can increase the supply of developable land within the Borough and reduce the land supply deficit towards the area's objectively assessed need requirement. The Green Belt technical paper explores both options in more detail.
- 2.13 It is considered to be of detriment to the Borough if its housing needs are not met within its boundaries and therefore it intends to further investigate the implications of options that have the potential to increase its housing land supply to accommodate a greater proportion of the shortfall within its administrative boundary. By doing so the Borough Council will demonstrate it has positively sought opportunities to meet the development needs of its area, as it is required to do by national policy (NPPF, para 14). However, while this assessment will continue to be reviewed as further evidence becomes available, there are considered to be likely negative impacts associated with options to meet the shortfall which are outlined in the Green Belt Technical paper. The emerging evidence base will allow further appreciation of the potential harms and benefits associated with options to increase the land

⁷ Options 1 - Existing Strategy, Option 2 - Urban Focus, Option 3 - Suburban focus, and Option 4 - Combined Urban, Suburban and Rural Villages (within existing village envelopes)

⁸ Option 5 - (Combined (Option 4) + Scattered Development in the Open Countryside and Green Belt and Option 6: Combined (Option 4) + Major Urban & Rural Extensions in the Countryside and Green Belt (Preferred Option).

supply and will inform subsequent stages of the plan as it progresses, which will either support or alter the preferred options presented at this stage.

- 2.14 Sections 4 and 5 of the Green Belt Technical Paper refine the preferred approach to increase the Borough's land supply to reduce the shortfall identified in Table 3 having explored alternatives.

3.0 Preferred Option towards increasing housing provision in Newcastle-under-Lyme

- 3.1 It is clear from the above that further housing capacity is required in Newcastle-under-Lyme in order to meet the recommended development needs of the SHMA and facilitate the delivery of the Joint Local plan strategy/objectives. Accordingly the Green Belt technical paper at section 5 explores options to accommodate this shortfall and an assessment of each option. Section 4 of the Green Belt technical paper explains why it is preferable for housing need to be accommodated within Newcastle-under-Lyme. It then concludes that the preferred approach to accommodating this additional need is by the release of land within the Green Belt. On balance, for the reasons set out in the Green Belt Technical Paper, it is considered that a strong case exists to form the exceptional circumstances that are required to justify amendment to the Green Belt in Newcastle-under-Lyme. The factors which collectively are considered to support this view are set out in the Green Belt technical paper and are listed in paragraph 4.4 of the Preferred Option document.
- 3.2 Similar sites submitted for housing development across the housing market area, following several 'call for sites' exercises have been reviewed to inform the case for exceptional circumstances. This showed that there are limited opportunities to deliver further development within the urban area.
- 3.3 While sites were also submitted for consideration within the open countryside, these were ultimately discounted on the basis that directing residential development to these locations does not accord with sustainability appraisal objectives or the emerging development strategy of the Joint Local Plan. Also, neither individually nor collectively did sites within land beyond the Green belt have the capability to form a self-sustaining settlement which would outweigh the advantages available at alternatives locations in terms of sustainability, particularly with regards to reducing the need to travel. In addition the use of sites in the open countryside would also undermine one of the primary functions of the green belt to prevent urban sprawl.
- 3.4 Having compared the alternatives to form a strategic scale urban extension within the plan area (see appendix 3) it was found that a cluster of sites, in

Newcastle's Green Belt adjoining the west of the existing urban area represents the preferred option considering the emerging development strategy and achieving the most sustainable pattern of development. Sites at this location for housing, due to the existence of exceptional circumstances, support the alteration of the Green Belt boundary.

- 3.5 These sites are included on the basis that collectively they have the potential to form a single master-planned opportunity for a sustainable urban extension (SUE), particularly given their close proximity to established employment uses (including the university), land which is allocated for employment development under saved 2011 local plan policy E8, and proposals for further strategic employment land. This approach is considered to be consistent and necessary to achieve the economic objectives of job growth element of the development strategy, particularly in relation to the provision of high value jobs in the research and technology sectors, and supporting Keele University and the Science Park in the competitive knowledge-based economy.
- 3.6 Furthermore, the provision of housing in close proximity to the University and existing and proposed research and development B1(b) uses is fundamental to the vision of a SUE that resembles a science or garden village. Moreover, housing in close proximity to knowledge based employment opportunities, which are often workforce hungry compared to other forms of employment uses, is more likely to yield greater outcomes towards the achievement of sustainable development, particularly with regards to reducing the need to travel and increasing walking or cycling.
- 3.7 Three other sites within the Green Belt are also proposed as part of the preferred option⁹. Collectively these sites provide capacity for 556 dwellings. The case for exceptional circumstances at these locations is based on their contribution towards the Borough's housing need and that significant weight can be given to their proximity to proposed strategic employment opportunities (with planning consent) and in one case an established industrial estate (at Land West of Loomer Road, Holditch). In respect of these sites all have strong accessibility to infrastructure and services, including access to a range of sustainable transport modes, such as bus and train travel. In addition, housing growth at these locations would provide the opportunity for residents to benefit from the strategic road and rail networks and future significant investment projects i.e. the proposed transport hub at Kidsgrove train station and HS2 interchange at Crewe. Further information on the selection of these sites is available in the Green Belt Technical Paper.

⁹ SHLAA Ref: BL18 - Clough Hall Playing Fields, Talke, HD14 - Land west of Loomer Road, Holditch and TK17 - Land off St Martins Road, Talke

- 3.8 Table 5, below, shows the affect that the release of the sites where a case for exceptional circumstances can be made within Newcastle-under-Lyme has on the delivery of the requirement.

Table 4 – Supply against the SHMA with proposed Green Belt release

		Stoke	Newcastle	Plan Area
Requirement 2013 – 2033		16080	11720	27800
Completion 2013 - 2017		2235	1080	3315
Preferred Sites (Total)		10301	7367	17668
<i>Of which:</i>	<i>Urban centres</i>	8076	3568	13869
	<i>Wider urban area</i>	2225		
	<i>Rural area</i>	-	789	789
	<i>Sustainable urban extension</i>	-	2454	2454
	<i>Other Green Belt sites</i>	-	556	556
Remaining capacity on sites with planning permission (outside of the SHLAA)		1164	289	1453
Windfall allowance		3192	885	4077
Total delivery against the requirement		16892	9621	26513
Shortfall/Surplus		812	-2099	-1287
Percentage of requirement		105	82	95

- 3.9 In conclusion Table 4 identifies that Stoke-on-Trent can demonstrate delivery of 16,892 dwellings against a requirement to provide 16,080 dwellings (105% of their apportionment). This provision is made within the existing built up urban area and without the need to amend the Green Belt boundary around Stoke-on-Trent.
- 3.10 Within Newcastle-under-Lyme Table 4 identifies that the authority can demonstrate delivery of 9,621 dwellings against a requirement to provide 11,720 dwellings (82% of their apportionment), this includes sustainable urban extensions into the green belt to the west of Newcastle-under-Lyme.

However a shortfall of 2,099 dwellings of the Newcastle-under-Lyme apportionment remains.

- 3.11 Therefore it should be noted that when including the sites for which it is considered a strong case for exceptional circumstances can be made within the preferred option, there remains a shortfall in Newcastle of 2,099 dwellings or 1,287 across the plan area if the surplus identified within Stoke-on-Trent is taken into account.
- 3.12 Appendix 1 contains a list of all sites that have been included in the SHLAA process, along with a brief reasoning why they have or have not been included within the preferred options document. As discussed within paragraphs 3.1-3.9 of the SHLAA methodology, the capacity of the sites are based on an assessment of the constraints of the site and an assumed density. In some cases it is likely that not all of the site area will be developed for residential.

4.0 Preferred Option to Accommodating Newcastle's Shortfall

- 4.1 With regards to the accommodation of Newcastle's remaining shortfall, following the identification of the overall preferred option as detailed above, national policy requires that each Local Planning Authority positively seeks opportunities to meet their development needs. The preferred option identified is considered to represent a realistic and positive approach towards meeting the borough's development needs, based on the available evidence. The implications of accommodating further housing growth, sufficient to meet the shortfall, are unclear and the identification of any additional capacity is therefore considered dependent on obtaining further evidence. This approach reflects an unwillingness to make assumptions regarding impacts on the environment and social infrastructure. This approach is considered reasonable as the borough has been subject to a significant number of residential development permissions granted having benefitted from a prolonged period in which the authority has been unable to demonstrate a 5 year housing land supply, diminishing the effectiveness of Local Plan housing policies. This situation has resulted in a greater number of permissions for housing development in the rural area than was envisaged through the Adopted 2011 Core Strategy. In addition, this growth was not strategically planned for in terms of infrastructure provision and may have taken place in an unbalanced way.
- 4.2 Consequently, although in principle it is recognised that there could be an amount of housing development directed towards the rural area it is considered inappropriate to apportion more development to any one settlement without first understanding the implications of doing so and

whether this would be in the interests of achieving sustainable development (the Green Belt paper presents considerations with regards to options to accommodate additional growth). Therefore, at this stage, proposing further incursions into the Green Belt or open countryside as part of the preferred option is not considered appropriate without further evidence to understand the implications of doing so.

- 4.3 The remainder of this section of the document describes how Newcastle's remaining housing shortfall of 2,099 dwellings will look to be accommodated. The order in which the options are presented indicates a degree of preference to meeting the shortfall, however no indication of the amount each option could take is proposed until further evidence is gathered.

Option 1: Urban Newcastle and Kidsgrove

- 4.4 This option is to accommodate the shortfall within the existing urban area either by: increasing densities; reviewing the potential to redevelop sections of strategic open space through a master planning approach which would result in qualitative improvements to offset any quantitative reductions; and / or potentially including sites which according to the latest SHLAA are currently unavailable but are otherwise suitable housing sites (e.g. operational assets that are understood to be under review). The capacity that can be realised from the aforementioned options is subject to obtaining revised or new evidence in order to ascertain firstly the validity of the options and secondly an understanding of any negative and / or positive implications of opting for a particular approach to increase capacity. While this option will continue to be reviewed, it is not anticipated that it will result in significant amounts of land being identified beyond that which already forms the preferred option.

Option 2: Rural Settlements

- 4.5 Were insufficient capacity to be found from Option 1 to meet the shortfall, and potentially provide an appropriate buffer, further evidence will be obtained to ascertain what additional capacity there might be within and surrounding the borough's rural settlements.

Option 3: Exporting Housing Need

- 4.6 Currently there is a preference to accommodating the shortfall within the Borough, as this is where the needs are. It could be feasible to accommodate any residual shortfall from Newcastle within surrounding areas, if this is

considered to be the most sustainable pattern of development. Any such option would have to be subject to further assessment through a sustainability appraisal, and it would be necessary to obtain evidence on deliverability of additional sites, the impact on infrastructure as well as obtaining the agreement from the neighbouring authority.

5.0 Further information

- 5.1 It is important to note that all of the preferred sites are being progressed alongside an emerging Joint Local Plan strategy and are considered the preferred option for delivering its objectives. Depending on the outcome of the consultation, and further evidence gathering, the preferred sites for allocation may change from that which are indicated as preferred at this stage. The site selection process with regard to identifying additional capacity beyond the existing urban area is an iterative process and will continue to be refined to inform the production of the Draft Plan.
- 5.2 The following is a list of further work, some of which is required and others may not be to be undertaken which might affect the preferred sites and assist with the identification of additional capacity:
- Detailed assessment of individual sites against the refined policy approach including Sustainability Appraisal of individual sites;
 - Updated information on land ownership intentions and deliverability identified through the consultation and make any further contact if required;
 - Strategic Flood Risk Assessment and Sequential Test;
 - Water Cycle Study;
 - Updated Employment Land Review;
 - Updated Strategic Housing Market assessment to account for changes to national policy;
 - Housing Viability Study to understand viability of developments;
 - Infrastructure Delivery Plan
 - Transport Modelling
 - Heritage Impact Assessment
 - Landscape Character Assessment
 - Supplementary Green Belt Assessment
 - Habitats Regulation Assessment
 - Aggregate Assessment
 - Rural Settlement Capacity Study

Appendix 1

Within Appendix 1 below you find the reasoning for why specific sites have been preferred or not. Just because a site is not preferred does not necessarily mean that it will not be developed, more that it is not preferred to meet the housing requirement. Other sites may come forward as a different use or included as windfall development.

Where a site has not been preferred for development, a comment has been recorded as to the reason why. Should you wish to promote a site which hasn’t been preferred further through the consultation, it is suggested that it is fully evidenced why this reason doesn’t apply, or will change throughout the plan period. The table below gives some indication on the further information that maybe required.

Constraint	Evidence required
Availability	Information on when the site is to become available for residential development, including when current uses/leases are to cease.
Viability	The sites have been subject to a high level viability study as part of the SHLAA. A more in depth study proving the costs of any requirements likely to be applied to development should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer.
Flooding	Detailed Flood Risk assessments would be required to prove the constraint can be mitigated.
Site preferred for alternative use	Where a site has been preferred for an alternative use it may be necessary to evidence why the site is not appropriate for that use and that there is an alternative supply.
Highways	Information should be supplied on how the development of the site would not be of a detrimental impact upon the transport network.
Green Belt	Green Belt boundaries should only be altered in exceptional circumstances. It is considered that exceptional circumstances don’t exist in Stoke-on-Trent.

Sites assessed from the Stoke-on-Trent SHLAA

SHLAA Reference	Site Address	Character Area	Ward	Green Belt	Brownfield/ Greenfield	Site Area (Ha)	Potential Capacity	Comment	Preferred Option Site
0119	Adderley Green	Longton, Dresden and Lightwood	Meir Hay		Greenfield	4.86	106	Greenspace	Not preferred
0120	Abbey Hill School, Greasley Road, Bucknall, Stoke on Trent, ST2 8LG	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	1.64	52	Playing pitch	Not preferred
0121	Adj to, Furnival Street, Cobridge	Burslem and Moorcroft	Moorcroft		Brownfield	0.6438	31	Availability	Not preferred
0122	Artisan Refactories Ltd, Bellingham Grove, Sneyd Green	Burslem and Moorcroft	Moorcroft		Brownfield	0.16	9	Availability	Not preferred
0123	Allied Holdings Area 1, Leek New Road, Milton	Baddeley Milton &	Baddeley, Milton &	Green Belt	Greenfield	16.83	470	Green Belt	Not preferred

		Norton	Norton						
0124	Austin Playing Field, Little Chell Lane, Chell	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	0.7358	24	Flooding	Not preferred
0126	Former Youth Centre site, Off Wilding Road, Ball Green.	Baddeley Milton & Norton	Baddeley, Milton & Norton	Green Belt	Greenfield	5.11	143	Green Belt	Not preferred
0127	Beresford Trading Estate, High Street, Tunstall, Stoke on Trent, ST6 5EU	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Brownfield	1.3	47	Viability	Not preferred
0129	Bird In Hand, 942 London Road, Stoke On Trent, ST4 5NX	Stoke	Springfields & Trent Vale		Brownfield	0.33	24	Planning Permission	Preferred
0131	Boon Avenue	Stoke	Penkhull & Stoke		Brownfield	0.99	40	Greenspace	Not preferred
0132	Berry Hill High School and Sports College, Bucknall, Stoke on Trent, ST2 9LR	Abbey Hulton and Bentilee	Eaton Park		Brownfield	7.88	221	Preferred site	Preferred
0133	Boothens Allotments North, Spode Street, Boothens	Stoke	Boothens & Oakhill		Brownfield	0.71	45	Greenspace	Not preferred
0134	Boothens Allotments South, Campbell Road, Stoke	Stoke	Boothens & Oakhill		Greenfield	4.36	244	Greenspace	Not preferred
0135	Boundary Works, King Street, Longton	Fenton	Fenton East		Brownfield	1.06	59	Availability	Not preferred
0137	Broadway House, Broadway, Meir	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.92	37	Greenspace	Not preferred
0138	Broomfield Road	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	0.41	16	Greenspace	Not preferred
0140	Bucknall Hospital, Eaves Lane, Bucknall, Stoke on Trent, ST2 8LD	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	8.89	201	Planning Permission	Preferred
0142	California Business Park (employment element but full site area shown), Whieldon Road, Stoke	Stoke	Boothens & Oakhill		Brownfield	2.95	165	Not currently required to meet the housing requirement	Not preferred
0145	Canal Lane, Brownhills, Tunstall	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	8.68	365	Employment	Not preferred
0147	Churchill China (UK) Limited, Whieldon Road, Stoke on Trent, ST4 4JG	Stoke	Boothens & Oakhill		Brownfield	3.01	169	Employment	Not preferred
0148	Caverswall Lane, Caverswall Lane, Meir	Meir and Weston Coyney	Meir North		Greenfield	16.46	350	Highways	Not preferred
0149	City General Hospital, University Hospital of North Staffordshire, Stoke-on-Trent, ST4 6QG	Stoke	Penkhull & Stoke		Brownfield	24.03	840	Viability	Not preferred
0150	Cinderhill Industrial Estate, Weston Coyney Road, Weston Coyney	Meir and Weston Coyney	Weston Coyney		Brownfield	4.58	97	Availability/Viability	Not preferred
0151	City Island, Whieldon Road, Stoke on Trent, ST4 4JE	Stoke	Boothens & Oakhill		Brownfield	5.17	291	Employment	Not preferred
0152	Eastwood Road, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	4.74	263	Preferred site	Preferred
0153	City Waterside	Hanley & Etruria	Joiner's Square		Brownfield	2.91	111	Planning Permission	Preferred
0154	Ludlow Street, Hanley (Land at Bucknall New Road)	Hanley & Etruria	Joiner's Square		Brownfield	0.91	58	Preferred site	Preferred
0157	Pyenest Street, Shelton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	2.07	100	Viability	Not preferred
0158	Cobridge Road (West), Cobridge Road, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	1.79	100	Availability	Not preferred
0159	Cockshott Sidings, Shelton New Road, Cliffe Vale	Hanley & Etruria	Hanley Park & Shelton		Brownfield	2.9	142	Employment/Viability	Not preferred
0160	College land, Moorland Road, Burslem	Burslem and Moorcroft	Moorcroft		Brownfield	1.22	58	Greenspace	Not preferred
0161	Copshurst Quarry, Lightwood Road, Longton, Stoke-on-Trent, ST3 7HD	Meir and Weston Coyney	Meir South	Green Belt	Greenfield	12.69	356	Green Belt	Not preferred
0162	Cookson Matthey site, Whittle Road, Meir Park	Meir and Weston Coyney	Meir South		Brownfield	8.63	241	Employment/Viability	Not preferred
0163	Corner of, Nursery Lane, Baddeley Green	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	0.3533	11	Planning Permission	Preferred
0164	Council depot, Cromer Road, Bucknall	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	7.23	308	Viability	Not preferred

