

Site Address:	Reservoir Road, Burton upon Trent				Site Ref:	75
Site Area (ha):	2.37	Potential Yield:	71	Related SHLAA Site Ref No's:	N/A	
Map/Pictures:						
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Summary:	<p><i>Site is suitable, however, topography is likely to prevent site from being viable and therefore currently achievable.</i></p>					
Deliverable?	No	Available?	No	Suitable?	Yes	
Developable?	No	Achievable?	No			
Constraints?*	Yes	* are there any issues that would prevent residential use?				
If yes what are they:	<p><i>Topography - steep slope throughout site</i></p>					
Can they be overcome?	<p>Yes</p>					
<p>If planning permission were to be granted.....</p>						
What is the recommended mix of units?	<i>Detached dwellings</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>20 dwellings per year</i>	
Existing local planning policy:	<p><i>Greenfield site outside Burton development boundary, contrary to NE1</i></p>					
Are there any national policy restrictions?	<p><i>Within the National Forest and lies adjacent to site of Biological Interest - Oaks Wood.</i></p>					
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<p><i>Topography & Access</i></p> <p><i>Site is on a steep slope & in close proximity to potential contamination. Underground reservoir and mobile phone mast to the north. Access from reservoir road.</i></p>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Due to slope of site, development would be seen from a number of vantage points.</i>	
What are the surrounding uses and character of the site?	<i>Reservoir Road (residential) to west of site. Reservoir to north, with Oaks Wood to east and south. A38 is in close proximity to the site.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market, however cost factors may override this.</i>			
Cost Factors:	<i>Cost of developing on a slope could rend site unviable</i>			
Delivery Factors:	<i>Development not realistic given topography of site</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>15+ years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Open Field</i>			
Are there any existing buildings on the site?	<i>No</i>			
What was the previous use of the site?	<i>Open Field</i>			

Site Address:	Hopley Road, Burton upon Trent	Site Ref:	76
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Site Area (ha):	2.85	Potential Yield:	85	Related SHLAA Site Ref No's:	114
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Map/Pictures:

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Summary:	<i>Site may not be suitable in isolation, forms part of the larger SHLAA site 114.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issue.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access possible from Hopley Road.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Residential to the west of the site, and to the south, although separated by field. Therefore any residential development would be visible from a significant distance</i>	
What are the surrounding uses and character of the site?	<i>Surrounded by a small number of residential uses but mainly countryside in character.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development is viable</i>			
Cost Factors:	<i>Standard S106 and AH contributions</i>			
Delivery Factors:	<i>No known constraints</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>Yes, one barn</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	Postern Road, Burton upon Trent	Site Ref:	77
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Site Area (ha):	0.36	Potential Yield:	11	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable for development, and is developable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>No. Direct access to site on Postern Road.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, there are already dwellings on Postern Road, this would complete the row. The Henhurst Hill Garage site to the north west has been development .</i>
What are the surrounding uses and character of the site?	<i>There is residential both adjoining site and opposite. Open countryside to the rear of the site. Residential to south of site, and on opposite side of road. countryside to west.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Sufficient market for new housing within Burton</i>	
Cost Factors:	<i>The site would be viable due to size, location and lack of constraints.</i>	
Delivery Factors:	<i>Site deliverable, phasing unnecessary.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?
Do they intend to develop or sell the site?	<i>Sell</i>	When are they looking to develop/sell the site?
Comments:		<i>0-5 years</i>
Planning Application History:		
Are there any planning applications relating to residential use on the site?		<i>No</i>
If yes, give details:		
Additional Site Information:		
What is the current use of the site?	<i>Unused scrubland.</i>	
Are there any existing buildings on the site?	<i>No buildings on site</i>	
What was the previous use of the site?	<i>Unknown</i>	

Site Address:	Henhurst Ridge, Burton upon Trent	Site Ref:	79
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Site Area (ha):	5.74	Potential Yield:	172	Related SHLAA Site Ref No's:	125 & 125a
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Map/Pictures:

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Summary:	<i>The majority of the site forms part of site 125a and is available and achievable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access from Henhurst Ridge.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Site would further extend development into the countryside, although neighbouring housing development has already done this.	
What are the surrounding uses and character of the site?	Residential development to north and east of site, agricultural land to south and west.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development is viable			
Cost Factors:	No known constraints			
Delivery Factors:	Yes, development would be part of more comprehensive development within site 125			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Part of site 125a which is owned by 7 separate individuals
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Site is in two parts, the first for equestrian grazing, the second for agriculture.			
Are there any existing buildings on the site?	No buildings on site			
What was the previous use of the site?	Agricultural Land			

