

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

No	Site	Green/Brown	Site Area (Ha)	Site Density	Site Yield	Suitable?	Available?	Achievable?	Deliverable?	Developable?	Timescale?	Comments	Overlap? Includes?	Overlap? Included within?
1	Land Rear of the Homestead, Henhurst Hill, Burton upon Trent	Green	3.16	35	111	No	Yes	Yes	No	No		Site not considered suitable in isolation - unsustainable location		
2	Land North of Brickyard Cottages, Knightsfield Rd, Hanbury Woodend	Green	0.41	30	12	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
3	Land North of Harehedge Lane, Burton	Green	19.00	40	760	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site with potential to deliver a sustainable extension to Burton	HLAA4	
4	Land North of Harehedge Lane, Burton	Green	6.15	40	246	Yes	Yes	Yes	No	Yes	11-15 years	Substantial greenfield site with potential to deliver a sustainable extension to Burton		HLAA3
5	Land West of Uttoxeter, Parks Farm, New Road, Uttoxeter, ST14 5DS	Green	64.62	40	2,585	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in Uttoxeter, it may be that part of the site is appropriate for development.	HLAA18	
6	Land East of Dovefields Industrial Estate, Uttoxeter	Green	2.15	50	108	No	Yes	No	No	No		Site offers potential to deliver a number of houses in Uttoxeter, however it may be more suitable for employment designation due to close proximity of industrial estate and constraints related to flooding, contamination and access.		
7	Land West of the A38 (Lawns Farm)	Green	164.80	40	6,592	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be all allocated for housing.		
8	Land South of Henhurst Hill/Forest Rd, Burton upon Trent	Green	17.19	40	688	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site with potential to deliver a sustainable extension to Burton		HLAA128
9	Land at Station Road, Barton under Needwood	Green	20.63	35	722	No	Yes	Yes	No	No		Site is in a sustainable location and has few constraints, however current fit with development line and irregular shape means it is perhaps not the most appropriate site in Barton.		
10	Land at Belmont Road, Tutbury	Green	8.50	35	298	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in such a village location, although it may be that part of the site is appropriate for development.		
11	Land off Bramshall Road, Uttoxeter	Green	6.08	40	243	No	Yes	Yes	No	No		Site not considered suitable in isolation - illogical shape and does not fit with existing development line		
12	Land North of Beamhill Road, Burton	Green	3.03	40	121	No	Yes	Yes	No	No		Small greenfield site, however, is relatively unsustainable		HLAA42
13	Land at St Mary's Lane, Stretton	Green	1.29	40	52	Yes	Yes	Yes	No	Yes	6-10 years	Small greenfield site, offers potential for a small development in the Stretton area		
14	Land to the North West of The Green, Barton under Needwood	Green	5.14	35	180	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in such a village location, although it may be that part of the site is appropriate for development. The main constraint is the leasing of the public house		
15	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	Green	2.28	35	80	Yes	No	Yes	No	No		Small greenfield site on the edge of Stretton however, the site is not available.		
16	Land at Hazelwalls Farm, (off B5013), Uttoxeter	Green	19.70	40	788	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in Uttoxeter, it may be that part of the site is appropriate for development. Site is not in a very sustainable location		
17	West and East of Outwoods Lane, and South of Field Lane, near Burton	Green	19.72	40	789	No	Yes	Yes	No	No		The site forms part of a much larger proposal and ongoing discussions. The purpose of this registration is to indicate ownership within the context of the larger proposal.	HLAA43, HLAA105	
18	Land West of Uttoxeter, Parks Farm	Green	27.38	40	1095	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in Uttoxeter, it may be that part of the site is appropriate for development.		HLAA5
19	Land at Spoth, Uttoxeter	Green	6.45	40	258	No	Yes	No	No	No		Site not considered suitable - unsustainable location		
20	Hawkins Lane, Burton upon Trent	Brown	4.20	60	252	No	Maybe	Yes	No	No		A brownfield site within Burton with outline permission for employment use. Site is considered more suitable for employment than housing.		