0167	Crownford Works, Newcastle Street/Packhorse Lane, Burslem, Stoke on Trent, ST6 3QB	Burslem and Moorcroft	Burslem Central		Brownfield	0.53	24	Viability	Not preferred
0169	E M R, Parkhall Works, Parkhall Road, Stoke-on-Trent, ST3 5AX	Longton, Dresden and Lightwood	Meir Hay		Brownfield	1.3	42	Employment	Not preferred
0172	Edensor Technology School, Edensor Road, Longton	Hanford, Trentham and Blurton	Hollybush & Longton West		Brownfield	6.8	428	Preferred site	Preferred
0173	Edinburgh House, YMCA, Harding Road, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	1.49	40	Preferred site	Preferred
0175	Elgood Lane, Elgood Lane, Goldenhill	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Greenfield	1.95	46	Viability	Not preferred
0177	Etruria Valley, Forge Lane, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	19.37	949	Employment	Not preferred
0179	Etruria Valley South, Forge Lane, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	6.09	299	Employment	Not preferred
0180	Etruria Works, Etruscan Street, Shelton	Hanley & Etruria	Etruria & Hanley		Brownfield	2.05	74	Availability	Not preferred
0181	Fegg Hayes Social Club, 70 Oxford Road. Stoke-on-Trent, ST6 6QP	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Brownfield	0.62	13	Playing pitch	Not preferred
0184	Florence Primary School, St Clair Street, Dresden	Longton, Dresden and Lightwood	Dresden & Florence		Brownfield	0.33	23	Flooding	Not preferred
0185	Family Centre, Flash Lane, Trent Vale	Stoke	Springfields & Trent Vale		Brownfield	2.03	100	Greenspace	Not preferred
0186	Ford Green House, Ford Green Road, Smallthorne	Baddeley Milton & Norton	Ford Green & Smallthorne		Brownfield	0.27	4	Not currently required to meet the housing requirement	Not preferred
0187	Foley Goods Yard, Bute Street, Fenton	Fenton	Fenton East		Brownfield	1	56	Preferred site	Preferred
0193	Former Ashfields Cottages, Sturgess Street, Stoke on Trent	Stoke	Penkhull & Stoke		Brownfield	0.62	43	Planning Permission	Preferred
0196	Former Blythe and Sutherland Works, Sutherland Road, Longton	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	2.04	80	Preferred site	Preferred
0198	Former Clanway Brickworks, off James Brindley Way, Sandyford, Stoke-on-Trent ST6 5NW	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Greenfield	1.66	53	Planning Permission	Preferred
0199	Former Clarence Primary School, Sampson Street (southern side), Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	0.4318	29	Availability	Not preferred
0201	Former Co-op Bakery Site, Newport Lane, Middleport, Stoke-on-Trent	Burslem and Moorcroft	Burslem Central		Brownfield	1.98	96	Preferred site	Preferred
0206	Former Dyson Thermal Technologies, Shelton New Road, Hartshill, Stoke-on-Trent, ST4 6EP	Stoke	Hartshill and Basford Ward		Brownfield	4.57	131	Planning Permission	Preferred
0213	Former Highgate Works, Brownhills Road, Tunstall, Stoke-on-Trent	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	5.17	218	Employment	Not preferred
0216	Former Marychurch CE Primary School, Piggott Grove, Stoke on Trent, ST2 9BZ	Abbey Hulton and Bentilee	Eaton Park		Brownfield	1.04	32	Not currently required to meet the housing requirement	Not preferred
0220	Former Parkside Residential Home, Weston Coyney Road, Stoke on Trent, and Training & Development Centre	Meir and Weston Coyney	Weston Coyney		Brownfield	0.87	22	Viability	Not preferred
0221	Former pottery works, Crane Street, Cobridge	Hanley & Etruria	Etruria & Hanley		Brownfield	4.07	193	Preferred site	Preferred
0222	Former pottery, Parsonage Street, Tunstall	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	0.49	28	Preferred site	Preferred
0224	Former Queens Hotel, 489 Etruria Road, Hanley, Stoke-on-Trent. ST4 6JJ	Stoke	Hartshill and Basford Ward		Brownfield	0.31	18	Planning Permission	Preferred
0226	Former pottery works, Lower Spring Road, Normacot	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.65	28	Availability	Not preferred
0228	Former Simpsons Pottery, Grange Street, Cobridge, Stoke-on-Trent, ST6	Burslem and Moorcroft	Moorcroft		Brownfield	0.73	37	Planning Permission	Preferred

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0229	Former St Dominic's School, Hartshill Road, Stoke-on-Trent, ST4 7LY	Stoke	Hartshill and Basford Ward		Brownfield	1.28	29	Planning Permission	Preferred
0232	Former Tunstall Health Centre, Dunning Street, Tunstall, Stoke On Trent, ST6 5AP	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	0.47	19	Planning Permission	Preferred
0233	Former school, Brocksford Street, Fenton	Fenton	Fenton East		Brownfield	0.5	28	Greenspace	Not preferred
0237	Grange Road, Meir Heath, Stoke-on-Trent, ST3 7BH	Meir and Weston Coyney	Meir Park	Green Belt	Greenfield	8.79	147	Green Belt	Not preferred
0238	Former Tuscan Works, Anchor Road, Longton, Stoke on Trent, ST3 1LL	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	3.08	110	Not currently required to meet the housing requirement	Not preferred
0240	Hamilton Training Service, Glebedale Road, Fenton, ST4 3AQ	Fenton	Fenton West & Mount Pleasant		Brownfield	0.42	19	Planning Permission	Preferred
0243	Health Centre, Bargrave Street, Bentilee	Abbey Hulton and Bentilee	Bentilee & Ubbberley		Greenfield	0.33	11	Greenspace	Not preferred
0244	Harvey Works, Lingard Street, Burslem	Burslem and Moorcroft	Moorcroft		Brownfield	0.8	38	Availability/Viability	Not preferred
0245	Heathfield Special School, Chell Heath Road, Chell Heath, Stoke on Trent, ST6 6PD	Tunstall, Goldenhill & Packmoor	Bradeley & Chell Heath		Brownfield	1.08	35	Preferred site	Preferred
0246	Hillside Farm, Sandy Lane, Baddeley Edge	Baddeley Milton & Norton	Baddeley, Milton & Norton	Green Belt	Greenfield	0.36	10	Green Belt	Not preferred
0252	Just Mugs, College Road, Hanley	Hanley & Etruria	Hanley Park & Shelton		Brownfield	0.49	33	Availability	Not preferred
0253	Jesse Shirley, Etruscan Street, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	4.0	150	Availability/Viability	Not preferred
0256	Keele Street, Tunstall, Stoke on Trent, ST6 5AR.	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	0.28	17	Not currently required to meet the housing requirement	Not preferred
0274	Land adjacent to 658, Lightwood Road, Lightwood.	Meir and Weston Coyney	Meir South		Brownfield	0.21	8	Planning Permission	Preferred
0282	Land adj Newstead Industrial Estate, Alderflat Drive, Newstead	Hanford, Trentham and Blurton	Blurton West and Newstead	Green Belt	Greenfield	13.44	375	Green Belt	Not preferred
0291	Land around Quarry Cottage, Colclough Lane, Goldenhill	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford	Green Belt	Greenfield	3.94	82	Green Belt	Not preferred
0292	Land at, Berryhill	Abbey Hulton and Bentilee	Bentilee & Ubbberley		Greenfield	50.5	1316	Preferred site	Preferred
0294	Land at, Bournes Bank and Woodbank Street, Burslem, Stoke on Trent	Burslem and Moorcroft	Burslem Central		Brownfield	2.24	91	Viability	Not preferred
0295	Land at, Caverswall Lane	Meir and Weston Coyney	Meir North	Green Belt	Greenfield	10.56	280	Green Belt	Not preferred
0297	Land at, Central Outpatients/Central Pathology Laboratory, Thornburrow Drive, Hartshill, Stoke-on-Trent	Stoke	Penkhull & Stoke		Brownfield	2.36	69	Planning Permission	Preferred
0300	Land at, Cocknage Road, Lightwood, ST3 4AD	Meir and Weston Coyney	Meir South	Green Belt	Greenfield	29.89	837	Green Belt	Not preferred
0301	Land at, Brownhills Road, Tunstall.	Tunstall, Goldenhill & Packmoor	Little Chell & Stanfield		Brownfield	4.07	171	Employment/Viability	Not preferred
0303	Land at, Elstree Grove, Birches Head, Stoke On Trent, ST1 6UB	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	0.33	3	Planning Permission	Preferred
0304	Land at, Furlong Road, Tunstall, Stoke-on-Trent	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	0.91	29	Planning Permission	Preferred

0306	land at, Grange Park, Stonor Road, Cobridge	Burslem and Moorcroft	Moorcroft		Greenfield	3.64	151	Greenspace	Not preferred
0307	Land at, Holly Wall Farm, Holly Wall Lane, Tunstall, ST6 4QB	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford	Green Belt	Greenfield	20.23	424	Green Belt	Not preferred
0308	Land at, junction of Eaves Lane & Greasley Road, Bucknall	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	5.97	168	Green Belt	Not preferred
0310	Land at, junction of Newport Lane and Furlong Lane, Burslem Stoke-on-Trent	Burslem and Moorcroft	Burslem Central		Brownfield	1.86	91	Viability	Not preferred
0311	Land at, Junction of Park Hall Road and Anchor Road, Aderley Green, Stoke-on-Trent	Longton, Dresden and Lightwood	Meir Hay		Brownfield	1.41	45	Not currently required to meet the housing requirement	Not preferred
0314	Land at, Lightwood Road, Woodpark Lane, Lightwood, Stoke-on-Trent	Meir and Weston Coyney	Meir South	Green Belt	Greenfield	21.75	610	Green Belt	Not preferred
0315	Land at, Main Street/ Flint Street/ Gate Street, Weston Coyney	Meir and Weston Coyney	Weston Coyney		Brownfield	2.15	11	Planning Permission	Preferred
0317	Land at, Newport Lane, Etruria Valley	Burslem and Moorcroft	Burslem Central		Brownfield	5.21	218	Greenspace	Not preferred
0318	Land at, Newtown, Packmoor, ST7 4QF	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor	Green Belt	Greenfield	2.54	70	Green Belt	Not preferred
0319	Land at, Norfolk Street, Norfolk Street, Shelton, Stoke on Trent	Hanley & Etruria	Hanley Park & Shelton		Brownfield	0.36	20	Planning Permission	Preferred
0320	Land at, North Staffordshire Royal Infirmary, Princes Road / Queens Road, Hartshill, Stoke on Trent	Stoke	Penkhull & Stoke		Brownfield	8.75	236	Planning Permission	Preferred
0325	Land at, Sneyd Street, Sneyd Green, Stoke-on-Trent, ST6 2NP	Burslem and Moorcroft	Moorcroft		Brownfield	0.35	13	Viability	Not preferred
0326	Land at, Spa Street, Cobridge, Stoke on Trent, ST6 2LN	Burslem and Moorcroft	Moorcroft		Brownfield	1.2	58	Viability	Not preferred
0331	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Hanford, Trentham and Blurton	Blurton West and Newstead		Brownfield	6.42	260	Planning Permission	Preferred
0333	Land at, Vernon Road, Stoke-on-Trent, ST4 2TP	Stoke	Hartshill and Basford Ward		Brownfield	0.28	14	Not currently required to meet the housing requirement	Not preferred
0334	Land at, Wilson Road, Hanford	Hanford, Trentham and Blurton	Hanford & Trentham		Brownfield	1.36	13	Planning Permission	Preferred
0337	Land at Woodpark Lane, Lightwood, ST3 4AD	Meir and Weston Coyney	Meir South	Green Belt	Brownfield	10.54	294	Green Belt	Not preferred
0339	Land at, Battison Crescent, Longton	Longton, Dresden and Lightwood	Dresden & Florence		Brownfield	0.72	45	Availability	Not preferred
0340	Land at, Crystal Street, Cobridge	Burslem and Moorcroft	Moorcroft		Brownfield	0.62	35	Planning Permission	Preferred
0341	Land at, Hall Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	0.44	23	Preferred site	Preferred
0342	Land at, Harrowby Road, Meir	Meir and Weston Coyney	Meir South		Greenfield	0.3	11	Preferred site	Preferred
0343	Land at, Navigation Road, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	0.53	24	Availability/Viability	Not preferred
0344	Land at, Redhills Road, Milton	Baddeley Milton & Norton	Baddeley, Milton & Norton		Brownfield	3.7	76	Greenspace	Not preferred
0351	Land between Huntilee Road and Scotia Road, Scotia Road, Tunstall	Tunstall, Goldenhill & Packmoor	Little Chell & Stanfield		Brownfield	9.2	258	Preferred site	Preferred

0352	Land fronting onto Eaves Lane and Malcolm Drive, Bucknall, Stoke on Trent.	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	2.3	64	Green Belt	Not preferred
0354	Land north of Clough Street, Clough Street, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	8.47	417	Availability/Viability	Not preferred
0358	Former, Ravensdale Sportsfield, Land off Chemical Lane, Tunstall	Tunstall, Goldenhill & Packmoor	Tunstall		Greenfield	6.55	277	Employment	Not preferred
0360	Land off, Gratton Road, Bucknall, Stoke on Trent, ST2 9DJ	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	3.49	200	Green Belt	Not preferred
0361	Land off, High Street, Tunstall, Stoke on Trent	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	2.28	72	Employment/Viability	Not preferred
0363	Land off, Leek Road, Northwood, ST1 6AT	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	0.31	13	Planning Permission	Preferred
0364	Land off, Lichfield Street, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	0.44	33	Preferred site	Preferred
0365	Land off, Lightwood Road, Rough Close, Stoke on Trent, ST3 7ND	Meir and Weston Coyney	Meir South	Green Belt	Greenfield	3.26	92	Green Belt	Not preferred
0369	Land off, Wilson Road, Hanford, Stoke-on-Trent, ST4 8QT	Hanford, Trentham and Blurton	Hanford & Trentham		Greenfield	9.81	274	Preferred site	Preferred
0370	Land off, Baron Street, Fenton	Fenton	Fenton East		Brownfield	0.85	50	Preferred site	Preferred
0371	Land off, Chessington Crescent, Trentham	Hanford, Trentham and Blurton	Hanford & Trentham		Greenfield	11.68	276	Highways	Not preferred
0373	Land off, Hawkins Street, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	1.22	48	Not currently required to meet the housing requirement	Not preferred
0374	Land off, Lordship Lane, Fenton	Hanley & Etruria	Hanley Park & Shelton		Greenfield	6.85	245	Not currently required to meet the housing requirement	Not preferred
0375	Land off, Magdalen Road, Blurton	Hanford, Trentham and Blurton	Blurton West and Newstead		Greenfield	4.18	95	Preferred site	Preferred
0376	Land off, Mossfield Road, Adderley Green	Abbey Hulton and Bentilee	Bentilee & Ubberley		Brownfield	7.05	182	Greenspace	Not preferred
0377	Land off, Norton Lane, Norton	Baddeley Milton & Norton	Baddeley, Milton & Norton	Green Belt	Greenfield	8.54	238	Green Belt	Not preferred
0378	Land off, Stone Road, Trentham	Hanford, Trentham and Blurton	Hanford & Trentham	Green Belt	Greenfield	11.19	180	Green Belt	Not preferred
0379	Land off, Wren View, Normacot	Longton, Dresden and Lightwood	Lightwood North & Normacot		Greenfield	0.59	19	Planning Permission	Preferred
0387	Land south of Clough Street, Clough Street, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	7.88	387	Viability	Not preferred
0390	Land south of Wilson Road, Hanford, Stoke on Trent	Hanford, Trentham and Blurton	Hanford & Trentham		Greenfield	70.4	894	Highways	Not preferred
0391	Land to east of Dewsbury Road, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	11.36	399	Employment/Highways	Not preferred
0392	Land to north east of Cranswick Grove and south east of Heathesett Walk, Bentilee	Abbey Hulton and Bentilee	Bentilee & Ubberley	Green Belt	Greenfield	15.4	399	Green Belt	Not preferred
0399	Land East of, Bellerton Lane, Norton	Baddeley Milton & Norton	Baddeley, Milton & Norton		Brownfield	0.61	20	Employment/Viability	Not preferred
0401	Land, Sneyd Street, Cobridge	Burslem and Moorcroft	Moorcroft		Greenfield	0.37	23	Greenspace	Not preferred
0402	Little Brookhouse Farm, Ash Bank Road, Stoke-on-Trent, Staffordshire, ST2 9DR	Abbey Hulton and Bentilee	Bentilee & Ubberley	Green Belt	Greenfield	7.92	194	Green Belt	Not preferred
0403	Little Eaves Farm, Holehouse Road, Abbey Hulton	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	2.04	57	Green Belt	Not preferred

0408	Manor Bakery, Clayton Lane, Trent Vale	Stoke	Springfields & Trent Vale		Brownfield	4.12	152	Availability/Viability	Not preferred
0409	Marl Hole, City Road, Fenton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	14.93	236	Availability/Viability	Not preferred
0410	Melville Street/Wooliscroft Factory, Berryhill and Hanley East, Stoke on Trent, Staffordshire,ST1 3LY	Hanley & Etruria	Joiner's Square		Brownfield	0.89	58	Preferred site	Preferred
0415	Mitchell High School, Bucknall, Stoke on Trent, ST2 9EY.	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	6.72	185	Preferred site	Preferred
0417	Mossfield Industrial Estate, Mossfield Road, Adderley Green	Abbey Hulton and Bentilee	Bentilee & Ubberley		Greenfield	7.29	204	Greenspace	Not preferred
0419	Nile Street/ Hobson Street, Burslem. Stoke-on-Trent, ST6 2AR	Burslem and Moorcroft	Moorcroft		Brownfield	4.68	197	Viability	Not preferred
0421	Northwood Stadium, Keelings Road, Northwood	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	10.1	636	Playing pitch	Not preferred
0422	Oldcroft Drive, Kidsgrove, Stoke-on-Trent, ST7 4HE	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford	Green Belt	Greenfield	2.16	18	Green Belt	Not preferred
0423	Open Space, Frodingham Road, Bentilee	Abbey Hulton and Bentilee	Bentilee & Ubberley		Greenfield	1.89	60	Greenspace	Not preferred
0424	Open space, Lodge Road, Harpfields	Stoke	Penkhull & Stoke		Greenfield	1.25	20	Greenspace	Not preferred
0425	Packmoor West	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	71.82	2010	Availability	Not preferred
0426	Minton Hollins (land) (employment), Shelton Old Road, Stoke	Stoke	Hartshill and Basford Ward		Brownfield	2.79	485	Planning Permission	Preferred
0427	Lindop Street, Hanley	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	4.58	288	Availability	Not preferred
0428	Royal Doulton, Nile Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	4.67	197	Viability	Not preferred
0429	Penkhull Education Centre, Princes Road, Penkhull, Stoke on Trent, ST4 7JS	Stoke	Penkhull & Stoke		Brownfield	0.5	20	Availability	Not preferred
0430	Pittsburgh House, 741 Lightwood Road, Longton, Stoke on Trent, ST3 7HD	Meir and Weston Coyney	Meir South	Green Belt	Brownfield	1.99	64	Green Belt	Not preferred
0433	Portland Works, Sutherland Road, Longton	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	1.4	56	Preferred site	Preferred
0434	Land Adj, Potclays, Etruria Road, Basford	Stoke	Hartshill and Basford Ward		Brownfield	2.29	45	Viability	Not preferred
0435	Fisher Street, Brindley Ford	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	0.51	16	Availability	Not preferred
0436	Hinde Street, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	5.8	324	Availability	Not preferred
0437	Cobridge Road, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	2.46	120	Availability/Viability	Not preferred
0438	Botteslow Street, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	1.2	77	Preferred site	Preferred
0439	Canal Street, Longport	Burslem and Moorcroft	Burslem Central		Brownfield	3.15	134	Availability/Viability	Not preferred
0441	Fuchs Lubricants (UK) PLC , Century Street, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	4.53	221	Availabilty	Not preferred
0442	Cobridge Road, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	5.64	300	Preferred site	Preferred
0443	Croft Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	0.61	29	Availability/Viability	Not preferred
0444	Davenport Street, Trubshaw Cross	Burslem and Moorcroft	Burslem Central		Brownfield	2.39	88	Viability	Not preferred
0445	Elder Road, Cobridge	Burslem and Moorcroft	Moorcroft		Brownfield	0.83	38	Availability/Viability	Not preferred
0446	Festival Way, Festival Park	Hanley & Etruria	Etruria & Hanley		Brownfield	4.52	221	Viability	Not preferred
0450	Lytton Street, Stoke	Stoke	Penkhull & Stoke		Brownfield	4.4	154	Availability/Viability	Not preferred