Site Address:	Aviation Lane, Burton upon Trent	Site Ref:	80
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Site Area (ha):	3.95	Potential Yield:	118	Related SHLAA Site Ref No's:	125 & 125a
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Map/Pictures:

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Summary:	<i>The site forms part of site 125a and is available and achievable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>Access on Aviation lane would be narrow, and insufficient for number of units it would need to serve</i>			

Would residential development have an impact on the surrounding area?	No	If yes, what:		Although site is at present greenfield, it is adjacent to existing residential development
What are the surrounding uses and character of the site?	Residential to the west of the site, agriculture to the south and east. No adverse impact on proposed residential environment			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient demand within Burton to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions. Costs relating to improving access			
Delivery Factors:	Yes, no impact on delivery			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Part of site 125a which is owned by 7 separate individuals
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Land North of Beamhill Road, East of Longhedge Lane, Burton upon Trent	Site Ref:	83
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Site Area (ha):	3.82	Potential Yield:	115	Related SHLAA Site Ref No's:	69
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Map/Pictures:

The map shows a large green field outlined in red, situated north of a residential area. Labels on the map include 'Vine House', 'The Hollies', 'Ashfield', 'The Burrows', 'The Hazen', 'Upper Outwoods', 'The Brickmakers Arms', and 'Stables'. Three photographs are included: one showing a wide view of the green field, one showing a road leading towards the field, and one showing a building in the distance.

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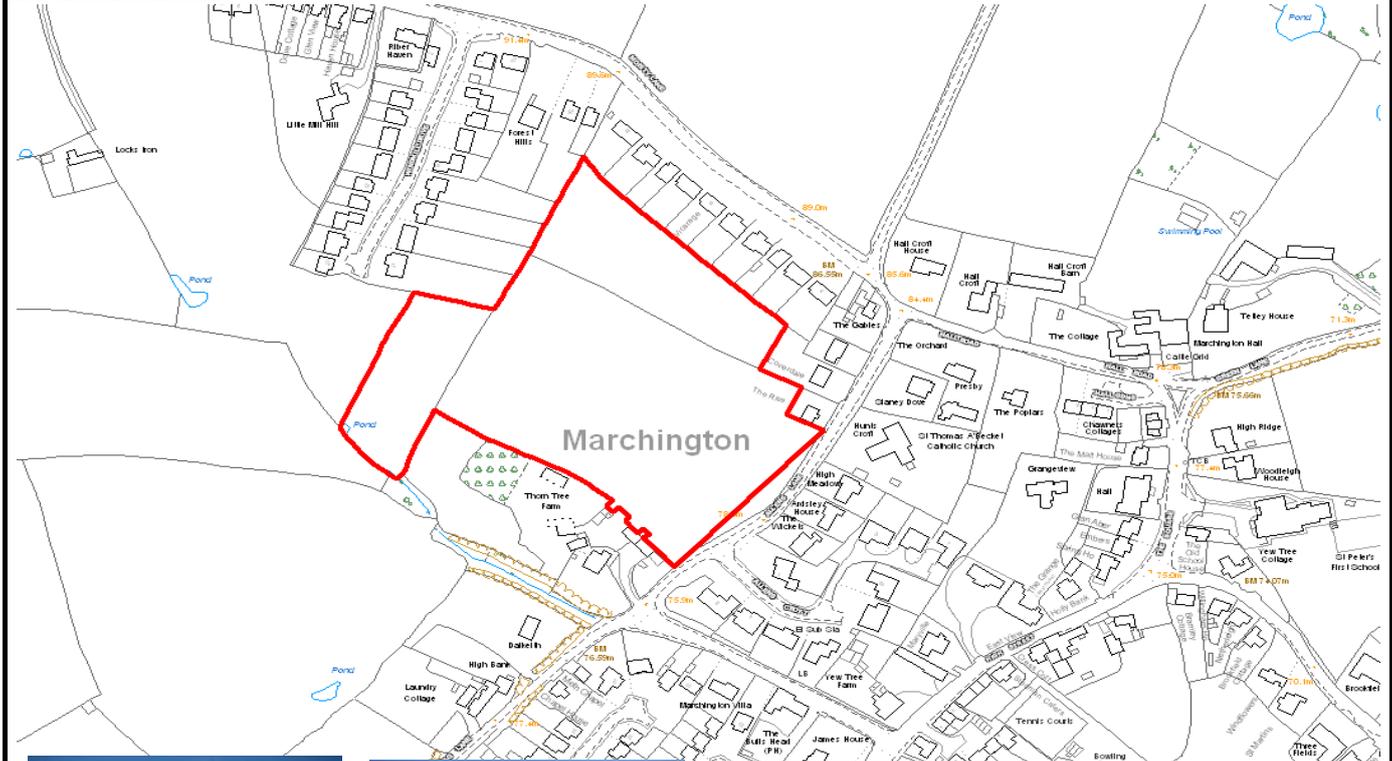
Summary:	<i>In isolation site is unsuitable for development due to location. However, there are few delivery factors affecting viability of development</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>No - access from Longhedge Lane</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Housing development would have impact on character of countryside	
What are the surrounding uses and character of the site?	Farms and open countryside to the north and west of the site, residential to the south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market in this location to ensure development would be viable			
Cost Factors:	Infrastructure and AH and S106 costs, unlikely to affect viability			
Delivery Factors:	Yes, although more likely as part of comprehensive development within site 69			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Land at Allens Lane, Marchington	Site Ref:	84
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Site Area (ha):	2.8	Potential Yield:	84	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	<i>Site is in suitable location in middle of the village, development would be viable due to location. No additional costs due to constraints expected. Site is therefore developable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Suitable access points from Allens Lane.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Although development would be prominent in the middle of village, development could be designed to reduce impact on character of the area</i>	
What are the surrounding uses and character of the site?	<i>Open countryside to south west, residential in all other directions. No adverse impact on residential development.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development would be viable</i>			
Cost Factors:	<i>Standard AH and S106 contributions, no additional costs perceived</i>			
Delivery Factors:	<i>Yes, single developer, no need for phasing</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	<i>Single Ownership</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>proposed by owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	Little Burton East, Derby Road, Burton upon Trent	Site Ref:	88
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Site Area (ha):	0.9	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, although as a Listed building, conversion likely to be unviable at present. Site is considered achievable in the long term.</i>				
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Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	No	Achievable?	No		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Potential risk of contamination</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Conversion to market apartments</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy:	<i>Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>Within the National Forest and Listed Building</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Other, Please specify... Within floodzone 2 and 3. Potential risk of contamination on site. Access from Derby Turn Roundabout.</i>		
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Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Would improve attractiveness of area</i>	
What are the surrounding uses and character of the site?	<i>Predominantly residential area. The site is directly adjacent to the railway line, and located on a main road, could have some impact.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Little market for flats in the short term</i>			
Cost Factors:	<i>Noise amelioration, although this is unlikely to affect viability</i>			
Delivery Factors:	<i>Not at present time, unviable due to constraints</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Yes</i>	<i>Long term lease on premises</i>
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>15+ years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Wine warehouse</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Associated with brewing industry</i>			