21	Land South West of Tutbury	Green	15.24	35	533	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in such a village location, although it may be that part of the site is appropriate for development.		
22	Land at Efflinch Lane, Barton under Needwood	Green	18.91	35	662	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in such a village location, although it may be that part of the site is appropriate for development.		
23	Queens Hospital (part 1)	Brown	0.18	60	11	Yes	Yes	Yes	Yes	Yes	0 – 5 years	A brownfield site within Burton, however the proximity to the hospital estate may hinder the viability of the site being developed for housing.		
24	Upper Outwoods Farm, Beamhill Rd, Anslow	Green	52.06	40	2,082	No	Yes	Maybe	No	No		Site not considered suitable in isolation due to irregular shape and fit with current development	HLAA120, HLAA54 (part)	HLAA41, HLAA54 (part)
25	Outwoods Hospital Site (Part 2)	Brown	1.12	60	67	Yes	Yes	Yes	Yes	Yes	0 – 5 years	A brownfield site within Burton, however the proximity to the hospital estate may hinder the viability of the site being developed for housing.		
29	Land at Bond Street and Green Street, Burton	Brown	0.41	60	25	Yes	Yes	Yes	Yes	Yes	0 – 5 years	A brownfield site within Burton, but could be more appropriate for development related to the college needs - site is within BTCAAP, but could be available within the first 5 years	Site is similar to site number 54 in the WYG Phase I report	Site is similar to site number 54 in the WYG Phase I report
30	28 Uxbridge Street, Burton	Brown	0.09	90	8	Yes	Yes	Yes	Yes	Yes	0 – 5 years	A brownfield site within a sustainable location in Burton, which already has outline planning permission for eight one-bedroomed apartments.		
33	Land to the rear and side of 99 Henhurst hill, Burton	Green	0.34	25	9	No	Yes	Maybe	No	No		Small greenfield site, however irregular shape and associated issues with access may constrain development		
35	Jacks Lane, Marchington	Green	1.62	35	57	Yes	Yes	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable village location		
36	Primary Works, Thorney Lanes, Hoar Cross	Brown	0.42	15	6	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
37	Land Rear of Forest Road (North) Burton	Green	4.80	40	192	Yes	Maybe	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable location offers potential for housing development on the outskirts of Burton		HLAA128

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39	Land at Rolleston on Dove	Green	3.10	35	109	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site in a sustainable village location with the potential for including recreational (community) use and/or educational use on site		
40	Land South of Demontfort Way	Green	4.12	40	165	No	Maybe	Yes	No	No		Site offers potential to deliver a number of houses in Uttoxeter, however site is unsustainable and therefore may not be the most appropriate to develop		
41	Land South of Beamhill Road, Burton	Green	81.07	40	3,243	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton	HLLA24, HLLA120, HLLA54	
42	Land North of Beamhill Road, West of Tutbury Road, Burton	Green	45.35	40	1,814	Yes	Maybe	Yes	No	Yes	11-15 years	Large greenfield site with potential to deliver a sustainable extension to Burton	HLLA12, HLLA61	
43	Land South of Field Lane	Green	27.86	40	1,114	No	Maybe	Yes	No	No		Site not considered suitable in isolation due to irregular shape and fit with current development	HLLA17 (part)	HLLA105, HLLA17 (part)
44	Land south of Henhurst Hill/Postern Rd	Green	14.28	40	571	No	Yes	Yes	No	No		Site offers potential to deliver a number of houses on the outskirts of Burton, however is an unsustainable location at present		HLLA128
45	Drakelow Park	Brown	283.00	11	3113	Yes	Yes	Yes	No	Yes	6-10 years	Large brownfield site with potential to deliver a significant number of new homes. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be all housing. However, site is located in South Derbyshire		
46	Land at Craythorne Road, Rolleston on Dove	Green	1.24	35	43	No	Yes	Yes	No	No		Small brownfield site, however irregular shape and fit with current development line may mean the site is unsuitable		
47	Land off Northfield Avenue, Rocester	Green	2.26	35	79	No	Yes	Yes	No	No		Small greenfield site, however irregular shape and fit with current development line means the site is considered unsuitable		
48	Forest Road, Barton Gate	Green	0.09	20	2	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location. Previous permission for residential refused on sustainability lines		
49	Rear of Sycamore Road, Mayfield	Brown	0.15	35	5	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Small brownfield site in a sustainable village location, current application for affordable homes not yet determined		