0453	New Century Street, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	7.36	360	Availability/Viability	Not preferred
0456	Cutts Street, Shelton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	3.28	161	Availability/Viability	Not preferred
0457	Burgess Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	0.33	17	Greenspace	Not preferred
0459	Station Street, Burslem	Burslem and Moorcroft	Burslem Central		Greenfield	1.03	48	Greenspace	Not preferred
0467	Pottery works, Regent Road, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	0.73	45	Availability	Not preferred
0468	Pottery, Sutherland Road, Longton	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.38	19	Preferred site	Preferred
0469	Potteryworks Premises, Campbell Road, Stoke on Trent, Staffs. ST4 4ET	Stoke	Boothens & Oakhill		Brownfield	1.1	70	Not currently required to meet the housing requirement	Not preferred
0471	R & G Trade Supplies, Foley Street, Fenton	Fenton	Fenton East		Brownfield	0.5	77	Not currently required to meet the housing requirement	Not preferred
0472	Rail sidings, Longbridge Hayes Road, Longport	Burslem and Moorcroft	Burslem Central		Brownfield	0.89	43	Viability	Not preferred
0473	Rail sidings, Station Street, Longport	Burslem and Moorcroft	Burslem Central		Brownfield	3	126	Availability/Viability	Not preferred
0480	Recreation area, Clough Street, Etruria	Hanley & Etruria	Etruria & Hanley		Greenfield	1.85	103	Greenspace	Not preferred
0481	Newlands Street, Shelton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	1.05	18	Planning Permission	Preferred
0482	Castlefield Street, Shelton	Hanley & Etruria	Etruria & Hanley		Brownfield	1.81	101	Availability	Not preferred
0483	Johnson Matthey, Joiners Square	Hanley & Etruria	Joiner's Square		Brownfield	1.81	116	Preferred site	Preferred
0484	Well Street, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	0.77	50	Not currently required to meet the housing requirement	Not preferred
0486	Mayer Street, Hanley	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	3.44	216	Availability	Not preferred
0487	Squires View, Shelton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	1.85	100	Flooding	Not preferred
0489	Rogersons Meadow, Newport Lane, Middleport	Burslem and Moorcroft	Burslem Central		Brownfield	5.94	230	Viability	Not preferred
0491	Royal Doulton, Leek New Road, Baddeley Green	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	6.72	178	Preferred site	Preferred
0493	Sainsburys, Etruria Road, ST1 5SA	Hanley & Etruria	Etruria & Hanley		Brownfield	2.32	113	Availability/Viability	Not preferred
0494	School, Wellfield Road, Bentilee	Abbey Hulton and Bentilee	Bentilee & Ubbesley		Brownfield	3.59	25	Greenspace	Not preferred
0495	Scrapyard, Leek New Road, Cobridge	Burslem and Moorcroft	Moorcroft		Brownfield	5.63	235	Viability	Not preferred
0496	Scrapyard, Porthill Road, Longport	Burslem and Moorcroft	Burslem Central		Brownfield	4.78	202	Viability	Not preferred
0497	Severn Trent Depot, Federation Road, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	2.39	101	Availability/Viability	Not preferred
0499	Sideway, Stoke-on-Trent	Hanford, Trentham and Blurton	Hanford & Trentham		Greenfield	29.03	812	Availability/Viability	Not preferred
0500	Site 3, Watergate Street, Tunstall	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	2.71	113	Availability/Viability	Not preferred
0503	Site at Former Irish Club, 27 North Street, Stoke On Trent, ST4 7DQ	Stoke	Hartshill and Basford Ward		Brownfield	0.4	300	Planning Permission	Preferred
0506	Site of Penkhull Farm, Garden Street, Penkhull, ST4 5DY	Stoke	Penkhull & Stoke		Brownfield	0.63	14	Not currently required to meet the housing	Not preferred

								requirement	
0508	Site off Davenport Street, Middleport, Burslem, Stoke on Trent, ST6 4LN	Burslem and Moorcroft	Burslem Central		Brownfield	2.23	92	Flooding	Not preferred
0509	Smallthorne Working Mens Club, Chetwynd Street, Smallthorne, Stoke On Trent, ST6 1PP	Baddeley Milton & Norton	Ford Green & Smallthorne		Brownfield	0.35	15	Preferred site	Preferred
0510	Smallthorne Workingmen's Club, Chetwynd Street, Smallthorne, Stoke On Trent, ST6 1PP	Baddeley Milton & Norton	Ford Green & Smallthorne		Brownfield	0.32	14	Availability	Not preferred
0512	Spode Works (residential element but full site area shown), Elenora Street, Stoke	Stoke	Penkhull & Stoke		Brownfield	4.07	300	Preferred site	Preferred
0513	Sports Field, Biddulph Road, Fegg Hayes	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	4.32	120	Playing pitch	Not preferred
0515	St Peters High School, Queens Road, Penkhull	Stoke	Penkhull & Stoke		Brownfield	1.98	61	Preferred site	Preferred
0516	Stoke Business Park, Woodhouse Street, Stoke	Stoke	Penkhull & Stoke		Brownfield	0.8	32	Availability/Viability	Not preferred
0517	Stoke Station Sidings (north), Station Road, Stoke	Stoke	Hartshill and Basford Ward		Brownfield	0.99	40	Availability/Viability	Not preferred
0518	Stoke Station Sidings (south), Station Road, Stoke	Stoke	Hartshill and Basford Ward		Brownfield	3.02	500	Availability	Not preferred
0519	Swallows Nest PH, Ufton Close, Newstead	Hanford, Trentham and Blurton	Blurton West and Newstead		Brownfield	0.34	18	Preferred site	Preferred
0520	TFK Property Ltd., Leek New Road, Stoke on Trent. (SITE D)	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	0.28	10	Not currently required to meet the housing requirement	Not preferred
0522	The Beeches Residential Home, 665 Uttoxeter Road, Longton, Stoke On Trent, ST3 5PZ	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.31	15	Availability	Not preferred
0523	The Bellringer, Kettering Drive, Eaton Park	Abbey Hulton and Bentilee	Eaton Park		Brownfield	0.33	13	Availability	Not preferred
0524	The Grove, Gravelly Bank, Lightwood	Meir and Weston Coyney	Meir South		Brownfield	0.35	5	Availability	Not preferred
0526	The Old Foley Pottery and Adj land, King Street, Fenton	Fenton	Fenton East		Brownfield	0.94	34	Availability/Viability	Not preferred
0528	The Old Sal PH, Heathcote Street, Longton	Stoke	Sandford Hill		Brownfield	0.35	27	Availability	Not preferred
0530	Top Bridge Works, Davenport Street, Trubshaw Cross	Burslem and Moorcroft	Burslem Central		Brownfield	0.87	43	Viability	Not preferred
0533	Tunstall Sewage Treatment Works, Harewood Street, Tunstall, ST63 6AA	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	5.74	239	Employment	Not preferred
0537	Vacant land, Bulter Street, Stoke		Boothens & Oakhill		Brownfield	0.48	37	Flooding	Not preferred
0539	Victoria Ground, Boothens Old Road, Stoke	Stoke	Boothens & Oakhill		Brownfield	6.7	200	Planning Permission	Preferred
0540	Wade Factory, Hall Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	1.43	67	Viability	Not preferred
0541	Wedgwood Estate (Phase 3 -The Oaks), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	Hanford, Trentham and Blurton	Blurton West and Newstead		Greenfield	4.23	29	Planning Permission	Preferred
0543	Wedgwood Estate Phase 1 The Lakeside, Wedgwood Drive, Trentham, Stoke On Trent, ST12 9ER	Hanford, Trentham and Blurton	Blurton West and Newstead		Greenfield	6.17	27	Planning Permission	Preferred
0545	Westcliffe Hospital, Turnhurst Road, Chell, Stoke-on-Trent	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Brownfield	2.09	140	Planning Permission	Preferred
0546	Westcliffe Hospital, Turnhurst Road, Turnhurst	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	2.95	84	Playing pitch	Not preferred
0547	Winifred Gardens, Ingleby Road, Blurton	Hanford, Trentham and Blurton	Blurton West and Newstead		Brownfield	0.69	22	Availability	Not preferred
0549	Works, Commercial Road, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	0.76	51	Not currently required	Not preferred

								to meet the housing requirement	
0552	Land at Birches Head Road and Redhills Road	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	12.55	273	Viability	Not preferred
0555	Canal Lane, Tunstall, Stoke-on-Trent, ST6 4PQ	Burslem and Moorcroft	Burslem Central		Brownfield	5.37	227	Viability	Not preferred
0556	Land off Werrington Road (including Finney Gardens) Bucknall, Stoke-on-Trent, ST2 8AB	Abbey Hulton and Bentilee	Eaton Park		Brownfield	3.41	95	Flooding	Not preferred
0557	Land at Grindley Lane/ Lysander Road, Meir Park, Stoke-on-Trent, ST3	Meir and Weston Coyney	Meir Park	Green Belt	Greenfield	20.73	300	Green Belt	Not preferred
0558	Land at Broadfield Road, Goldenhill, Stoke-on-Trent, ST6 4QE	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford	Green Belt	Greenfield	0.79	19	Green Belt	Not preferred
0559	Gill Bank Road, Goldenhill, Stoke-on-Trent, ST6 4PQ	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford	Green Belt	Greenfield	2.3	48	Green Belt	Not preferred
0560	Former Clanway Stadium, James Brindley Way	Tunstall, Goldenhill & Packmoor	Tunstall		Brownfield	6.72	281	Preferred site	Preferred
0561	Land at Hethersett Walk, Bentilee, Stoke-on-Trent, ST2 0NH	Abbey Hulton and Bentilee	Bentilee & Ubbberley	Green Belt	Greenfield	14.01	392	Green Belt	Not preferred
0562	Land at Umberleigh Road, Blurton, and other land, ST3 3ND and Public Open Space at Newstead	Hanford, Trentham and Blurton	Blurton West and Newstead		Greenfield	0.81	22	Preferred site	Preferred
0650	Land at, Forest Park Edge, Hanley	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	2.42	156	Greenspace	Not preferred
0651	Land adj Blackfriars School, Castle Grove, Abbey Hulton	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Greenfield	2.55	175	Planning Permission	Preferred
0654	Grove Road, Heron Cross	Fenton	Fenton West & Mount Pleasant		Brownfield	0.68	27	Highways	Not preferred
0656	Land Off Kingsford Place, Meir	Meir and Weston Coyney	Meir South		Greenfield	0.31	11	Viability	Not preferred
0657	Meir Depot. Uttoxeter Road, Meir, ST3 6AA	Meir and Weston Coyney	Meir Park		Brownfield	1.67	54	Viability	Not preferred
0659	Land off Redhills Road	Baddeley Milton & Norton	Baddeley, Milton & Norton		Brownfield	10.75	186	Flooding/Viability	Not preferred
0660	Land off, Bilton Street, Stoke	Stoke	Boothens & Oakhill		Greenfield	0.59	38	Not currently required to meet the housing requirement	Not preferred
0661	BPI premises, Ford Green Road, Smallthorne	Baddeley Milton & Norton	Ford Green & Smallthorne		Brownfield	1.8	32	Availability	Not preferred
0662	Former Edith Beddow Residential Home (Site only), New Inn Lane, Hanford, Stoke on Trent, ST4 8EZ	Hanford, Trentham and Blurton	Hanford & Trentham		Brownfield	0.43	14	Planning Permission	Preferred
0664	Garage, Chell Street, Hanley	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	0.74	58	Availability	Not preferred
0665	Premises, Glover Street, Birches Head	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	0.5	36	Availability	Not preferred
0666	Shelton Pool, Simon Place, Shelton, Stoke on Trent, ST4 2DD and adjacent Shelton Day Centre, Cemetery Road, Shelton, Stoke on Trent, ST4 2DL	Hanley & Etruria	Hanley Park & Shelton		Brownfield	0.94	23	Planning Permission	Preferred
0667	Council Depot, Swaythling Grove, Bentilee	Abbey Hulton and Bentilee	Bentilee & Ubbberley		Brownfield	0.38	15	Availability	Not preferred
0668	Station Road, Shelton	Hanley & Etruria	Hanley Park & Shelton		Brownfield	1.21	67	Availability	Not preferred
0669	Paper Works, Whieldon Road, Stoke	Stoke	Penkhull & Stoke		Brownfield	1.95	72	Availability/Viability	Not preferred

0670	Berry Hill Potteries (n), Dewsbury Road, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	4.05	144	Viability	Not preferred
0671	Land at Copshurst, Lightwood Road, Stoke on Trent, ST3 7HE	Meir and Weston Coyney	Meir South	Green Belt	Greenfield	2.86	81	Green Belt	Not preferred
0672	Metaltek/Meighs Casting, Campbell Road, Stoke on Trent, ST4 8QT,	Stoke	Boothens & Oakhill		Brownfield	1.16	74	Availability	Not preferred
0673	Former Vulcan Works - Pack Horse PH Longport	Burslem and Moorcroft	Burslem Central		Brownfield	0.29	17	Viability	Not preferred
0675	Wedgwood Estate (Phase2 The Village), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	Hanford, Trentham and Blurton	Blurton West and Newstead		Greenfield	5.98	120	Planning Permission	Preferred
0676	Brookhouse Farm, Werrington Road, Stoke-on-Trent, ST2 9DN	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	0.83	24	Viability	Not preferred
0677	Staffordshire House/Fenton 25	Fenton	Fenton West & Mount Pleasant		Brownfield	9.38	284	Employment	Not preferred
0678	Wedgwood Hotelware Car Park, Forrister Street	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	1.14	40	Greenspace	Not preferred
0680	Land off Biddulph Road, Packmoor (Public open space on the north side of Biddulph Road)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	25.53	714	Greenspace	Not preferred
0681	Land off Lowhurst Drive, Westcliffe (James Brindley Playing Field)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	2.51	70	Greenspace	Not preferred
0682	Land off Ridge Road, Sandyford (Public open space on north side of James Brindley Way)	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Greenfield	5.52	115	Viability	Not preferred
0683	High Street, Sandyford	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Brownfield	0.27	8	HSE Zone	Not preferred
0684	Land off Chatterley Road, Tunstall (Development Land on West side of Reginald Mitchell way)	Tunstall, Goldenhill & Packmoor	Goldenhill & Sandyford		Greenfield	0.75	19	Employment/Viability	Not preferred
0685	Land at Silverstone Crescent, Packmoor (Public open space at Silverstone crescent)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	0.69	23	Greenspace	Not preferred
0689	Land off Outclough Road, Bemersley	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor	Green Belt	Greenfield	3.86	108	Green Belt	Not preferred
0690	Land at Brookhouse Farm	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor	Green Belt	Greenfield	0.57	19	Green Belt	Not preferred
0691	Land off Bemersley Road, Ball Green	Baddeley Milton & Norton	Baddeley, Milton & Norton	Green Belt	Greenfield	2.27	63	Green Belt	Not preferred
0692	Land Behind Whitley Road, Whitfield (POS rear of 22 - 52 Whitley Road)	Baddeley Milton & Norton	Baddeley, Milton & Norton	Green Belt	Greenfield	0.34	11	Green Belt	Not preferred
0693	Land Behind Canterbury Drive, Chell Heath (Former Burnwood High Playing Fields)	Tunstall, Goldenhill & Packmoor	Bradeley & Chell Heath		Greenfield	2.49	174	Preferred site	Preferred
0695	Land at Pitts Hill, Little Chell (Section of Whitfield greenway from Barber road to little Chell Lane)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	4.33	121	Viability	Not preferred
0696	South of James Brindley Way (rear of St Michaels road)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	3.18	89	Greenspace	Not preferred
0697	Land adjacent Botham Grove, Little Chell (Section of Tunstall Greenway North side of Furlong Road)	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Greenfield	0.75	21	Greenspace	Not preferred
0698	Allotments off Bycars Road, Burslem	Burslem and Moorcroft	Burslem Park		Greenfield	1.13	42	Greenspace	Not preferred
0699	Land to the north of Bycars Lane, Burslem (Part of Dimensions and Bycars Park)	Burslem and Moorcroft	Burslem Park		Greenfield	3.39	118	Playing pitch	Not preferred
0700	Federation road civic amenity / Federation road depot	Burslem and Moorcroft	Burslem Central		Brownfield	1.84	77	Viability	Not preferred
0702	Land adjacent Former Wades Factory, Hall Street, Burslem	Burslem and	Burslem Central		Greenfield	0.61	34	Greenspace	Not preferred

