

**Draft Strategic Housing Land Availability Assessment
Phase I Summary Assessment of Sites**

No	Site	Green/Brown	Site Area (Ha)	Area (Net)	Site Density	Site Yield	Suitable?	Available?	Achievable?	Deliverable?	Developable?	Timescale?	Comments
6	Rolleston Rd	Brown	0.28	0.28	50	14	Yes	Yes	Yes	No	Yes	6-10 years	Currently in use as an employment site
7	Horninglow Rd North	Brown	0.16	0.16	50	8	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Pub Garden - Pub currently operational
9	Wetmore (Plasplugs site)	Brown	3.2	0.9	50	36	Yes	Yes	Yes	No	Yes	6-10 years	Only half of this site would come forward giving a yield of 36
13	Dallow Street	Brown	2.63	2.25	40	30	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Planning permission refused due to noise so reduced yield.
18	Derby Street	Brown	2.87	2.87	43	123	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Much of site the subject of potential planning application.
20	Station Street	Brown	0.9	flr sp 5963 sq m		60	Yes	Yes	Yes	No	Yes	6-10 years	Site currently in employment use. PP previously sought for Residential.
14	Arthur Street (Van Leer)	Brown	1.9	1.9	50	95	Yes	Maybe	Yes	No	Yes	6-10 years	Currently in employment use.
15	Victoria Crescent	Brown	2.26	2.26	50	113	Yes	Maybe	Yes	No	Yes	6-10 years	Underused employment premises if not considered necessary to retain.
21	Shobnall Rd	Brown	2.35	2.35	48	113	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Part of the site subject to potential app.
23	Shobnall Rd (Waste Site)	Brown	0.97	0.88	50	44	Yes	Yes	Yes	No	Yes	6-10 Years	Attractive if comprehensive treatment of non-conforming uses.
27	Scalpccliffe Rd	Brown	0.2	0.2	50	8	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Former PFS now used for car sales. Good residential site.
28	Scalpccliffe Close	Brown	0.35	0.35	40	10	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Disused employment site in residential area.
24	Curzon St	Brown	1.85	1.6	50	80	Yes	No	Yes	No	No		Could produce viable scheme but some constraints (Railway).
30	Fleet Street	Brown	0.52	0.46	90	41	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Draft TCAAP proposing retail/offices and multi-storey car park.
31	Bond Street	Brown	0.73	0.63	90	57	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Draft TCAAP proposing retail/offices on site.
32	Queen Street	Brown	1.2	1.12	54	60	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Recent discussion for residential development.
33	Broadway Street	Brown	0.24	0.24	60	14	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Modern industrial unit. However consider more appropriate as residential.
34	Watson Street	Brown	0.5	0.5	50	25	Yes	Yes	Yes	No	Yes	6-10 years	Poor location. Marginal in terms of viability as a housing site.
35	Blackpool Street	Brown	0.26	0.26	50	13	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Small scale employment use more suited to residential. Possible access issues.
36	Stanton Rd	Brown	0.26	0.26	30	8	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Under utilised green space currently used as smallholding/Stables.
37	Model Dairy Fm	Brown	3.8	3.42	31	106	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Site the subject of a potential planning application.
44	Lichfield Rd	Brown	3.74	1.94	30	58	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Container depot previously described as Not PDL.
46	Horninglow Street, Middle Yard	Brown	1.49	1.49	60	89	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Site currently the subject of pre application discussion.
47	Dallow Street/ Victoria Rd	Brown	0.46	0.46	50	23	Yes	Yes	No	No	No		Modern industrial units. However considered more appropriate as residential.
38	Branston Depot	Brown	25.21	20	40	800	Yes	Maybe	Yes	No	Yes	11-15 years	Currently in employment use. Break in lease could allow site to come forward.
48	Horninglow Street	Brown	0.17	0.125	70	9	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Former PFS. Initial proposal in the Burton TCAAP is for Office development.
50	Guild Street/West Street Carpets	Brown	0.226	flr sp 1031 sqm		10	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Former School buildings - last used as carpet sales.
53	All Saints Rd	Brown	0.31	0.31	60	19	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Employment premises in predominantly residential area.
54	Bond Street/Green Street	Brown	0.27	0.27	50	14	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Employment site (subj of pre app discussion). Prop'd for College facilities in AAP.
55	Berryhedge Youth Centre	Brown	0.22	0.22	40	9	Yes	Yes	Yes	No	Yes	6-10 years	Older buildings used as play school and youth club.
101	Eastlands Rd	Brown	1.36	1.36	46	63	Yes	Yes	Yes	No	Yes	6-10 years	Site suitable for residential but currently in employment use.
45	Rosliston Rd	Brown	0.13	0.13	50	7	Yes	Maybe	Yes	No	Yes	6-10 years	currently car sales site. close to local shops. Possible social housing site.
103	JCB sites	Brown	6.79	3	55	250	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Sites part of current application. Heavy products factory now relocated.
104	Stafford Rd	Brown	1.09	0.5	40	20	Yes	Yes	Yes	Yes	Yes	0 – 5 years	0.5ha developable. Noise issues may arise.
51	Crown Industrial Estate	Brown	6.34	2.9	48	139	Yes	No	No	No	No		Quality warehouse + other less attractive units in multiple occupation.
102	Brookside Rd, Ultoxeter	Brown	3.6	2.8	46	129	Yes	Maybe	Yes	No	Yes	6-10 years	Old industrial estate. Poor quality buildings. Good location for residential.
4	Forest Edge Way	Green	0.82	0.76	30	23	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield sites not included in the Council's five year supply.
10	Wetmore Rd (Wetmore Lane)	Green	0.79	0.79	50	40	Yes	Yes	Yes	No	Yes	11-15 years	Disused greenspace (Former allotments).
29	Vancouver Drive	Green	0.66	0.66	50	33	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield sites not included in the Council's five year supply.
39	Lynwood Rd	Green	0.73	0.73	40	29	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield sites not included in the Council's five year supply.
40	Bridgford Rd	Green	0.2	0.2	40	8	Yes	Yes	Yes	No	Yes	11-15 years	Underused greenspace adjoining modern housing estate.
41	Manor Fm	Green	2.3	2.3	40	92	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield area reduced in size due to revised junction layout (roundabout D).
42	Tatenhill Lane	Green	2.44	2.44	30	73	Yes	Yes	Yes	No	Yes	11-15 years	Residential consent previously refused on housing numbers grounds.
43	Hollyhock Lane	Green	15.59	13.25	40	530	Yes	Yes	Yes	No	Yes	11-15 years	Site part of larger current employment allocation (South of Branston)