50	Reservoir Road, Burton upon Trent	Green	2.38	40	95	Yes	Maybe	Yes	No	Yes	11-15 years	Small greenfield site in a relatively sustainable location on the edge of Burton, however steep slope on site may hinder development		
51	Hopley Road, Burton upon Trent	Green	2.84	40	114	No	Maybe	Yes	No	No		Site offers potential to deliver a number of houses on the outskirts of Burton, however is an unsustainable location at present		HLLA116
52	Postern Road, Burton upon Trent	Green	0.36	40	14	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location		
54	Killing Greaves Lane, Burton upon Trent	Green	8.45	40	338	Yes	Maybe	Yes	No	Yes	6-10 years	Greenfield site in a sustainable location on the outskirts of Burton, offering potential to deliver a number of dwellings	HLLA24 (part)	HLLA41, HLLA24 (part)
55	Henhurst Ridge, Burton upon Trent	Green	5.73	40	229	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location		HLLA128
56	Aviation Lane, Burton upon Trent	Green	3.94	40	158	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location		HLLA128
58	Royal Oak Public House, Wyggeston Street	Brown	0.19	50	10	Yes	Maybe	Yes	Yes	Yes	0 – 5 years	Site is in a sustainable area of Burton, however, may be constrained in relation to noise and air pollution and current leasing of site		
59	Rear of 14 Harbury Street, Burton upon Trent	Brown	0.32	30	10	Yes	Yes	Yes	Yes	Yes	0 – 5 years	While this site is in a sustainable location in a predominantly residential area, development would raise privacy issues with new dwellings presumably overlooking gardens and the rear of existing dwellings.		
61	Land North of Beamhill Road, East of Longhedge Lane, Burton	Green	3.81	40	152	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		HLLA42
62	Land at Allens Lane, Marchington	Green	2.83	35	99	Yes	Yes	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable village location		
63	Land South of Derby Road and A38, Burton upon Trent	Green	34.23	40	1,369	No	Maybe	Maybe	No	No		Greenfield site on the edge of Burton, but has a number of constraints and may be more appropriate for employment		
64	Beech Lane, Burton upon Trent	Brown	5.09	60	305	Yes	Maybe	Yes	No	Yes	6-10 years	Site is in a sustainable location, in a predominantly residential area. However it is in active employment use and it may be more appropriate to retain for employment use		
65	Redhouse Farm, Burton upon Trent	Green	23.30	40	932	Yes	Yes	Yes	No	Yes	6-10 years	Greenfield site in a sustainable location on the outskirts of Burton, offering potential to deliver a number of dwellings		HLLA 105
66	Little Burton East, Derby Road, Burton upon Trent	Brown	0.89	70	62	Yes	No	Yes	No	Yes	6-10 years	Current building offers potential for conversion into apartments, however the building is currently in use for employment and may be more appropriate to retain for employment land		
67	Anson Court Car Park, Burton upon Trent	Brown	0.37	70	26	No	Maybe	No	No	No		Site not considered suitable due to location and close proximity to employment sites and the loss of car parking facilities. Suitability may change depending on outcome of BTCAAP		
69	Robins Cinema, George Street, Burton upon Trent	Brown	0.08	375	30	No	Yes	No	No	No		Brownfield site in the centre of Burton, however it is a listed building and therefore sympathetic restoration would be difficult to achieve and would certainly increase costs		
70	Car Park, High Street, Burton upon Trent	Brown	0.22	70	15	No	Maybe	No	No	No		Site not considered suitable due to location and close proximity to employment sites and the loss of car parking facilities. Suitability may change depending on outcome of BTCAAP		
71	Land North of Forest Road, Burton upon Trent	Green	4.11	40	164	Yes	Maybe	Yes	No	Yes	11-15 years	Small greenfield site in a relatively sustainable location on the edge of Burton, however steep slope on site may hinder development		HLLA105
73	Land West of Wetmore Road, Burton upon Trent	Brown	0.57	60	34	No	Yes	No	No	No		Brownfield site with planning permission for employment use (offices), therefore may be more appropriate to retain for employment use		
74	Craythorne Golf Centre and Course, Burton upon Trent	Green	27.30	40	1,092	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location and danger of convergence of Burton and Rolleston		
75	Shobnall Sports and Social Club, Burton upon Trent	Brown	1.67	60	100	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Brownfield site, which if released for housing would enable substantial investment in improving the facilities for Shobnall Sports and Leisure Club		
80	Land South of Bramshall Road, inc Rycroft Farm, Uttoxeter	Green	15.37	40	615	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site on edge of Uttoxeter in a sustainable location, offering the potential to deliver a substantial number of dwellings.		