	(POS Rear of 2- 54 murhull Street)	Moorcroft							
0703	Land between Furlong Place and Duncalf Street, Burslem (Portland House day services)	Burslem and Moorcroft	Burslem Central		Brownfield	0.48	27	Availability	Not preferred
0704	Land between Duncalf Street and Dain Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	1.27	60	Not currently required to meet the housing requirement	Not preferred
0705	Allotments off Cotterill Grove, Burslem	Burslem and Moorcroft	Burslem Central		Greenfield	0.92	56	Preferred site	Preferred
0706	Car Parks at Woodbank Street, Burslem	Burslem and Moorcroft	Burslem Central		Brownfield	0.55	28	Not currently required to meet the housing requirement	Not preferred
0710	Sneyd Hill Park, Sneyd Hill	Burslem and Moorcroft	Moorcroft		Greenfield	19.1	802	Viability	Not preferred
0712	Land between Bellerton Land and Harrison Road, Norton	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	2.77	77	Viability	Not preferred
0713	Land off Norton Lane, Norton	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	0.92	29	Not currently required to meet the housing requirement	Not preferred
0715	Land behind Leek Road, Milton	Baddeley Milton & Norton	Baddeley, Milton & Norton		Greenfield	6.04	169	Flooding/Viability	Not preferred
0717	Land to the north and south of Woodhead Road, Abbey Hulton	Abbey Hulton and Bentilee	Baddeley, Milton & Norton	Green Belt	Greenfield	44.24	1238	Green Belt	Not preferred
0718	Abbots House, Abbots Road	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	1.06	34	Greenspace	Not preferred
0719	Former Carmountside Youth and Adult Centre, Leek Road	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Brownfield	0.28	11	Scheduled Ancient Monument	Not preferred
0720	Land to the south of Birches Head Road	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Greenfield	1.36	44	Flooding	Not preferred
0722	Land adjacent Geneva Drive (Public open space rear of Noblet Road)	Baddeley Milton & Norton	Sneyd Green		Greenfield	1.39	100	Greenspace	Not preferred
0724	Allotments Gardens to the rear of Birches Head Road, Birches Head	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	0.67	48	Greenspace	Not preferred
0725	Land to the east of Cromer Road Depot, Cromer Road (POS on the North East side of Cromer Road)	Hanley & Etruria	Birches Head & Central Forest Park		Greenfield	8.06	508	Greenspace	Not preferred
0727	Allotments to rear of Barry Avenue, Abbey Hulton	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Greenfield	0.29	11	Highways	Not preferred
0728	Abby Hill School playing fields, Eaveswood Road, Abbey Hulton (Land at Greasly Road)	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	2.16	60	Green Belt	Not preferred
0729	Land to the south of Eaves Lane, Abbey Hulton	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	4.97	139	Green Belt	Not preferred
0730	Land to the south of Lillydale Road, Townsend	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Greenfield	0.7	22	Preferred site	Preferred
0731	Land at the junction between Bucknall Road and Leek Road (Highways land on the southwest side of Bucknall Road)	Hanley & Etruria	Joiner's Square		Greenfield	0.33	25	Availability	Not preferred
0732	Land to the south of Bucknall New Road, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	1.38	88	Availability	Not preferred
0733	Land on the west side of Bottleslow Street, Hanley	Hanley & Etruria	Joiner's Square		Brownfield	0.8	51	Availability	Not preferred
0734	Hope Street Car Park, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	0.25	17	Not currently required to meet the housing requirement	Not preferred
0735	Cobridge Allotments off Greyhound Way, Cobridge	Hanley & Etruria	Etruria & Hanley		Greenfield	1.05	59	Greenspace	Not preferred

0736	Land behind Dryden Road, Cobridge (Part of Grange Park)	Burslem and Moorcroft	Moorcroft		Greenfield	1.77	85	Greenspace	Not preferred
0737	Former Greenhouse 2000 site, Festival Way, Etruria	Hanley & Etruria	Etruria & Hanley		Brownfield	1.7	95	Availability	Not preferred
0743	Stoke Car Park and Depot, Booth Street, Stoke	Stoke	Penkhull & Stoke		Brownfield	0.54	22	Viability	Not preferred
0744	Land to the east of Wain Drive, Penkhull, Stoke	Stoke	Penkhull & Stoke		Greenfield	5.47	191	Preferred site	Preferred
0745	Bowling Green, Watson Road, Oak Hill, Stoke	Stoke	Springfields & Trent Vale		Greenfield	0.26	7	Greenspace	Not preferred
0746	Rookery Lane Allotments, London Road, Oakhill	Stoke	Springfields & Trent Vale		Greenfield	0.79	44	Greenspace	Not preferred
0747	Playing fields off Brookfield Road, Trent Vale	Stoke	Springfields & Trent Vale	Green Belt	Greenfield	3.26	160	Green Belt	Not preferred
0748	Grazing land off Leawood Road plot 2	Stoke	Springfields & Trent Vale	Green Belt	Greenfield	0.77	43	Green Belt	Not preferred
0749	Grazing land off Leawood Road plot 1	Stoke	Springfields & Trent Vale	Green Belt	Greenfield	0.98	55	Green Belt	Not preferred
0750	Grazing land at Riverside Road, Trent Vale	Stoke	Springfields & Trent Vale	Green Belt	Greenfield	2.27	111	Green Belt	Not preferred
0751	Riverside Road Playing Fields, Riverside Road, Trent Vale	Stoke	Springfields & Trent Vale	Green Belt	Greenfield	2.65	130	Green Belt	Not preferred
0752	Trentham Library & Ron Boulton Scout House, Trentley Road	Hanford, Trentham and Blurton	Hanford & Trentham		Brownfield	0.54	6	Planning Permission	Preferred
0753	Land at the end of Highfield Drive, Hollybush	Hanford, Trentham and Blurton	Hollybush & Longton West		Greenfield	0.68	49	Greenspace	Not preferred
0754	Land off Brownsea, Heron Cross	Hanford, Trentham and Blurton	Hollybush & Longton West		Greenfield	0.77	55	Greenspace	Not preferred
0756	Glebedale Park, Fenton	Fenton	Fenton West & Mount Pleasant		Greenfield	6.98	244	Viability	Not preferred
0757	Fenton Car park, City road, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	0.3	14	Viability	Not preferred
0758	Land off City Road, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	1.31	52	Preferred site	Preferred
0761	Joiners Square Allotments, between Leek Road and Ridgway Road, Joiners Square	Hanley & Etruria	Joiner's Square		Greenfield	0.79	51	Preferred site	Preferred
0762	Trentmill Nature Park, off Stuart Road, Joiners Square	Hanley & Etruria	Joiner's Square		Greenfield	1.16	74	Greenspace	Not preferred
0763	Trentmill Road Football Pitches, Joiners Square	Hanley & Etruria	Joiner's Square		Greenfield	3.23	181	Playing pitch	Not preferred
0764	Land at Spedding Road, Fenton Industrial Estate, Fenton	Fenton	Fenton West & Mount Pleasant		Brownfield	1.22	49	Availability/Viability	Not preferred
0765	Cockster Brook, to the rear of Lundy Road, Hollybush, Longton	Hanford, Trentham and Blurton	Hollybush & Longton West		Greenfield	12.49	787	Greenspace	Not preferred
0766	Land at Power Grove, Hollybush, Longton	Hanford, Trentham and Blurton	Hollybush & Longton West		Greenfield	2.09	132	Preferred site	Preferred
0767	Coronation Avenue Development Land, off Heathcote Road, Longton	Hanford, Trentham and Blurton	Hollybush & Longton West		Brownfield	1.09	78	Preferred site	Preferred
0770	Commerce Street Car Park, Longton	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.27	13	Not currently required to meet the housing requirement	Not preferred
0773	Car Park adjacent Warren Street, Longton	Longton, Dresden and Lightwood	Broadway & Longton East		Brownfield	0.32	15	Not currently required to meet the housing requirement	Not preferred
0774	Development Land at Bengry Road, Longton	Longton, Dresden and Lightwood	Lightwood North & Normacot		Brownfield	0.69	28	Preferred site	Preferred
0775	Land to the North of Woodpark Lane and East of Cocknage Road, Lightwood	Longton, Dresden and Lightwood	Lightwood North & Normacot	Green Belt	Greenfield	39.14	1370	Green Belt	Not preferred
0778	Land to the rear of Grosvenor Road and Sandcrest Place, Normacot	Meir and Weston Coyney	Meir South		Greenfield	0.78	25	Greenspace	Not preferred
0780	Land behind Sandhurst Place and Dartmouth Place, Normacot	Meir and Weston Coyney	Meir South		Greenfield	0.68	22	Greenspace	Not preferred

0781	Land adjoining Abbey Hill School, Broadway, Meir	Longton, Dresden and Lightwood	Broadway & Longton East		Greenfield	2.85	100	Greenspace	Not preferred
0782	Land behind Weston Road, Sprinkwood Grove and Whitcombe Road, Meir	Meir and Weston Coyney	Weston Coyney/Broadway & Longton East		Greenfield	3.21	90	Greenspace	Not preferred
0784	Land south of Delaney Drive, Weston Coyney	Meir and Weston Coyney	Weston Coyney		Greenfield	2.32	49	LNR/Wildlife site	Not preferred
0785	Land between Firbank Place and Defoe Drive, Weston Coyney	Longton, Dresden and Lightwood	Meir Hay		Greenfield	1.19	38	LNR/Wildlife site	Not preferred
0786	Public open space between Bath Street and Cross Street, Weston Coyney	Meir and Weston Coyney	Weston Coyney		Greenfield	0.88	21	Greenspace	Not preferred
0787	Land to the East of Holyhead Crescent, Weston Coyney	Meir and Weston Coyney	Weston Coyney	Green Belt	Greenfield	5.05	82	Green Belt	Not preferred
0788	Land to the south of Ivy House Farm, Anchor Road, Adderley Green	Longton, Dresden and Lightwood	Meir Hay		Greenfield	2.3	64	Greenspace	Not preferred
0789	Land of Mossfield Road, Adderley Green	Stoke	Sandford Hill		Greenfield	0.86	48	Greenspace	Not preferred
0790	Land off Surtees Grove and Carron Street, Fenton	Fenton	Fenton East		Greenfield	0.81	45	Greenspace	Not preferred
0791	East Fenton Allotments, Carling Grove, Fenton	Fenton	Fenton East		Greenfield	0.32	21	Greenspace	Not preferred
0792	Land at Sterndale Drive, Fenton	Fenton	Fenton East		Greenfield	0.32	21	Greenspace	Not preferred
0793	Land between Arbourfield Drive and Hoveringham Drive, Berryhill	Abbey Hulton and Bentilee	Eaton Park		Greenfield	0.65	21	Greenspace	Not preferred
0794	Land at Berryhill Park, Arbourfield Drive, Berryhill	Abbey Hulton and Bentilee	Eaton Park		Greenfield	0.25	10	Greenspace	Not preferred
0838	Stoke-on-Trent, College Road	Hanley & Etruria	Hanley Park & Shelton		Brownfield	1.04	840	Preferred site	Preferred
0839	Land to side and rear of London House, London Road, Stoke-on-Trent	Stoke	Penkhull & Stoke		Brownfield	0.43	202	Planning Permission	Preferred
0840	Swift House	Stoke	Hartshill and Basford Ward		Brownfield	0.58	250	Availability	Not preferred
0842	Former Weston Coyney Mining Youth Centre, Weston Coyney	Meir and Weston Coyney	Weston Coyney	Green Belt	Brownfield	1.61	33	Green Belt	Not preferred
0843	Land at Greenway Bank, Baddeley Edge	Baddeley Milton & Norton	Baddeley, Milton and Norton	Green Belt	Greenfield	0.53	21	Green Belt	Not preferred
0844	Land at Smithfield, Hanley	Hanley & Etruria	Etruria & Hanley		Brownfield	0.34	300	Preferred site	Preferred
0845	Mayer Street, Hanley	Hanley & Etruria	Birches Head & Central Forest Park		Brownfield	0.4	34	Availability	Not preferred
0846	land adj Weston Coyney Junior School	Meir and Weston Coyney	Meir North		Greenfield	4.46	125	Greenspace	Not preferred
0847	Land at Causeley Road, Bucknall	Abbey Hulton and Bentilee	Abbey Hulton & Townsend		Greenfield	1.88	43	Greenspace	Not preferred
0848	Land at Malthouse Road, Bucknall	Abbey Hulton and Bentilee	Eaton Park		Greenfield	1.85	59	Viability	Not preferred
0849	Land at, Shearer Street, Shelton	Hanley & Etruria	Etruria&Hanley		Brownfield	2.16	136	Availability	Not preferred
0850	Land at, Daisy Bank Road, Norton	Baddeley Milton & Norton	Ford Green & Smallthorne		Brownfield	0.88	35	Not currently required to meet the housing requirement	Not preferred
0851	Land Adj Station Road/Birchenwood Road, Newchapel	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor	Green Belt	Greenfield	17.13	69	Green Belt	Not preferred
0852	Land to north-west of Packmoor Primary School	Tunstall, Goldenhill & Packmoor	Great Chell & Packmoor		Brownfield	0.12		Less than 0.25Ha	Not preferred
0853	Ferney Lea Farm	Tunstall, Goldenhill	Goldenhill & Sandyford	Green Belt	Greenfield	6.43	180	Green Belt	Not preferred

		& Packmoor							
0854	Land at The Green, Baddeley Green	Abbey Hulton and Bentilee	Baddeley, Milton & Norton	Green Belt	Greenfield	1.1	44	Green Belt	Not preferred
0855	Land to the North of Gaskell Rd	Abbey Hulton and Bentilee	Abbey Hulton & Townsend	Green Belt	Greenfield	2.88	81	Green Belt	Not preferred
0856	Foley Pottery	Fenton	Fenton East		Brownfield	2	140	Availability	Not preferred
0857	Trent Vale	Hanford, Trentham and Blurton	Hanford & Trentham	Green Belt	Brownfield	19.89	557	Green Belt	Not preferred
0858	Land at, Stone Road, Trentham	Hanford, Trentham and Blurton	Hanford & Trentham	Green Belt	Greenfield	3.41	95	Green Belt	Not preferred
0859	Land to north of, Barlaston Old Road	Hanford, Trentham and Blurton	Hanford & Trentham	Green Belt	Greenfield	6.96	195	Green Belt	Not preferred

Sites assessed from the Newcastle-under-Lyme SHLAA

Site Reference	Address	Character Area	Ward	Green Belt	Brownfield/Greenfield	Gross Site Area (Ha)	Potential Capacity (dwellings)	Comment	Preferred Option Site
AB1	Land off Alsager Rd	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	60.07	1442	Green Belt - General Area Strong Contribution	Not Preferred
AB10	Audley Football Club, Old Road, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	0.78	20	Green Belt - Strong Contribution.	Not Preferred
AB11	Ravens Close, Bignall End	Audley & Bignall End	Audley and Bignall End	No	Greenfield	0.17	6	Planning Permission	Preferred
AB12	Land between Diglake Street and Hope Street, Bignall End	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	6.34	152	Green Belt - Strong Contribution.	Not Preferred
AB13	Land off north of Nantwich Road, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	2.49	60	Further site assessment required.	Not Preferred
AB14	Land off Nantwich Road, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	1.98	60	Availability	Not Preferred
AB15	Land north of Vernon Ave, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	2.09	48	Further site assessment required.	Not Preferred
AB16	Land off Boyles Hall Road, Bignall End	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	2.62	63	Green Belt - Strong Contribution.	Not Preferred
AB17	Former working men's club, New Road, Audley	Audley & Bignall End	Audley and Bignall End	No	Brownfield	0.33	12	Planning Permission	Preferred
AB18	Brindleys Way, Ravens Park Estate, Bignall End	Audley & Bignall End	Audley and Bignall End	No	Greenfield	0.33	8	Open Space	Not Preferred
AB19	Land off Bignall End Road, Bignall End	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	0.56	14	Open Space	Not Preferred
AB2	Land adjoining corner of A500 and M6 southbound	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	32.26	774	Green Belt - General Area Moderate Contribution. Availability - site Nomination Form - Industrial and Warehousing uses	Not Preferred
AB20	Land between Barthomley Road and Nantwich Road, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	0.42	12	Highway access (unless evidence provided)	Not Preferred
AB21	Land off Nantwich Road B5500, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	4.1	98	Further site assessment required.	Not Preferred
AB22	Wall Farm, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	15.18	364	Further site assessment required.	Not Preferred
AB23	Land at Westfield Avenue, Audley	Audley & Bignall End	Audley and Bignall End	No	Greenfield	0.43	12	Open Space	Not Preferred
AB24	Bignall End Cricket	Audley & Bignall End	Audley and Bignall	Yes	Greenfield	0.33	9	Sports	Not Preferred

	Club, Boon Hill Rd		End						
AB25	Land north of Bignall End Cricket Club, Boon Hill Rd	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	0.58	15	Green Belt - Strong Contribution.	Not Preferred
AB26	Wood Lane Methodist Church High Street Wood Lane	Audley & Bignall End	Audley and Bignall End	No	Brownfield	0.1	4	Less than 0.25Ha	Not Preferred
AB27	Apedale Road, Wood Lane (Land at)	Audley & Bignall End	Audley and Bignall End	No	Greenfield	0.29	8	Green Belt - Strong Contribution.	Not Preferred
AB28	Stephens Way, Ravens Park Estate, Bignall End	Audley & Bignall End	Audley and Bignall End	No	Greenfield	0.47	11	Open Space	Not Preferred
AB29	Land at Wedgwood Avenue, Bignall End	Audley & Bignall End	Audley and Bignall End	No	Brownfield	0.16	4	Less than 0.25Ha	Not Preferred
AB3	Land corner of Alsager Rd and A500 eastbound, North of Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	1.8	46	Green Belt - General Area Strong Contribution	Not Preferred
AB30	Land between Bignall End and Boon Hill	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	17.9	430	Green Belt - Strong Contribution.	Not Preferred
AB31	Land south of Nantwich Road, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	0.2	6	Further site assessment required.	Not Preferred
AB32	Land including and rear of 35 Alsager Rd, Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	1.15	29	Green Belt - Strong Contribution.	Not Preferred
AB4	Land off Alsager Rd (1), North of Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	5.06	121	Green Belt - General Area Strong Contribution	Not Preferred
AB5	Land off Alsager Rd (2), North of Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	3.53	85	Green Belt - General Area Strong Contribution	Not Preferred
AB6	Land south of A500, North of Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	60.32	1448	Further site assessment required.	Not Preferred
AB7	Land off Park Lane (south), Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	1.99	51	Highway access (unless evidence provided)	Not Preferred
AB8	Land off Park Lane (north), Audley	Audley & Bignall End	Audley and Bignall End	Yes	Greenfield	2.74	66	Green Belt - Strong Contribution.	Not Preferred
AB9	Audley Community Centre, New Road	Audley & Bignall End	Audley and Bignall End	Yes	Brownfield	0.32	9	Green Belt - Strong Contribution.	Not Preferred
BL1	Land on Harding's Wood Adj Liverpool Road East, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	0.56	21	Open Space	Not Preferred
BL10	Mitchell Avenue, Talke	Kidsgrove	Butt Lane	No	Greenfield	0.48	18	Open Space	Not Preferred
BL11	Grove Avenue, Talke	Kidsgrove	Butt Lane	No	Brownfield	0.33	13	Highway access (unless evidence provided)	Not Preferred
BL12	Clough Hall Park, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	6.19	198	Open Space. Sports.	Not Preferred