81	Land South of Bramshall Road, adj. Rycroft Lodge, Uttoxeter	Green	3.05	40	122	No	Yes	Yes	No	No		Site not considered suitable in isolation - unsustainable location and does not fit with current development line		

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82	Land south of Wood Lane, Uttoxeter	Green	4.06	40	162	No	Yes	Yes	No	No		A greenfield site in an unsustainable location, and the boundary of the site does not fit well with the current development line.	HAA86	
84	Land off Meadow View, Rolleston on Dove	Green	1.20	35	42	Yes	Maybe	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable village location offering the potential to deliver a number of dwellings		
85	Old Citroen Garage, Horninglow Road, Burton on Trent	Brown	0.81	60	49	Yes	Yes	Yes	Yes	Yes	0 – 5 years	A currently vacant brownfield site in Burton, offering the potential to deliver a substantial number of homes in a predominantly residential area.		
86	Land East of Highwood Road, Uttoxeter	Green	0.96	40	38	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location and the boundary of the site does not fit with existing development line		HAA82
87	Land at Springfield, Stubby Lane, Marchington	Green	1.27	35	44	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
88	Toby's Hill, Draycott in the Clay	Green	0.52	35	18	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
100	Five Lands Allotments, Stapenhill	Green	1.24	56	69	Yes	Maybe	Yes	No	Yes	6-10 years	A small greenfield site in a sustainable residential location, offering the potential for 'infilling' development		
101	Land South East of Church Leigh	Green	2.70	35	95	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
102	Land at Hollybush Road, Newborough	Green	0.68	35	24	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
103	Land at Stubby Lane, Draycott in the Clay	Green	0.25	35	9	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
104	Land at Pipehays Lane, Draycott in the Clay	Green	0.59	35	21	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
105	Land North of Forest Road, South of Field Land and East of Outwoods Lane	Green	127.50	35	4,463	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton	HAA71, HAA65 and HAA43	
106	Beamhill Garages, Burton	Brown	0.15	60	9	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
107	Land at Rangemore	Green	23.90	35	-	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location. (not proposed to build on whole of site)		
108	Land at Tatenhill	Green	4.30	35		No	Yes	Yes	No	No		Site not considered suitable - unsustainable location. (not proposed to build on whole of site)		
109	The Beeches and Land Adjacent Mill Street, Rocester	Green	2.30	35	81	Yes	Yes	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable village location offering the potential to deliver a number of dwellings (site proposed in conjunction with HAA110)		
110	Land Adjoining Millholme, Mill Street, Rocester	Green	0.28	35	10	Yes	Yes	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable village location offering the potential to deliver a number of dwellings (site proposed in conjunction with HAA109)		
111	Land at Riversfield Drive, Rocester	Brown	0.17	50	9	Yes	Maybe	Yes	Yes	Yes	0 – 5 years	A small brownfield site in a sustainable village location with potential for housing development depending on ownership		
112	Land at Main Street, Rocester	Green	3.10	35	109	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site in a sustainable village location with the potential for a mixed use scheme comprising residential and some employment floorspace		
113	Garage site, Main Street, Barton Under Needwood	Brown	0.12	60	7	Yes	Maybe	Yes	Yes	Yes	0 – 5 years	A small brownfield site in a sustainable village location which is available immediately with potential for housing development		
115	Belvedere Social Club, Burton on Trent	Brown	3.60	60	216	Yes	Maybe	Yes	No	Yes	6-10 years	A brownfield site within Burton, however the loss of sports and social facilities would be of concern. It may be more appropriate to only develop part of the site for housing.		