BL13	Land at bend at First Avenue, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	0.42	16	Open Space	Not Preferred
BL14	Land rear of Unity Way, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	0.61	21	Open Space	Not Preferred
BL15	Maple Avenue, Talke	Kidsgrove	Butt Lane	No	Brownfield	0.27	10	Highway access (unless evidence provided)	Not Preferred
BL16	Butt Lane Community Centre, Lower Ash Road, Butt Lane	Kidsgrove	Butt Lane	No	Brownfield	0.2	8	Community facility.	Not Preferred
BL17	Congleton Road, Butt Lane (Millstone Inn)	Kidsgrove	Butt Lane	No	Brownfield	0.02	1	Less than 0.25Ha	Not Preferred
BL18	Clough Hall Playing Fields, Talke	Kidsgrove	Butt Lane	Yes	Greenfield	13.25	424	Preferred site	Preferred
BL19	Clough Hall Road, Kidsgrove	Kidsgrove	Butt Lane	No	Greenfield	0.57	19	Open Space	Not Preferred
BL2	Land off Hardingswood Road, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	1.14	39	Highway access (unless evidence provided)	Not Preferred
BL20	Land Off Slacken Lane Kidsgrove	Kidsgrove	Butt Lane	No	Brownfield	0.54	6	Planning Permission	Preferred
BL21	Land S of West Avenue, W of Church Street/ Congleton Road, and N of Linley Road, Butt Lane	Kidsgrove	Butt Lane	No	Greenfield	6.58	90	Planning Permission	Preferred
BL22	Linley Trading Estate, Linley Road, Talke	Kidsgrove	Butt Lane	No	Brownfield	3.57	139	Availability	Not Preferred
BL23	Former Woodshutts Inn, Lower Ash Road, Kidsgrove	Kidsgrove	Butt Lane	No	Brownfield	0.51	22	Planning Permission	Preferred
BL24	Land adjacent 31 Banbury Street, Talke	Kidsgrove	Butt Lane	No	Brownfield	0.27	13	Planning Permission	Preferred
BL25	Methodist Church, Chapel Street, Butt Lane	Kidsgrove	Butt Lane	No	Brownfield	0.1	10	Planning Permission	Preferred
BL26	33 - 33A Lower Ash Road, Kidsgrove	Kidsgrove	Butt Lane	No	Brownfield	0.15	6	Planning Permission	Preferred
BL3	Land at Slacken Lane, Talke	Kidsgrove	Butt Lane	No	Greenfield	1.63	55	Preferred site	Preferred
BL4	Land at Slacken Lane, Talke	Kidsgrove	Butt Lane	No	Greenfield	6.19	198	Open Space	Not Preferred
BL5	Millstone Avenue, Kidsgrove	Kidsgrove	Butt Lane	No	Greenfield	0.4	11	Open Space	Not Preferred
BL6	Land at Slacken Lane, Talke	Kidsgrove	Butt Lane	No	Greenfield	1.59	38	Highway access (unless evidence provided)	Not Preferred
BL7	West Avenue (North West Site)	Kidsgrove	Butt Lane	No	Brownfield	2.06	66	Employment area. Site preferred for employment uses	Not Preferred
BL8	Land to the south of	Kidsgrove	Butt Lane	No	Brownfield	1.41	44	Planning Permission	Preferred

	West Avenue, Kidsgrove								
BL9	Land off West Avenue, Butt Lane	Kidsgrove	Butt Lane	No	Brownfield	2.46	79	Existing Employment	Not Preferred
BW1	Chatterley Valley, Lowlands Road, Bradwell	Newcastle North	Bradwell	No	Brownfield	6.5	260	Employment area. Preferred employment site	Not Preferred
BW10	Bradwell Youth and Community Centre, Riceyman Road, Bradwell	Newcastle North	Bradwell	No	Brownfield	0.7	30	Community facility.	Not Preferred
BW11	Land between Chatterley Close and Bradwell Wood, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	1.86	79	Open Space	Not Preferred
BW12	Working Men's Club, Bradwell Lane, Bradwell	Newcastle North	Bradwell	No	Brownfield	0.26	12	Community facility.	Not Preferred
BW13	Bradwell Lane, Bradwell (Land rear of 166-168)	Newcastle North	Bradwell	No	Greenfield	0.19	6	Planning Permission	Preferred
BW14	Recreation ground, Bradwell	Newcastle North	Bradwell	No	Greenfield	6.71	230	Open Space	Not Preferred
BW15	Bradwell Crematorium, Chatterley Close, Bradwell	Newcastle North	Bradwell	No	Greenfield	5.36	64	Community facility.	Not Preferred
BW16	Talke Road (playing fields), Bradwell	Newcastle North	Bradwell	No	Greenfield	2.58	103	Preferred site	Preferred
BW17	Bradwell Lane, Bradwell	Newcastle North	Bradwell	No	Greenfield	0.48	23	Open Space	Not Preferred
BW18	Hillport Avenue, Hillport, Newcastle	Newcastle North	Bradwell	No	Greenfield	0.38	2	Open Space	Not Preferred
BW19	Chatterley Valley, Chatterley Sidings, Bradwell	Newcastle North	Bradwell	No	Greenfield	43.82	1752	Employment area. Preferred employment site	Not Preferred
BW2	High Carr Colliery	Newcastle North	Bradwell	Yes	Mixed	17.21	688	Further site assessment required.	Not Preferred
BW20	Playing Field at Cauldron Avenue, Bradwell	Newcastle North	Bradwell	No	Greenfield	3.32	126	Open Space	Not Preferred
BW21	Bradwell Wood, Land off Fearn's Avenue, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	17.1	684	Open Space	Not Preferred
BW3	Land at High Carr, Talke Rd, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	17.9	716	Open Space	Not Preferred
BW4	Land east of High Carr, Talke Rd, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	2.79	112	Open Space. Local Nature Reserve.	Not Preferred
BW5	Chatterley Valley, Ravensdale	Newcastle North	Bradwell	No	Greenfield	2.63	105	Employment area. Preferred employment site	Not Preferred
BW6	Land east and north of Speedwell Rd, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	15.3	612	Open Space. Local Nature Reserve. Ancient woodland.	Not Preferred

BW7	Land at Speedwell Road / Parkhouse Road East, Bradwell	Newcastle North	Bradwell	No	Brownfield	0.86	37	Existing Employment	Not Preferred
BW8	Land east of Fearn Avenue, Bradwell	Newcastle North	Bradwell	Yes	Greenfield	3.05	122	Open Space	Not Preferred
BW9	Clayhanger Close, Bradwell	Newcastle North	Bradwell	No	Greenfield	2.62	105	Preferred site	Preferred
CH1	Golf Course Walks, A34, Dimsdale	Newcastle North	Cross Heath	No	Greenfield	1.52	65	Open Space	Not Preferred
CH10	Ashfields New Road (land adj Sainsburys)	Newcastle North	Cross Heath	No	Brownfield	0.65	34	Planning Permission	Preferred
CH2	Land North of Lower Milehouse Lane, Cross Heath	Newcastle North	Cross Heath	No	Brownfield	0.94	36	Open Space. Flood Zone 3	Not Preferred
CH3	Land at Hoon Avenue, Newcastle	Newcastle North	Cross Heath	No	Greenfield	3.79	133	Preferred site	Preferred
CH4	Wilmott Drive, Cross Heath, Newcastle-under-Lyme	Newcastle North	Cross Heath	No	Brownfield	8.7	250	Preferred site	Preferred
CH5	Land West of Douglas Road, Cross Heath	Newcastle North	Cross Heath	No	Brownfield	3.01	96	Open Space	Not Preferred
CH6	Albany Road, Croft Road, Cross Heath	Newcastle North	Cross Heath	No	Greenfield	2.1	178	Open Space	Not Preferred
CH7	Land East of St Bernards Road, Cross Heath	Newcastle North	Cross Heath	No	Greenfield	4.03	17	Open Space. Flood Zone 3	Not Preferred
CH8	Liverpool Road/Ashfields New Road	Newcastle North	Cross Heath	No	Brownfield	0.52	22	Availability	Not Preferred
CH9	Industrial Units at Brampton Sidings, Newcastle	Newcastle North	Cross Heath	No	Brownfield	0.45	21	Existing Employment	Not Preferred
CL1	Playground at rear of Lincoln Avenue, Clayton	Newcastle South	Clayton	No	Greenfield	0.26	8	Highway access (unless evidence provided)	Not Preferred
CL10	Clayton Community Centre and Football Pitch, Northwood Lane, Clayton	Newcastle South	Clayton	Yes	Brownfield	1.6	54	Sports	Not Preferred
CL11	Land east of Leaswood Place, Clayton	Newcastle South	Clayton	Yes	Greenfield	1.25	43	Open Space	Not Preferred
CL12	Leas Wood, Clayton	Newcastle South	Clayton	Yes	Greenfield	3	192	Open Space	Not Preferred
CL13	Clayton Rd (Swift Service Station)	Newcastle South	Clayton	No	Brownfield	0.2	8	Further site assessment required.	Not Preferred
CL14	Land off Melville Court, Clayton	Newcastle South	Clayton	Yes	Greenfield	0.5	6	Open Space. Local Nature Reserve.	Not Preferred
CL2	Buckmaster Avenue, Clayton	Newcastle South	Clayton	No	Brownfield	0.13	3	Less than 0.25Ha	Not Preferred
CL3	Lyme Valley Parkway and Sports Centre off Stafford Avenue, Clayton	Newcastle South	Clayton	Yes	Greenfield	16.4	525	Open Space. Sports.	Not Preferred

CL4	Land at Stafford Avenue, Clayton	Newcastle South	Clayton	No	Greenfield	3.88	131	Open Space	Not Preferred
CL5	Rutland Place, Clayton (garage site)	Newcastle South	Clayton	No	Brownfield	0.09	2	Less than 0.25Ha	Not Preferred
CL6	Stafford Crescent (garage site)	Newcastle South	Clayton	No	Greenfield	0.48	6	Open Space	Not Preferred
CL7	Land east of Cambridge Drive (1), Clayton	Newcastle South	Clayton	Yes	Greenfield	3.05	98	Open Space	Not Preferred
CL8	Land east of Cambridge Drive (2), Clayton	Newcastle South	Clayton	Yes	Greenfield	3.31	85	Further site assessment required.	Not Preferred
CL9	Land south-east of Cambridge Drive, Clayton	Newcastle South	Clayton	Yes	Greenfield	3.17	81	Further site assessment required.	Not Preferred
CT1	Land at Red Street and High Carr Farm, Chesterton	Newcastle North	Chesterton	Yes	Greenfield	35.1	1404	Further site assessment required.	Not Preferred
CT10	Parkhouse Road West, Chesterton	Newcastle North	Chesterton	No	Greenfield	4.4	100	Preferred site	Preferred
CT11	Crackley Bank, Chesterton	Newcastle North	Chesterton	No	Greenfield	3.69	148	Open Space	Not Preferred
CT12	Dragon Square, Rosevale Court, Chesterton	Newcastle North	Chesterton	No	Brownfield	0.35	16	Preferred site	Preferred
CT13	Heathcote Street, Chesterton (Chesterton Ex-Servicemens Club)	Newcastle North	Chesterton	No	Brownfield	0.1	5	Planning Permission	Preferred
CT14	Cross Street/Audley Road, Chesterton	Newcastle North	Chesterton	No	Greenfield	0.23	11	Open Space	Not Preferred
CT15	London Road, Chesterton	Newcastle North	Chesterton	No	Brownfield	0.27	13	Availability.	Not Preferred
CT16	Brick Kiln Lane, Chesterton	Newcastle North	Chesterton	No	Greenfield	4.81	144	Preferred site	Preferred
CT17	High Street/Lion Grove, Chesterton	Newcastle North	Chesterton	No	Brownfield	0.19	9	Preferred site	Preferred
CT18	Chesterton Memorial Park, Church Walk/London Road, Chesterton	Newcastle North	Chesterton	No	Greenfield	0.77	37	Open Space	Not Preferred
CT19	Land at Queen Street, Chesterton	Newcastle North	Chesterton	No	Greenfield	0.26	12	Open Space. Sports.	Not Preferred
CT2	Red Street Community Centre, Talke Road, Chesterton	Newcastle North	Chesterton	Yes	Mixed	2.4	96	Sports	Not Preferred
CT20	Rowhurst Close, Chesterton	Newcastle North	Chesterton	No	Mixed	17.01	680	Employment area. Preferred employment site	Not Preferred
CT21	Land Off Watermills Road	Newcastle North	Chesterton	No	Greenfield	1.43	65	Planning Permission	Preferred
CT22	Ex Servicemens Club Heathcote Street	Newcastle North	Chesterton	No	Brownfield	0.31	19	Planning Permission	Preferred
CT23	Corona Park,	Newcastle North	Chesterton	No	Brownfield	0.3	8	Planning Permission	Preferred

	Sandford Street, Chesterton								
CT24	Eagle And Child, Red Lion Square, Chesterton	Newcastle North	Chesterton	No	Brownfield	0.08	5	Availability	Not Preferred
CT25	Land off Audley Rd, Chesterton	Newcastle North	Chesterton	Yes	Greenfield	0.49	23	Green Belt - Strong Contribution.	Not Preferred
CT3	Deans Lane, Red Street	Newcastle North	Chesterton	No	Greenfield	1.47	50	Preferred site	Preferred
CT4	Land opposite High Carr Business Park (west of A34)	Newcastle North	Chesterton	Yes	Greenfield	6.24	250	Availability	Not Preferred
CT5	Land around Waterhayes, Chesterton	Newcastle North	Chesterton	No	Greenfield	9.91	348	Open Space	Not Preferred
CT6	Shrewsbury Drive, Chesterton	Newcastle North	Chesterton	No	Greenfield	0.56	23	Open Space. Availability	Not Preferred
CT7	Land east of Audley Road, Crackley	Newcastle North	Chesterton	No	Greenfield	3.46	136	Open Space	Not Preferred
CT8	Land south of Cedar Road, Crackley	Newcastle North	Chesterton	No	Greenfield	6.42	118	Open Space	Not Preferred
CT9	Hulston Site, Birch House Road, Chesterton, Newcastle-under-Lyme	Newcastle North	Chesterton	No	Brownfield	0.46	22	Preferred site	Preferred
HD1	Brittain Avenue, Chesterton	Newcastle North	Holditch	No	Greenfield	0.18	7	Planning Permission	Preferred
HD10	Land south of Apedale Rd, Holditch	Newcastle North	Holditch	Yes	Greenfield	13.2	528	Open Space	Not Preferred
HD11	London Road, Chesterton (Cheshire vehicle rental et al)	Newcastle North	Holditch	No	Brownfield	0.42	20	Amenity (employment uses surround site)	Not Preferred
HD12	London Road, Chesterton	Newcastle North	Holditch	No	Greenfield	2.59	75	Preferred site	Preferred
HD13	Land at Apedale Heritage Centre, Apedale Rd, Holditch	Newcastle North	Holditch	Yes	Mixed	3.13	125	Open Space	Not Preferred
HD14	Land west of Loomer Road, Holditch	Newcastle North	Holditch	Yes	Greenfield	2.27	91	Preferred site	Preferred
HD15	Greyhound & Speedway Stadium, Loomer Road, Chesterton	Newcastle North	Holditch	No	Brownfield	4.86	194	Availability	Not Preferred
HD16	Land at London Road, Chesterton	Newcastle North	Holditch	No	Brownfield	6.94	278	Existing Employment	Not Preferred
HD17	Land at Meadow Street/London Road, Chesterton	Newcastle North	Holditch	No	Brownfield	3.33	26	Existing Employment. Sports (Unless evidence provided)	Not Preferred
HD18	London Road, Chesterton (Bennett Arms)	Newcastle North	Holditch	No	Brownfield	0.15	7	Planning Permission	Preferred
HD19	Land at Holditch Road, Lymedale Ind Estate, Holditch	Newcastle North	Holditch	No	Brownfield	0.73	31	Amenity (employment uses surround site)	Not Preferred

HD2	Garage Site at Tintern Place, Chesterton	Newcastle North	Holditch	No	Brownfield	0.12	5	Highway access (unless evidence provided)	Not Preferred
HD20	Lymedale Park, Holditch, Chesterton	Newcastle North	Holditch	No	Greenfield	12.39	495	Open Space	Not Preferred
HD21	Land at Ashfield Brook, Holditch	Newcastle North	Holditch	No	Brownfield	1.9	32	Employment area. Preferred employment site	Not Preferred
HD22	Brutus Road, Chesterton	Newcastle North	Holditch	No	Brownfield	0.08	4	Less than 0.25Ha	Not Preferred
HD23	Land North of Cleveland Road, Knutton	Newcastle North	Holditch	No	Greenfield	3.99	160	Open Space. Flood Zone 3. Highway access (unless evidence provided)	Not Preferred
HD24	Land Between Apedale Road and Palatine Drive	Newcastle North	Holditch	No	Greenfield	16.24	350	Planning Permission	Preferred
HD25	Midland House, London Road, Chesterton	Newcastle North	Holditch	No	Brownfield	0.16	14	Planning Permission	Preferred
HD26	Land south of Shralebrook Rd, Halmerend	Audley & Bignall End	Halmerend	Yes	Greenfield	1.82	77	Green Belt - Strong Contribution. Highway access (unless evidence provided)	Not Preferred
HD3	Apedale South, Apedale Road	Newcastle North	Chesterton	No	Greenfield	2.76	110	Sports	Not Preferred
HD4	Community Centre, London Road, Chesterton	Newcastle North	Holditch	No	Brownfield	0.31	15	Community facility.	Not Preferred
HD6	Gainsborough Road, Chesterton (Land rear of)	Newcastle North	Holditch	No	Greenfield	1.8	77	Sports	Not Preferred
HD7	Land at Castle Street, Chesterton	Newcastle North	Holditch	No	Greenfield	0.32	15	Open Space	Not Preferred
HD8	Land at Loomer Road, Chesterton	Newcastle North	Holditch	No	Brownfield	0.19	3	Availability.	Not Preferred
HD9	Cemetery at Loomer Road, Chesterton	Newcastle North	Holditch	No	Greenfield	0.5	21	Availability.	Not Preferred
HM1	Land off Bowhill Lane, Halmerend	Betley, Balterley & Wrinehill	Halmerend	Yes	Greenfield	0.57	15	Highway access (unless evidence provided)	Not Preferred
HM10	Land off Victoria Ave, Miles Green	Audley & Bignall End	Halmerend	Yes	Greenfield	2.15	52	Green Belt - Strong Contribution.	Not Preferred
HM11	Land west of Station Rd, Halmerend	Audley & Bignall End	Halmerend	Yes	Greenfield	0.34	10	Open Space	Not Preferred
HM12	Land west of Hill Crescent, Alsagers Bank	Audley & Bignall End	Halmerend	Yes	Greenfield	0.26	7	Green Belt - Strong Contribution.	Not Preferred
HM13	Land off Hill Crescent, Alsagers Bank	Audley & Bignall End	Halmerend	Yes	Greenfield	0.19	5	Green Belt - Strong Contribution. Less than 5 dwelling	Not Preferred

								capacity.	
HM14	Land off Scot Hay Rd, Alsagers Bank	Audley & Bignall End	Halmerend	Yes	Greenfield	53.4	1282	Green Belt - Strong Contribution. Local Nature Reserve. Ancient woodland.	Not Preferred
HM15	Land south of Leycett Rd, Scot Hay	Audley & Bignall End	Halmerend	Yes	Greenfield	0.26	7	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area.	Not Preferred
HM16	Land south of Crackley Lane, Scot Hay	Audley & Bignall End	Halmerend	Yes	Greenfield	0.56	14	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area.	Not Preferred
HM17	Red Hall Lane/Shraleybrook Road, Halmerend	Audley & Bignall End	Halmerend	No	Greenfield	1.84	47	Open Space	Not Preferred
HM18	Land off Black Bank Rd, West of Knutton (1)	Audley & Bignall End	Halmerend	Yes	Greenfield	19.77	475	Green Belt - Moderate Contribution. Flood Zone 3. Ground stability. Potential contamination.	Not Preferred
HM19	Land off Black Bank Rd, West of Knutton (2)	Audley & Bignall End	Halmerend	Yes	Greenfield	8.93	214	Further site assessment required.	Not Preferred
HM2	Land east of Main Road (A531), North of Wrinehill	Betley, Balterley & Wrinehill	Halmerend	Yes	Greenfield	0.71	18	Green Belt - Moderate Contribution. Adverse topography.	Not Preferred
HM20	Cooperative Lane, Halmerend (land behind High Street)	Audley & Bignall End	Halmerend	No	Brownfield	0.1	2	Less than 0.25Ha	Not Preferred
HM21	Cooperative Lane, Halmerend (land behind High Street)	Audley & Bignall End	Halmerend	No	Greenfield	0.32	9	Highway access (unless evidence provided). Availability (residential garden/property).	Not Preferred
HM22	Land adj Holly House, Crackley Lane, Scot Hay	Audley & Bignall End	Halmerend	Yes	Greenfield	1.66	42	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area.	Not Preferred
HM23	Land between Miles Green Road and The Drive, Miles Green	Audley & Bignall End	Halmerend	Yes	Greenfield	24.69	593	Green Belt - Strong Contribution. Highway access (unless evidence provided).	Not Preferred
HM24	Land Rear Of Boars Head, High Street	Audley & Bignall End	Halmerend	No	Brownfield	0.16	8	Planning Permission	Preferred