116	Land east of Hopley Road between Henhurst Hill and Anslow	Green	31.02	40	1,241	No	Maybe	Yes	No	No		Site offers potential to deliver a number of houses on the outskirts of Burton, however is an unsustainable location at present	HAA51	
117	Land between Bag Lane and Jacks Lane, Marchington	Green	2.05	35	72	No	Yes	Yes	No	No		Site not considered suitable - proposed boundary does not fit with current development line		
118	Land at Ashbrook Lane, Abbots Bromley	Green	10.61	35	371	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required in such a village location, although it may be that part of the site is appropriate for development.	HAA124	
119	Land at New House, Main Street, Barton Under Needwood	Green	0.23	5	1	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location. Site proposed for one additional dwelling		
120	Land at Outwoods Lane, Burton upon Trent	Green	2.70	40	108	No	Yes	Yes	No	No		The site forms part of a much larger proposal and ongoing discussions. The purpose of this registration is to indicate ownership within the context of the larger proposal.		HAA24, HAA41
121	Land at the rear of 61 Stafford Road, Uttoxeter	Green	0.71	40	28	Yes	Yes	Yes	No	Yes	6-10 years	Greenfield site with few constraints inside the current development boundary, however location is relatively unsustainable.		
122	Land at Hillfield Lane, Stretton	Brown	1.37	36	49	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Brownfield site within a predominantly residential area, currently in employment use, but the lease expires in 2010		
123	Land off Wood Lane, Uttoxeter	Brown	0.52	60	31	Yes	Yes	Yes	No	Yes	6-10 years	Brownfield site in a sustainable location in Uttoxeter with few constraints		
124	Racecourse Land at Woodland Barn Nurseries, Abbots Bromley	Brown	1.01	35	35	Yes	Yes	Yes	No	Yes	6-10 years	Small brownfield site in a sustainable village location		HAA118
125	Land at Craythorne Road/ Beacon Road, Rolleston on Dove	Green	3.40	35	119	No	Yes	Yes	No	No		Small greenfield site, however irregular shape and fit with current development line may mean the site is unsuitable		
126	Land fronting Branston Road, Tatenhill	Green	9.60	35	336	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
127	Land at Eyes Farm, Rocester, ST14 5LA	Green	0.54	35	19	Yes	Yes	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable village location		
128	Land at Henhurst Hill, Burton upon Trent	Green	107.00	40	4,280	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton	HAA8, HAA37, HAA44, HAA55 and HAA56	
131	Site Adjacent to B5016, Woodhouses, Yoxall	Green	0.09	35	3	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		
132	Castle Park Infants School, Turbury Road, Burton upon Trent	Brown	1.35	50	68	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Brownfield site within a sustainable location in Burton, site will become available during 2009		

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133	Short Street Community Infants School, Stapenhill, Burton upon Trent	Brown	0.50	50	25	Yes	Yes	Yes	Yes	Yes	0 – 5 years	Brownfield site within a sustainable location in Burton, site will become available during 2009		
134	Youth Centre, Cornmill Lane, Tutbury	Brown	0.25	50	13	Yes	Maybe	Yes	Maybe	Maybe	0 – 5 years	Brownfield site within a sustainable village location, however may be retained for community use		
135	Land adjacent to Craythorne Road, nr Craythorne Farm, Rolleston on Dove	Green	0.18	20	4	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location		