	Halmerend								
HM25	Blue Bell Inn, New Road, Wrinehill	Betley, Balterley & Wrinehill	Halmerend	Yes	Brownfield	0.21	5	Planning Permission	Preferred
HM26	Sand Quarry, Hougherwall Road, Audley, ST7 8JA	Audley & Bignall End	Halmerend	Yes	Brownfield	1.66	42	Green Belt - Strong Contribution.	Not Preferred
HM27	Land between A531 and Back Lane, north of Betley	Betley, Balterley & Wrinehill	Halmerend	Yes	Greenfield	6.8	163	Green Belt - General Area - Strong Contribution.	Not Preferred
HM28	Land off East Lawns, Betley	Betley, Balterley & Wrinehill	Halmerend	No	Brownfield	0.22	4	Less than 0.25Ha	Not Preferred
HM3	Wrinehill Garage Main Road	Betley, Balterley & Wrinehill	Halmerend	Yes	Brownfield	0.16	7	Planning Permission	Preferred
HM4	Land corner of Main Rd and Checkley Lane, Wrinehill	Betley, Balterley & Wrinehill	Halmerend	Yes	Greenfield	0.89	23	Green Belt - General Area - Strong Contribution. Access to services.	Not Preferred
HM5	Ryehills Coal Yard, Ryehills	Audley & Bignall End	Halmerend	Yes	Mixed	0.17	4	Less than 0.25Ha	Not Preferred
HM6	Land rear of 7-43 Heathcote Rd, Miles Green	Audley & Bignall End	Halmerend	Yes	Greenfield	0.83	21	Green Belt - Strong Contribution. Highway access (unless evidence provided).	Not Preferred
HM7	Land east of Heathcote Rd, Miles Green	Audley & Bignall End	Halmerend	Yes	Greenfield	8.6	206	Green Belt - Strong Contribution.	Not Preferred
HM8	Land west of Heathcote Rd, Miles Green	Audley & Bignall End	Halmerend	Yes	Greenfield	5.3	127	Green Belt - Strong Contribution.	Not Preferred
HM9	Minnie Close, Halmerend (Working Men's Club)	Audley & Bignall End	Halmerend	No	Brownfield	0.23	7	Further site assessment required.	Not Preferred
KG1	Land north of Newchapel Rd, Kidsgrove	Kidsgrove	Kidsgrove	Yes	Greenfield	3.27	105	Green Belt - Strong Contribution.	Not Preferred
KG10	Land West of King Street, Kidsgrove	Kidsgrove	Kidsgrove	No	Greenfield	1.19	41	Open Space	Not Preferred
KG11	Land adjacent to Dove Bank Primary, Rutland Road, Kidsgrove	Kidsgrove	Kidsgrove	No	Greenfield	0.78	26	Highway access (unless evidence provided).	Not Preferred
KG12	Land at Newchapel Road, Newchapel	Kidsgrove	Kidsgrove	No	Greenfield	2.52	80	Preferred site	Preferred
KG13	Land at Pennyfields Road, Newchapel	Kidsgrove	Kidsgrove	No	Greenfield	1.85	51	Preferred site	Preferred
KG14	Mount Road/ Winghay Road, Kidsgrove	Kidsgrove	Kidsgrove	No	Greenfield	0.15	6	Availability	Not Preferred
KG15	Former Garages at Gloucester Road	Kidsgrove	Kidsgrove	No	Brownfield	0.29	8	Planning Permission	Preferred
KG16	Lock Up Garages Sussex Drive Kidsgrove	Kidsgrove	Kidsgrove	No	Brownfield	0.133	6	Planning Permission	Preferred
KG17	9 - 11 King Street	Kidsgrove	Kidsgrove	No	Brownfield	0.016	7	Planning Permission	Not Preferred

	Kidsgrove							(COU)	
KG2	Land north of Gloucester Rd, Kidsgrove	Kidsgrove	Kidsgrove	Yes	Greenfield	2.33	75	Green Belt - Strong Contribution. Highway access (unless evidence provided).	Not Preferred
KG3	Gloucester Road, Kidsgrove (140)	Kidsgrove	Kidsgrove	No	Brownfield	0.49	19	Availability.	Not Preferred
KG4	Playing field off William Road, Kidsgrove	Kidsgrove	Kidsgrove	No	Greenfield	2.91	92	Open Space.	Not Preferred
KG5	Recreation ground north of Gloucester Rd, Kidsgrove	Kidsgrove	Kidsgrove	Yes	Greenfield	1.13	38	Green Belt - Strong Contribution. Open Space.	Not Preferred
KG6	William Road, Kidsgrove (site of the Galley PH)	Kidsgrove	Kidsgrove	No	Brownfield	0.18	10	Planning Permission	Preferred
KG7	William Road/Warwick Road, Kidsgrove	Kidsgrove	Kidsgrove	No	Greenfield	0.08	N/A	Site Completed.	Not Preferred
KG8	Whitehill Road/Galleys Bank, White Hill	Kidsgrove	Kidsgrove	No	Greenfield	3.45	117	Open Space	Not Preferred
KG9	Land at Gloucester Rd, Kidsgrove	Kidsgrove	Kidsgrove	No	Brownfield	0.73	24	Preferred site	Preferred
KL1	Land north Leycett Lane, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Mixed	1.38	22	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area.	Not Preferred
KL11	Land west of Highway Lane, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	0.1	2	Less than 0.25Ha	Not Preferred
KL12	Land north of Keele University	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	1.32	22	Heavily wooded.	Not Preferred
KL13	Keele Science Park Phase 3, University of Keele	Keele, Silverdale and Thistleberry	Keele	No	Greenfield	28.8	460	Employment area. Preferred employment site	Not Preferred
KL14	Land south east of Keele University	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	26.1	104	Preferred site	Preferred
KL15	Land south of A525 between Keele University and Newcastle	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	17.4	278	Green Belt - Moderate contribution. Preferred employment site	Not Preferred
KL16	Land off Pepper Street, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	14.07	100	Planning Permission	Preferred
KL17	The Hawthorns, Keele (West)	Keele, Silverdale and Thistleberry	Keele	Yes	Brownfield	5.69	83	Planning Permission	Preferred
KL18	Barnes Hall, Keele (East)	Keele, Silverdale and Thistleberry	Keele	No	Greenfield	2.57	0	Availability	Not Preferred
KL19	Land at Three Mile Lane	Keele, Silverdale and Thistleberry	Keele	Yes	Brownfield	0.85	16	Green Belt - General Area Moderate Contribution.	Not Preferred

								Unconnected to existing urban area. Availability (Residential). Access to services.	
KL2	Haying Wood	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	21.11	338	Open Space. Highway access (unless evidence provided).	Not Preferred
KL20	Land south of Pepper Street, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	4.12	66	Further site assessment required.	Not Preferred
KL21	Land south of A525 and either side of Quarry Bank Rd, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	22	352	Further site assessment required.	Not Preferred
KL3	Ilkley Place Recreation Ground	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	0.97	16	Open Space	Not Preferred
KL4	Land off Station Drive, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	0.3	6	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area. Constrained highway access.	Not Preferred
KL5	Land opposite Sation Drive, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	0.32	6	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area. Constrained highway access.	Not Preferred
KL6	Land between A525, Station Road and Old Chaple Close, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	0.41	8	Green Belt - General Area Moderate Contribution. Unconnected to existing urban area. Constrained highway access.	Not Preferred
KL7	Land south of A525 opposite Holly Wood, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Brownfield	0.09	2	Less than 0.25Ha	Not Preferred
KL8	Land at the corner of A525 and Station Road, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Brownfield	0.13	2	Less than 0.25Ha	Not Preferred
KL9	Land between Quarry Bank Road and Pepper Street, Keele	Keele, Silverdale and Thistleberry	Keele	Yes	Greenfield	6.87	110	Further site assessment required.	Not Preferred
KS1	Land west of Cheviot Close, Knutton	Newcastle North	Knutton and Silverdale	Yes	Greenfield	5.56	222	Further site assessment required.	Not Preferred
KS10	Land south of	Newcastle North	Knutton and	No	Greenfield	0.33	13	Preferred site	Preferred

	Church Lane, Knutton (land at b)		Silverdale						
KS11	Knutton Community Centre, High Street, Knutton	Newcastle North	Knutton and Silverdale	No	Greenfield	0.22	10	Community facility.	Not Preferred
KS12	Stonewall Place, Stonewall Industrial Estate, Kidsgrove	Newcastle North	Knutton and Silverdale	No	Brownfield	1	34	Availability. Flood Zone 3.	Not Preferred
KS13	Silverdale Road Cross Roads, Silverdale	Newcastle North	Knutton and Silverdale	No	Greenfield	0.87	37	Open Space	Not Preferred
KS14	Cherry Hill Lane, Silverdale (land at Cherry Hill Farm)	Newcastle North	Knutton and Silverdale	No	Greenfield	0.27	13	Preferred site	Preferred
KS15	Recreation area and car park at Church Street, Silverdale	Newcastle North	Silverdale and Parksite	No	Greenfield	1.51	64	Open Space	Not Preferred
KS16	The Forge, Knutton Lane, Knutton	Newcastle North	Knutton and Silverdale	No	Brownfield	0.19	9	Preferred site	Preferred
KS17	Knutton Recreation Centre, Knutton Lane	Newcastle North	Knutton and Silverdale	No	Brownfield	2.16	87	Preferred site	Preferred
KS18	Land at Nash Street, Knutton	Newcastle North	Knutton and Silverdale	No	Brownfield	0.29	8	Preferred site	Preferred
KS19	Land at junction of Church Street and Chapel Street	Newcastle North	Knutton and Silverdale	No	Brownfield	0.12	6	Planning Permission	Preferred
KS2	Allotment Gardens at end of Cotswold Avenue, Knutton	Newcastle North	Knutton and Silverdale	No	Greenfield	0.28	48	Open Space	Not Preferred
KS20	Land off Lichfield Close, Silverdale	Newcastle North	Knutton and Silverdale	No	Greenfield	0.39	8	Planning Permission	Preferred
KS21	Chapel Court, Chapel Street, Silverdale	Newcastle North	Knutton and Silverdale	No	Brownfield	0.28	6	Planning Permission	Preferred
KS22	Land at junction of Church Street and Chapel Street, Silverdale	Newcastle North	Knutton and Silverdale	No	Greenfield	0.07	N/A	Site Completed.	Not Preferred
KS23	Crown Inn, Crown Street, Silverdale	Newcastle North	Silverdale and Parksite	No	Brownfield	0.055	6	Planning Permission	Preferred
KS24	Land south of St Bernard's Rd	Newcastle North	Knutton and Silverdale	No	Greenfield	0.19	9	Preferred site	Preferred
KS25	Land off Camillus Rd, Knutton	Newcastle North	Knutton and Silverdale	No	Mixed	0.2	9	Preferred site	Preferred
KS3	Land at Blackbank Road, Knutton (adjacent Knutton Children's Centre)	Newcastle North	Knutton and Silverdale	No	Greenfield	3.75	150	Preferred site	Preferred
KS4	Cemetery at Cleveland Road, Knutton	Newcastle North	Knutton and Silverdale	No	Greenfield	0.51	22	Availability.	Not Preferred
KS5	Land between Cleveland Road and Dismantled Railway, Kidsgrove	Newcastle North	Kidsgrove	No	Greenfield	1.54	33	Open Space. Flood Zone 3.	Not Preferred
KS6	Football Ground at	Newcastle North	Kidsgrove	No	Greenfield	1.65	56	Open Space. Sports.	Not Preferred

	Cotswold Avenue								
KS7	Cotswold Avenue, Knutton	Newcastle North	Knutton and Silverdale	No	Greenfield	0.18	9	Adverse topography	Not Preferred
KS8	Knutton Lane/Church Lane, Knutton	Newcastle North	Knutton and Silverdale	No	Brownfield	0.22	8	Availability.	Not Preferred
KS9	Land north of Church Lane, Knutton	Newcastle North	Knutton and Silverdale	No	Greenfield	1	43	Adverse topography. Ground stability.	Not Preferred
LW1	Land South of Church View, Butterton	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	Yes	Greenfield	0.67	13	Further site assessment required.	Not Preferred
LW10	Land at Knighton	Loggerheads	Loggerheads and Whitmore	No	Greenfield	3.18	51	Further site assessment required.	Not Preferred
LW11	Land at Knighton	Loggerheads	Loggerheads and Whitmore	No	Greenfield	3.63	58	Further site assessment required.	Not Preferred
LW12	Tadgedale Quarry, Muckleston Road, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Brownfield	5.84	128	Planning Permission	Preferred
LW13	Muckleston Road, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	3.78	78	Planning Permission	Preferred
LW14	Land off Newcastle Road (Rowney Farm)	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.44	8	Isolated. Landscape.	Not Preferred
LW15	Land rear of Fox Hollow, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	1.16	20	Open Space	Not Preferred
LW16	Newcastle Road (A53), Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.49	9	Open Space	Not Preferred
LW17	Eccleshall Road, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	2.47	55	Planning Permission	Preferred
LW18	Newcastle Road/Birks Drive, Loggerheads (land at)	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.35	7	Open Space	Not Preferred
LW19	Land at Hugo Way, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.35	7	Open Space	Not Preferred
LW2	Land off Snape Hall Rd, north of Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	Yes	Greenfield	5.58	89	HS2	Not Preferred
LW20	Allotment Land at Hugo Meynell School, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	1.22	21	Open Space	Not Preferred
LW21	Land to the North of Gravelly Hill, Ashley Heath	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.34	7	Further site assessment required.	Not Preferred
LW22	Site 3 Gravelly Hill, Ashley Heath	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.43	8	Further site assessment required.	Not Preferred
LW23	Land at Pinewood Road, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	2.6	42	Further site assessment required.	Not Preferred

LW24	Site 4 Gravelly Hill, Ashley Heath	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.52	9	Further site assessment required.	Not Preferred
LW25	Site 2 Wesleyan Road, Ashley Heath	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.84	14	Further site assessment required.	Not Preferred
LW26	Land at Church Road, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	2.17	34	Further site assessment required.	Not Preferred
LW27	Land at Church Road, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	5.42	50	Further site assessment required.	Not Preferred
LW28	Land at the Dale, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.69	12	Further site assessment required.	Not Preferred
LW29	Site 1 Charnes Road, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	2.21	35	Further site assessment required.	Not Preferred
LW3	Land off School Lane, Whitmore	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	Yes	Greenfield	1.84	31	Further site assessment required.	Not Preferred
LW30	Land at Charnes Road, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.59	10	Highway access (unless evidence provided)	Not Preferred
LW31	Market Drayton Rd, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	4.56	51	Preferred site	Preferred
LW32	Broom Lea, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.36	5	Open Space	Not Preferred
LW33	Land at Baldwin's Gate Farm, Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	5.89	109	Planning Permission	Preferred
LW34	Land NE of Eccleshall Road/ SE of Pinewood Road/NW of Lower Road, Hook Gate	Loggerheads	Loggerheads and Whitmore	No	Greenfield	1.14	16	Planning Permission	Preferred
LW35	Land Off Rowney Close, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Brownfield	0.19	N/A	Site Completed.	Not Preferred
LW36	Land Adjacent The Sheet Anchor Newcastle Road Whitmore ST5 5BU	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Brownfield	0.48	7	Planning Permission	Preferred
LW37	Land north of Muckleston Wood Lane, Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Greenfield	1.96	33	Further site assessment required.	Not Preferred
LW38	Land corner of A53 and Sandy Lane, Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	2.66	43	Further site assessment required.	Not Preferred
LW39	Land south of Chapel Lane, Hookgate	Loggerheads	Loggerheads and Whitmore	No	Greenfield	8.38	134	Further site assessment required.	Not Preferred
LW4	Church Farm, Bent Lane, Whitmore	Chapel & Hill Chorlton, Maer &	Loggerheads and Whitmore	Yes	Mixed	2.3	37	Green Belt - General Area - Strong	Not Preferred

		Aston, Whitmore						Contribution. Access to services.	
LW40	Land east of Pinewood Rd, Ashley Heath	Loggerheads	Loggerheads and Whitmore	No	Greenfield	31.2	500	Further site assessment required.	Not Preferred
LW41	Land south of Green Lane, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	1.42	24	Highway access (unless evidence provided)	Not Preferred
LW42	Land west of Manor Rd, west of Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	0.9	15	Further site assessment required.	Not Preferred
LW43	Land east of Heath Road, north of Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	Yes	Greenfield	1.11	19	Highway access (unless evidence provided)	Not Preferred
LW44	Land east and west of Lordsley Lane, north east of Loggerheads	Loggerheads	Loggerheads and Whitmore	No	Mixed	1.26	21	Further site assessment required.	Not Preferred
LW45	Land north of Moss Farm off Sandy Lane, Baldwins Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	2.77	44	Highway access (unless evidence provided)	Not Preferred
LW46	Baldwin's Gate Farm, Land west of Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	17.2	275	Further site assessment required.	Not Preferred
LW47	Land West of Church Road, Ashley	Loggerheads	Loggerheads and Whitmore	No	Greenfield	0.57	11	Further site assessment required.	Not Preferred
LW5	Land adjacent to Coneygreave Lane, Baldwin's Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	Yes	Greenfield	3.53	56	Further site assessment required.	Not Preferred
LW6	Land off Meadow Way, Baldwins Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	1.38	36	Further site assessment required.	Not Preferred
LW7	Pasture Close, Baldwins Gate	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	3.49	63	Further site assessment required.	Not Preferred
LW8	Maer Hills Plantation, Maer Hills	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	154.2	150	Open Space. Access to services.	Not Preferred
LW9	Land Adjacent To Slaters Stone Road Hill Chorlton	Chapel & Hill Chorlton, Maer & Aston, Whitmore	Loggerheads and Whitmore	No	Greenfield	0.49	9	Access to services.	Not Preferred
MB1	Brampton Road/Sandy Lane (land at), May Bank	Newcastle North	May Bank	No	Greenfield	0.85	21	Open Space. Conservation Area.	Not Preferred
MB2	Allotment Gardens at Hilltop Avenue, Basford	Newcastle North	May Bank	No	Greenfield	1.56	66	Open Space	Not Preferred
MB3	Land at Brampton Road, May Bank	Newcastle North	May Bank	No	Greenfield	0.51	22	Open Space. Tree Preservation Order. Conservation Area.	Not Preferred
MB4	Field House, Sandy Lane, Newcastle	Newcastle North	May Bank	No	Brownfield	0.57	8	Tree Preservation	Not Preferred

								Order. Heavily wooded	
MB5	Sandy Lane (Fairmont), May Bank	Newcastle North	May Bank	No	Brownfield	0.28	13	Further site assessment required.	Not Preferred
MB6	Brampton Park, May Bank	Newcastle North	May Bank	No	Greenfield	2.25	95	Open Space. Tree Preservation Order. Conservation Area.	Not Preferred
MB7	Homestead/May Place Former Day Centre, May Place, Brampton Road, Newcastle	Newcastle North	May Bank	No	Brownfield	0.99	42	Availability.	Not Preferred
MB8	Former Victoria Court, Brampton Road, May Bank	Newcastle North	May Bank	No	Brownfield	0.16	6	Planning Permission	Preferred
MD1	Scot Hay Cricket Club, Leycett Road	Madeley	Madeley	Yes	Greenfield	1.32	34	Green Belt - General Area - Moderate Contribution. Sports. Unavailable	Not Preferred
MD10	Land at Marley Tiles (1), Keele Works, Madeley Heath	Madeley	Madeley	No	Greenfield	1.75	45	Preferred site	Preferred
MD11	Land Area 6 at Marley Eternit Tiles, Madeley Heath	Madeley	Madeley	No	Brownfield	2.78	67	Availability. Existing Employment	Not Preferred
MD12	Land Area 2 at Marley Eternit Tiles, Madeley Heath	Madeley	Madeley	Yes	Brownfield	18.38	441	Further site assessment required.	Not Preferred
MD13	Land at Windy Arbour Farm, Madeley	Madeley	Madeley	Yes	Greenfield	10.32	248	Green Belt - Strong Contribution. Tree Preservation Orders.	Not Preferred
MD14	Land rear of Thornhill Drive, Madeley	Madeley	Madeley	No	Greenfield	0.74	19	Open Space	Not Preferred
MD15	Land at Manor Park Farm, Madeley	Madeley	Madeley	Yes	Greenfield	0.62	16	Green Belt - Moderate Contribution. Site of Biological Importance	Not Preferred
MD16	Land north of Newcastle Road, Madeley	Madeley	Madeley	No	Greenfield	1.46	37	Open Space	Not Preferred
MD17	Land at Furnace Lane and Arbour Close, Madeley	Madeley	Madeley	No	Greenfield	0.43	12	Open Space	Not Preferred
MD18	Land West of Furnace Lane, Madeley	Madeley	Madeley	Yes	Greenfield	4.46	107	Green Belt - Moderate Contribution. Constrained Highway access (unless evidence provided)	Not Preferred
MD19	Land East of	Madeley	Madeley	Yes	Greenfield	1.55	37	Green Belt - Strong	Not Preferred

	Furnace Lane, Madeley							Contribution. Constrained Highway access (unless evidence provided)	
MD2	Land at Elmside Garden Centre	Madeley	Madeley	Yes	Brownfield	1.36	35	Further site assessment required.	Not Preferred
MD20	Brook House Farm, Madeley	Madeley	Madeley	Yes	Greenfield	16.14	387	Further site assessment required.	Not Preferred
MD21	Land South of Madeley Pool, Madeley	Madeley	Madeley	No	Greenfield	1.23	31	Open Space. Flood Zone 3. Conservation area.	Not Preferred
MD22	Bower End Lane, Madeley	Madeley	Madeley	No	Greenfield	0.35	10	Open Space	Not Preferred
MD23	Land around All Saints Church, Vicarage Lane, Madeley	Madeley	Madeley	No	Greenfield	0.36	10	Availability.	Not Preferred
MD24	Land off Station Road, Madeley	Madeley	Madeley	Yes	Greenfield	14.68	352	Further site assessment required.	Not Preferred
MD25	Land south of Bar Hill, Madeley	Madeley	Madeley	No	Greenfield	0.74	20	Further site assessment required.	Not Preferred
MD26	Netherset House, Madeley	Madeley	Madeley	Yes	Greenfield	0.96	27	Green Belt - General Area - Moderate Contribution. Availability unknown. Access to services.	Not Preferred
MD27	Land adjacent to Madeley Extra Care development, Madeley	Madeley	Madeley	No	Greenfield	0.55	14	Open Space	Not Preferred
MD28	Land at New Road, Madeley	Madeley	Madeley	No	Greenfield	2.79	67	Open Space. Sports.	Not Preferred
MD29	Madeley (site to the west and adjoining)	Madeley	Madeley	No	Greenfield	15.7	288	Further site assessment required.	Not Preferred
MD3	Land off The Spinney, Madeley Heath	Madeley	Madeley	Yes	Greenfield	9.78	234	Green Belt - Moderate Contribution. Constrained Highway access (unless evidence provided)	Not Preferred
MD30	Land west of Bar Hill, Madeley	Madeley	Madeley	No	Greenfield	0.741	19	HS2	Not Preferred
MD31	Land off New Road	Madeley	Madeley	No	Greenfield	1.1	32	Planning Permission	Preferred
MD32	Land Adjacent to Rowley House Moss	Madeley	Madeley	No	Greenfield	1.63	42	Planning Permission	Preferred

	lane								
MD33	Land west of Manor Road, Madeley	Madeley	Madeley	No	Greenfield	1.87	45	Further site assessment required.	Not Preferred
MD34	Land East of Bowsey Wood Road, Madeley	Madeley	Madeley	Yes	Greenfield	9.28	223	Further site assessment required.	Not Preferred
MD35	Moss Farm, Bower End Lane, Madeley	Madeley	Madeley	No	Brownfield	0.18	5	Planning Permission	Preferred
MD36	Land Parcel 7, Marley Eternit Tiles, Madeley Heath	Madeley	Madeley	Yes	Brownfield	1.65	42	Green Belt - Weak contribution. Unavailable (active employment use). Constrained Highway access	Not Preferred
MD37	The Gables, Honeywall Lane, Madeley Heath, CW3 9LU	Madeley	Madeley	Yes	Greenfield	0.39	11	Further site assessment required.	Not Preferred
MD38	Five Acres, Bowsey Wood Road, Betley, CW3 9DJ	Madeley	Madeley	Yes	Greenfield	0.85	22	Further site assessment required.	Not Preferred
MD4	Land at Hillwood Road, Madeley Heath	Madeley	Madeley	No	Greenfield	0.21	6	Open Space	Not Preferred
MD5	The Old Wharf, Madeley Heath	Madeley	Madeley	No	Brownfield	0.85	14	Open Space. Constrained Highway access (unless evidence provided).	Not Preferred
MD6	Land off Keele Road, Madeley Heath	Madeley	Madeley	Yes	Brownfield	0.48	14	Further site assessment required.	Not Preferred
MD7	Heath Row, Madeley Heath	Madeley	Madeley	No	Greenfield	0.92	23	Open Space	Not Preferred
MD8	Land at Hillwood Drive, Madeley Heath	Madeley	Madeley	No	Greenfield	0.26	4	Open Space	Not Preferred
MD9	Land at Heath Row, Madeley Heath	Madeley	Madeley	No	Greenfield	0.38	11	Open Space	Not Preferred
NC1	Land West of High Street, Harriseahead	Kidsgrove	Newchapel	Yes	Greenfield	0.36	14	Green Belt - Strong Contribution. Constrained Highway access (unless evidence provided). Open Space.	Not Preferred
NC10	Land East of Mow Cop Road, Mow Cop	Kidsgrove	Newchapel	Yes	Greenfield and Brownfield	0.96	33	Green Belt - Strong Contribution. Open Space.	Not Preferred
NC11	Land off High Street, Newchapel, ST7 4PU	Kidsgrove	Newchapel	Yes	Greenfield	17.2	550	Green Belt - Strong Contribution. Open Space.	Not Preferred

NC12	Land east of Church Lane, Mow Cop	Kidsgrove	Newchapel	Yes	Mixed	0.65	22	Further site assessment required.	Not Preferred
NC2	High St, Harriseahead (land at)	Kidsgrove	Newchapel	No	Greenfield	0.25	10	Determine site availability.	Not Preferred
NC3	Land rear of Willowcroft Way, Harriseahead	Kidsgrove	Newchapel	No	Greenfield	0.61	21	Determine site availability. Highway access arrangements	Not Preferred
NC4	Land off High Street, The Rookery	Kidsgrove	Newchapel	Yes	Greenfield	4.55	146	Further site assessment required.	Not Preferred
NC5	Land off Harriseahead Lane, Newchapel	Kidsgrove	Newchapel	Yes	Greenfield	8.08	258	Further site assessment required.	Not Preferred
NC6	Playing fields off Long Lane, Newchapel	Kidsgrove	Newchapel	Yes	Greenfield	1.44	49	Green Belt - Strong Contribution. Open Space.	Not Preferred
NC7	Land at Trubshaw Farm, The Rookery	Kidsgrove	Newchapel	Yes	Greenfield	0.94	32	Constrained Highway access (unless evidence provided). Open Space.	Not Preferred
NC8	Land to the rear of Marsh Avenue, Packmoor (Former Playground)	Kidsgrove	Newchapel	Yes	Greenfield	0.38	14	Green Belt - Strong Contribution. Open Space. Constrained Highway access (unless evidence provided).	Not Preferred
NC9	Land between Newtown and Station Road, Packmoor	Kidsgrove	Newchapel	Yes	Greenfield	3.25	104	Constrained Highway access (unless evidence provided). Open Space.	Not Preferred
PH1	Florence House, Hillport Avenue (site at)	Newcastle North	Porthill	No	Brownfield	0.7	14	Availability	Not Preferred
PH2	Land at Bradwell Lane, Porthill	Newcastle North	Porthill	No	Greenfield	0.86	37	Open Space	Not Preferred
PH3	Land at Oaklands Avenue, Porthill	Newcastle North	Porthill	No	Greenfield	1.2	12	Open Space	Not Preferred
PH4	Allotment Gardens at Garnett Road West, Porthill	Newcastle North	Porthill	No	Greenfield	0.83	35	Open Space	Not Preferred
RC1	Land at Heathcote St, Kidsgrove	Kidsgrove	Ravenscliffe	No	Brownfield	0.27	10	Planning Permission	Preferred
RC10	Birchenwood Way East, Kidsgrove	Kidsgrove	Ravenscliffe	No	Greenfield	9.63	308	Open Space	Not Preferred
RC11	Land off Birchenwood Way, Kidsgrove	Kidsgrove	Ravenscliffe	Yes	Brownfield	1.28	44	Green Belt - Strong Contribution.	Not Preferred
RC12	Land at rear of Stone	Kidsgrove	Ravenscliffe	No	Greenfield	1.33	45	Constrained	Not Preferred

	Bank Road, Kidsgrove							Highway access (unless evidence provided).	
RC13	Land at Kidsgrove Bank (Part of Birchenwood)	Kidsgrove	Ravenscliffe	Yes	Greenfield	4.72	151	Green Belt - Strong Contribution. Open Space.	Not Preferred
RC14	Land off Oldcott Drive, Kidsgrove	Kidsgrove	Ravenscliffe	Yes	Brownfield	2.16	69	Green Belt - Strong Contribution.	Not Preferred
RC15	Land at Kidsgrove Bank and Chatterley Drive	Kidsgrove	Ravenscliffe	Yes	Greenfield	6.48	207	Green Belt - Strong Contribution. Open Space.	Not Preferred
RC16	Land off Boathorse Road	Kidsgrove	Ravenscliffe	Yes	Greenfield	3.64	116	Green Belt - Strong Contribution. Open Space. Local Nature Reserve	Not Preferred
RC17	Birchenwood – Land at Ravenscliffe Road	Kidsgrove	Ravenscliffe	No	Greenfield	7.68	261	Open Space. Ancient Woodland.	Not Preferred
RC18	Land off Lowlands Road (Bathpool Park), Ravensdale	Kidsgrove	Ravenscliffe	Yes	Greenfield	3.32	106	Green Belt - Strong Contribution. Open Space. Local Nature Reserve	Not Preferred
RC19	Squires Copper Mount Road	Kidsgrove	Ravenscliffe	No	Brownfield	0.46	N/A	Site Completed.	Not Preferred
RC2	Wellington Road, Kidsgrove (Nursery School)	Kidsgrove	Ravenscliffe	No	Brownfield	0.11	4	Less than 0.25Ha	Not Preferred
RC3	Kidsgrove Station Yard, Kidsgrove	Kidsgrove	Ravenscliffe	No	Brownfield	0.84	29	Availability. Site required for Kidsgrove Station improvements	Not Preferred
RC4	Kinnersley Street, Kidsgrove	Kidsgrove	Ravenscliffe	No	Greenfield	0.26	10	Open Space	Not Preferred
RC5	Mount Road, Kidsgrove (Former Squires Copper)	Kidsgrove	Ravenscliffe	No	Brownfield	0.11	2	Less than 0.25Ha	Not Preferred
RC6	Land at Valentine Road, Kidsgrove	Kidsgrove	Ravenscliffe	No	Brownfield	0.17	6	Preferred site	Preferred
RC7	Land South of St Johns Wood, Kidsgrove	Kidsgrove	Ravenscliffe	No	Greenfield	4.22	109	Open Space	Not Preferred
RC8	Land at Liverpool Road (part of Birchenwood) Kidsgrove (parcel 2)	Kidsgrove	Ravenscliffe	No	Greenfield	0.38	8	Planning Permission	Preferred
RC9	Birchenwood Way West, Kidsgrove	Kidsgrove	Ravenscliffe	No	Greenfield	2.29	78	Open Space	Not Preferred
SB1	Land behind library at Kingsbridge Avenue, Westlands	Newcastle South	Seabridge	No	Greenfield	1.84	63	Open Space	Not Preferred
SB2	Kingsbridge Ave, Seabridge	Newcastle South	Seabridge	No	Greenfield	0.19	7	Open Space	Not Preferred
SB3	Tyne Way, Clayton	Newcastle South	Clayton	No	Greenfield	0.51	17	Open Space	Not Preferred
SB4	Clayton Lodge Hotel, Clayton Road,	Newcastle South	Seabridge	No	Brownfield	0.7	24	Availability.	Not Preferred

	Seabridge								
SB5	Land at Westbury Road, Clayton	Newcastle South	Seabridge	No	Greenfield	0.23	9	Open Space	Not Preferred
SB6	Land at Rutherford Avenue, Clayton	Newcastle South	Seabridge	No	Greenfield	0.23	9	Open Space	Not Preferred
SB7	Land around Rowney Wood stretching South to M6 motorway, Seabridge	Newcastle South	Seabridge	Yes	Greenfield	54.36	1739	Green Belt - Moderate Contribution. Open Space. Ancient woodland. Tree preservation orders. Flood zone 3.	Not Preferred
SB8	Land between Seabridge Lane and Roe Lane Playing Fields, Westlands	Newcastle South	Seabridge	No	Brownfield	0.18	7	Preferred site	Preferred
SP1	Peebles Road, Parksite	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.11	4	Open Space	Not Preferred
SP10	Church & Cemetery at Cemetery Road, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	3.21	128	Availability (cemetery)	Not Preferred
SP11	Former Keele Municipal Golf Course	Keele, Silverdale and Thistleberry	Silverdale and Parksite	Yes	Greenfield	81.01	1800	Preferred site	Preferred
SP12	Site off Glenwood Close, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	Yes	Greenfield	2.01	85	Further site assessment required.	Not Preferred
SP13	Land at Park Road, Silverdale, Newcastle	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.15	4	Less than 0.25Ha	Not Preferred
SP14	Site at Gallowtree Roundabout, Keele	Keele, Silverdale and Thistleberry	Silverdale and Parksite	Yes	Greenfield	10.68	427	Further site assessment required.	Not Preferred
SP15	Former Site Of Silverdale Station, Station Road, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Brownfield	0.62	23	Planning Permission	Preferred
SP16	Conservative Club Bowling Green, Kinsey Street, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Brownfield	0.19	N/A	Site Completed.	Not Preferred
SP2	Cheddar Drive, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.08	4	Less than 0.25Ha	Not Preferred
SP3	Land around Church at Church Street, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.24	11	Availability (churchyard)	Not Preferred
SP4	Underwood Road, Silverdale (land at)	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.63	27	Open Space	Not Preferred
SP5	Ashbourne Drive, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	1.01	43	Open Space	Not Preferred
SP6	High street, Silverdale and Parkside	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Brownfield	0.075	4	Less than 0.25Ha	Not Preferred

SP7	Land at Racecourse, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	0.11	5	Open Space	Not Preferred
SP8	Allotment Gardens and land at Racecourse, Silverdale	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Greenfield	10.52	365	Open Space	Not Preferred
SP9	Silverdale Business Park, Cemetery Road	Keele, Silverdale and Thistleberry	Silverdale and Parksite	No	Brownfield	1.5	36	Open Space. Remaining area preferred for employment.	Not Preferred
TB1	Vacant Land South of Silverdale Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	13.1	111	Open Space. Local Nature Reserve.	Not Preferred
TB10	Allotment Gardens at rear of Thistleberry Avenue, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	0.4	15	Open Space	Not Preferred
TB11	Friars Wood, Priory Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	1.16	39	Open Space	Not Preferred
TB12	Land at end of Pembroke Drive, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	0.16	6	Open Space	Not Preferred
TB13	Land off Paris Avenue (The Butts)	Keele, Silverdale and Thistleberry	Thistleberry	Yes	Greenfield	10.49	336	Open Space	Not Preferred
TB14	Gallowstree Lane (land at), Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	0.3	6	Open Space	Not Preferred
TB15	Land both sides of Sneyd Avenue, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	0.64	17	Open Space	Not Preferred
TB16	Wedgwood Avenue, The Westlands	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	0.84	29	Open Space	Not Preferred
TB17	Sports ground at Wedgwood Avenue, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	1.19	40	Sports.	Not Preferred
TB18	Land at Whitmore Road, Newcastle Golf Club	Keele, Silverdale and Thistleberry	Thistleberry	Yes	Greenfield	40.52	648	Further site assessment required.	Not Preferred
TB19	Land off Whitmore Road, Seabridge	Keele, Silverdale and Thistleberry	Thistleberry	Yes	Greenfield	45.31	550	Preferred site	Preferred
TB2	Vacant Land South of Silverdale Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	1.22	41	Availability. Flood Zone 3.	Not Preferred
TB20	Seabridge Road (The Rectory)	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.21	4	Availability.	Not Preferred
TB21	Poolfields Ave North, Poolfields	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.22	4	Less than 0.25Ha	Not Preferred
TB22	35 Higherland, Newcastle	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.2	12	Planning Permission	Preferred
TB23	Land west of Galingale View, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	4.14	66	Potentially suitable for development	Preferred
TB3	Football Pitch on St Paul's Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	3.1	105	Sports. Flood Zone 3.	Not Preferred

TB4	Park and Bowling Green on Silverdale Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.83	28	Open Space. Flood Zone 3.	Not Preferred
TB5	Keele Road, Newcastle (Hamptons Scrapyard and land to the west)	Keele, Silverdale and Thistleberry	Thistleberry	No	Mixed	4.99	138	Planning Permission	Preferred
TB6	Former Pool Dam Pub Site, Orme Road, Poolfields, Newcastle	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.34	10	Availability.	Not Preferred
TB7	Orme Road, (Orme Centre)	Keele, Silverdale and Thistleberry	Thistleberry	No	Brownfield	0.36	14	Disused community facility	Preferred
TB9	Thistleberry Parkway, Keele Road, Thistleberry	Keele, Silverdale and Thistleberry	Thistleberry	No	Greenfield	5.32	170	Open Space	Not Preferred
TC1	Offices on Knutton Lane, Town Centre	Newcastle Town	Town	No	Brownfield	3.91	598	Availability (recycling facility / asset of community value).	Not Preferred
TC10	Station Walks, Newcastle	Newcastle Town	Town	No	Greenfield	0.77	33	Open Space	Not Preferred
TC11	Land at Queen Street, Newcastle	Newcastle Town	Town	No	Greenfield	0.26	12	Availability (churchyard)	Not Preferred
TC12	St Giles and St Georges School, Barracks Road, Newcastle	Newcastle Town	Town	No	Brownfield	0.33	56	Under construction for public services hub. Preferred employment site.	Not Preferred
TC13	King Street (9), Newcastle	Newcastle Town	Town	No	Brownfield	0.07	3	Availability (Office car park)	Not Preferred
TC14	Nelson Place (Jubilee Baths)	Newcastle Town	Town	No	Brownfield	0.19	159	Planning Permission (Student Accommodation)	Not Preferred
TC15	School Street Car Park, Newcastle	Newcastle Town	Town	No	Brownfield	0.14	24	Availability (Car park)	Not Preferred
TC16	Land between School Street and Windsor Street	Newcastle Town	Town	No	Brownfield	0.3	34	Availability (Car park)	Not Preferred
TC17	Centurian House, West Street	Newcastle Town	Town	No	Brownfield	0.02	6	Planning Permission	Preferred
TC18	Water St (Former Police Station)	Newcastle Town	Town	No	Brownfield	0.2	10	Potential for conversion to residential	Preferred
TC19	West Street, Newcastle	Newcastle Town	Town	No	Brownfield	0.11	19	Availability (Car park)	Not Preferred
TC2	Knutton Lane (former Fire Station)	Newcastle Town	Town	No	Brownfield	0.3	15	Availability (Educational facility)	Not Preferred
TC20	King St, Newcastle (Car park)	Newcastle Town	Town	No	Brownfield	0.54	23	Availability (Car park)	Not Preferred
TC21	Water St/George St, Newcastle (former Titleys warehouse)	Newcastle Town	Town	No	Brownfield	0.48	23	Existing employment site. Car Park.	Not Preferred
TC22	Marsh Parade,	Newcastle Town	Town	No	Brownfield	0.35	60	Availability (Retail).	Not Preferred

	Newcastle (former Zanzibar night club)								
TC23	York Street, Newcastle	Newcastle Town	Town	No	Greenfield	0.09	6	Planning Permission	Preferred
TC24	Stubbs Walks, Victoria Road, Newcastle	Newcastle Town	Town	No	Greenfield	1.04	9	Open Space	Not Preferred
TC25	Land at rear of Lancaster Road, Newcastle	Newcastle Town	Town	No	Greenfield	0.6	21	Open Space. Sports.	Not Preferred
TC26	London Rd, Newcastle (former Bristol St Motors)	Newcastle Town	Town	No	Brownfield	1.41	499	Planning Permission	Preferred
TC27	Land at Windsor Street, Newcastle	Newcastle Town	Town	No	Brownfield	0.08	14	Availability (Car park)	Not Preferred
TC28	Lyme Brook on Silverdale Road, Town Centre	Newcastle Town	Town	No	Brownfield	0.65	88	Open Space. Flood Zone 3.	Not Preferred
TC29	Victoria Street, Newcastle (7)	Newcastle Town	Town	No	Brownfield	0.06	10	Lapsed residential permission.	Preferred
TC3	Liverpool Road, Cross Heath (Bus Depot)	Newcastle Town	Town	No	Brownfield	0.82	35	Vacant site not preferred for employment	Preferred
TC30	Blackburn house, Town Centre	Newcastle Town	Town	No	Brownfield	0.11	N/A	Site Completed.	Not Preferred
TC31	2- 10 Hassell Street, Newcastle	Newcastle Town	Town	No	Brownfield	0.03	N/A	Site Completed.	Not Preferred
TC32	Newcastle Baptist Church, London Road, Newcastle	Newcastle Town	Town	No	Brownfield	0.09	22	Planning Permission	Preferred
TC33	Land opposite superstore, Lyme Valley Road, Newcastle	Newcastle Town	Town	No	Brownfield	0.13	N/A	Site Completed.	Not Preferred
TC4	Georgia Pacific, Lower Street, Newcastle	Newcastle Town	Town	No	Brownfield	0.88	93	Availability (Hotel, Supermarket and permission for care home)	Not Preferred
TC5	Lower St. (former Maxims nightclub)	Newcastle Town	Town	No	Brownfield	0.42	28	Planning Permission	Preferred
TC6	Land at Wilson Street, Newcastle	Newcastle Town	Town	No	Greenfield	0.54	23	Open Space	Not Preferred
TC7	Old Sainsburys Site A, Newcastle	Newcastle Town	Town	No	Brownfield	0.85	130	Availability (mixed-use scheme proposed)	Not Preferred
TC8	Vacant Land South of Lower Street, Town Centre	Newcastle Town	Town	No	Brownfield	2.66	407	Availability (Retail). Flood Zone 3.	Not Preferred
TC9	Old Sainsburys Site B, Newcastle	Newcastle Town	Town	No	Brownfield	0.24	41	Availability (mixed-use scheme proposed)	Preferred
TK1	Talke Road, Talke	Kidsgrove	Talke	No	Greenfield	1.33	34	Open Space	Not Preferred
TK10	Land at Crown Bank, Talke	Kidsgrove	Talke	Yes	Greenfield	5.33	170	Green Belt - Strong Contribution. Adjoins conservation	Not Preferred

								area.	
TK11	Wedgwood Road, Kidsgrove	Kidsgrove	Talke	No	Brownfield	0.25	6	Constrained highway access	Not Preferred
TK12	Chester Road (former Talke Library), Talke	Kidsgrove	Talke	No	Brownfield	0.11	5	Disused community facility	Preferred
TK13	Land at Chester Road, Talke Pits	Kidsgrove	Talke	No	Greenfield	1.17	40	Open Space	Not Preferred
TK14	Site at Kingsley Road, Talke Pits	Kidsgrove	Talke	No	Greenfield	0.36	14	Availability (unknown). Constrained highway access	Not Preferred
TK15	Land rear of High Street, Talke Pits	Kidsgrove	Talke	No	Greenfield	0.32	12	Open Space	Not Preferred
TK16	Land West of Jamage Road Industrial Estate, Talke Pits	Kidsgrove	Talke	Yes	Greenfield	6.16	197	Green Belt - Strong Contribution. Risk of contamination. Ground stability. Heavily wooded.	Not Preferred
TK17	Land of St Martins Road, Talke	Kidsgrove	Talke	Yes	Greenfield	4.69	41	Green Belt - Weak Contribution. See Green Belt Technical Paper.	Preferred
TK18	Jamage South, Land North of A500	Kidsgrove	Talke	Yes	Greenfield	44.89	1436	Green Belt - Strong Contribution.	Not Preferred
TK19	Great Oak, Land South of A500	Kidsgrove	Talke	Yes	Greenfield	46.64	1492	Green Belt - Moderate Contribution. Constrained highway access. Availability (unknown)	Not Preferred
TK2	Thomas Street, Talke	Kidsgrove	Talke	No	Greenfield	0.41	10	Limited Open Space functionality.	Preferred
TK20	Bathpool Park, Talke	Kidsgrove	Talke	Yes	Greenfield	6	192	Green Belt - Strong Contribution. Local Nature Reserve.	Not Preferred
TK21	Land between Jamage Road and Talke Road (Former Red Street Colliery)	Kidsgrove	Talke	Yes	Greenfield	0.78	26	Availability unknown.	Not Preferred
TK22	Former Talke Social Club, Coal Pit Hill, Talke	Kidsgrove	Talke	No	Brownfield	0.03	8	Planning Permission	Preferred
TK23	The Skylark, High Street, Talke	Kidsgrove	Talke	No	Brownfield	0.31	N/A	Site Completed.	Not Preferred
TK24	Land off Coppice Road, Talke	Kidsgrove	Talke	Yes	Greenfield	1.49	51	Green Belt - Moderate Contribution.	Not Preferred
TK25	Land North and South of Audley Road, Talke	Kidsgrove	Talke	Yes	Greenfield	22	704	Green Belt - Strong Contribution.	Not Preferred
TK27	Land off Coppice	Kidsgrove	Talke	Yes	Greenfield	2.81	90	Green Belt -	Not Preferred

	Road, Talke (2)							Moderate Contribution.	
TK3	Thomas Street (south), Talke	Kidsgrove	Talke	No	Greenfield	0.15	6	Availability.	Not Preferred
TK4	Walton Grove/Coppice View, Talke Pits	Kidsgrove	Talke	No	Greenfield	0.41	10	Planning Permission	Preferred
TK5	Imperial Works, Coalpit Hill, Talke	Kidsgrove	Talke	No	Brownfield	1.05	32	Lapsed residential permission.	Preferred
TK6	Hill Top Primary and Talke Youth Centre, Talke	Kidsgrove	Talke	No	Greenfield	0.89	18	Disused community facility	Preferred
TK7	Chester Road, Talke	Kidsgrove	Talke	No	Greenfield	0.15	5	Open Space	Not Preferred
TK8	139a Chester Road, Talke	Kidsgrove	Talke	No	Greenfield	0.18	7	Open Space	Not Preferred
TK9	Land North of Dee Close, Talke Pits	Kidsgrove	Talke	No	Greenfield	1.1	37	Open Space	Not Preferred
WL1	Cemetery rear of Clayton Road, Westlands	Newcastle South	Westlands	No	Greenfield	11.02	353	Availability (Cemetery)	Not Preferred
WL10	Roe Lane Playing Fields, Westlands	Newcastle South	Westlands	No	Greenfield	9.52	305	Open Space. Sports.	Not Preferred
WL11	Seabridge Hall and Grounds, Seabridge Lane	Newcastle South	Westlands	No	Brownfield	0.65	22	Existing residential land.	Preferred
WL12	Land at Guernsey Drive, Seabridge	Newcastle South	Westlands	No	Greenfield	0.25	10	Open Space	Not Preferred
WL13	Langdale Rd, Clayton	Newcastle South	Westlands	No	Greenfield	0.22	8	Constrained highway access. Open Space Assessment.	Not Preferred
WL14	Land rear of Leys Drive, Seabridge	Newcastle South	Seabridge	No	Greenfield	1.48	50	Open Space (green corridor).	Not Preferred
WL15	Priory Day Centre, Lymewood Grove, Newcastle	Newcastle South	Westlands	No	Brownfield	0.66	13	Planning Permission	Preferred
WL16	Oxford Arms, Moreton Parade, May Bank	Newcastle North	Westlands	No	Brownfield	0.26	N/A	Site Completed.	Not Preferred
WL2	Clayton Rd (Near Orchard House)	Newcastle South	Westlands	No	Brownfield	0.87	26	Disused residential care facility.	Preferred
WL3	Land at rear of Abbots Way, Westlands	Newcastle South	Westlands	No	Greenfield	2.76	88	Open Space	Not Preferred
WL4	Land at Friars Walk, Westlands	Newcastle South	Westlands	No	Greenfield	0.57	19	Open Space	Not Preferred
WL5	Land rear of Montfort Place, Westlands	Newcastle South	Westlands	No	Greenfield	0.81	28	Open Space	Not Preferred
WL6	Queensway, Westlands, Newcastle	Newcastle South	Westlands	No	Brownfield	0.15	5	Vacant housing association garages.	Preferred
WL7	Clayton Road, Clayton	Newcastle South	Westlands	No	Greenfield	3.69	118	Limited Open Space functionality.	Preferred
WL8	Land at Cambourne Crescent, Westlands	Newcastle South	Westlands	No	Greenfield	0.58	20	Open Space. Heavily wooded.	Not Preferred

WL9	Ash Way, Seabridge (Seabridge Centre)	Newcastle South	Westlands	No	Brownfield	2.4	77	Limited Open Space functionality. Potential relocation of community facilities.	Preferred
WS1	Playground St Edmunds Avenue Porthill	Newcastle North	Wolstanton	No	Greenfield	0.25	8	Open Space	Not Preferred
WS2	Land at Wolstanton, Newcastle	Newcastle North	Wolstanton	No	Brownfield	4.78	191	Availability. Employment area. Site area reduced by Etruria Valley Link Road. Remaining land preferred for employment.	Not Preferred
WS3	Peel Street, Wolstanton (Alsager Roofing Co Ltd)	Newcastle North	Wolstanton	No	Brownfield	0.04	2	Less than 0.25Ha	Not Preferred
WS4	High Street, Wolstanton (Plough Inn)	Newcastle North	Wolstanton	No	Brownfield	0.11	5	Availability.	Not Preferred
WS5	Land at Morris Square, Wolstanton	Newcastle North	Wolstanton	No	Brownfield	0.24	6	Garages and informal open space	Preferred
WS6	Marsh Hall Community Centre, Grange Lane, Wolstanton	Newcastle North	Wolstanton	No	Brownfield	0.55	10	Open Space	Not Preferred
WS7	Recreation area at Moreton Parade, Wolstanton	Newcastle North	Wolstanton	No	Greenfield	0.68	29	Open Space. Sports.	Not Preferred
WS8	Land at Highfield Avenue, Wolstanton	Newcastle North	Wolstanton	No	Greenfield	0.22	10	Open Space. Availability.	Not Preferred
WS9	Former T G Holdcroft, Knutton Road, Wolstanton	Newcastle North	Wolstanton	No	Brownfield	0.24	N/A	Site Completed.	Not Preferred

Appendix 2

1. Broad Locations for Future Housing & Economic Development

At the Strategic Options consultation stage the authorities consulted on 6 Spatial Growth Options presenting potential strategies to accommodate future growth (2013-2033). For each of these options a list of the negative and positive implications are provided below. It should be noted that the potential implications of channelling growth under a particular spatial option is influenced by the quantum of growth to be accommodated under preferred Strategic Growth Option C.

Options 1 - Existing Strategy and Option 2 - Urban Focus

Negative: Limited land supply available, unable to meet OAN requirements sustainably, greatly increased density would impact on infrastructure capacity (e.g. loss of open space) and the natural and historic environment (the densities used to calculate potential housing capacity took into consideration the density per hectare (dph) at which historic development was constructed and reflects local character (this was consulted on as part of a Joint SHLAA methodology in Oct 2015).

Positive: Focus on urban regeneration, supports centres, no impact on GB or Open Countryside beyond, reduced impact on natural environment beyond this area.

Option 3 - Suburban focus

Negative: Limited land supply available, unable to meet OAN requirements sustainably, increased density would impact on infrastructure capacity (e.g. loss of open space) and the natural and historic environment (the densities used to calculate potential housing capacity took into consideration the dph at which historic development was constructed and reflects local character (this was consulted on as part of a Joint SHLAA methodology in Oct 2015), hollowing out of inner urban areas, unsupportive of the strategic roles of strategic centres, impact on infrastructure.

Positive: Lesser impact on infrastructure compared with option 1&2, no impact on GB or Open Countryside beyond, reduced impact on natural environment beyond this area.

Option 4 - Combined Urban, Suburban and Rural Villages (within existing village envelopes)

Negative: Circa 4,000 dwellings short of OAN, deliverability/viability, ability to provide a range of housing and employment opportunities to the market (including being capable of providing sites with the potential to address deficiencies in specific employment sectors (ELR), increased densities or requirement for additional land is likely to impact upon open space provision, and the natural and historic environment, connectivity and congestion issues across the plan area.

Positive: No impact on Green Belt or Open Countryside beyond, reduced impact on natural environment beyond this area, strengthen the role of strategic centres.

Option 5 - (Combined (Option 4) + Scattered Development in the Open Countryside and Green Belt.

Negative: Less sustainable than other options available which support strategic allocation, Sustainability Appraisal indicates the option would result in greater harm to the Green Belt and open countryside beyond (impact on Green Belt functions considered to be greater than other options available – scattered over contained harm), potential to undermine the effectiveness of the Green Belt to protect the open countryside beyond, significant infrastructure requirements, reduced support for urban regeneration, increased need to travel, harm to natural and historic environment, risk to best and most versatile agricultural land, increased potential to constrain mineral extraction, connectivity and congestion issues across the plan area (and people are likely to be required to travel further to access services and employment).

Positive: Capable of meeting housing and employment needs.

Option 6: Combined (Option 4) + Major Urban & Rural Extensions in the Countryside and Green Belt (Preferred Option)

Negative: Harm to the Green Belt and / or Open Countryside beyond, natural and historic environment, infrastructure requirements, potential to support strategic centres, increased need to travel, risk to best and most versatile agricultural land, increased potential to constrain mineral extraction, connectivity and congestion issues across the plan area, and people are likely to be required to travel further to access services and employment (degree of impact depends on the strategic site(s) location).

Positive: Potential strategic allocations (in some locations) have the potential to benefit from existing infrastructure capacity and are considered more likely to deliver the additional infrastructure required, greater deliverability/will assist with the build out rates required, potential to achieve synergistic benefits if employment and housing development can form a single opportunity.

Conclusion

Options 1-3 produce a limited supply of sites for development, this constrains the delivery and therefore means that the area's development needs cannot be met in terms of numbers or the range of employment and housing required (SHMA/ELR). Whilst option 4 at Strategic Options consultation was indicated to have the potential to provide 23,900 new dwellings (subsequent monitoring has revised this potential capacity down to 23,503 as indicated by Table 3 of the Housing Technical Paper), equating to a significant proportion (86%) of the required amount of development land for the housing market area's needs, it is also not considered to produce the range of opportunities required to meet needs overall. Option 4 would also result in a deficiency of 18 hectares of employment land within Newcastle-under-Lyme and an under provision of the mix of employment sectors across the plan area. Therefore options 1-4 on their own are not considered to be positively prepared or effective. Whilst option 5 and 6 both provide enough land to meet the needs, the Green Belt Technical paper describes why, on balance, option 6 is the preferred option as the harms and benefits of strategic allocations outweigh that of a dispersed development approach (option 5). Therefore option 6 is considered to be the most appropriate strategy.

While this section has explained the selection of option 6 as the preferred option the assessment suggests that the extent to which this option can return benefits and reduce / mitigate potential harm is influenced by the location of the land and its characteristics e.g. connectivity, availability of social and physical infrastructure.

Appendix 3 – Comparison of Strategic sites