Site Address:	Land North of Forest Road, Burton upon Trent	Site Ref:	91
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Site Area (ha):	4.12	Potential Yield:	124	Related SHLAA Site Ref No's:	107 & 107a
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Map/Pictures:

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Summary:	<i>Part of the site at the southern end is suitable for residential development, although landowner unknown therefore not currently deliverable. Site falls within site 107/107a.</i>				
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Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Topography - steep slope, and development of the site would have high visual impact</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
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Are there any national policy restrictions?	<i>Adjacent to site of Biological Importance - Shobnall Brook. Also within National Forest.</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
		<i>Topography - steep slope. Access point from Forest Rd would need to be improved. Potentially high contamination risk adjacent to the site.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Landscape</i> <i>Would have impact on landscape character. Due to the site being higher than the road, there could be overlooking issues.</i>	
What are the surrounding uses and character of the site?	<i>Residential to the south with open countryside in all other directions, built up area of Burton to the east</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient demand to ensure development would be viable</i>			
Cost Factors:	<i>Cost of infrastructure when considered as part of larger scheme, plus AH and S106 contributions</i>			
Delivery Factors:	<i>Yes, more likely as part of a comprehensive development with site 107/107a.</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>	
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>15+ years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land South of Bramshall Road, Inc Roycroft Farm, Uttoxeter	Site Ref:	95
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Site Area (ha):	15.41	Potential Yield:	462	Related SHLAA Site Ref No's:	N/A
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Summary: *Site is suitable for residential development and is available. Constraints unlikely to prevent development, site is achievable and developable.*

Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Flooding, although this would not prevent residential development*

Can they be overcome? Yes

If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Flood Risk*
Part of site is within Flood zone 2 and 3, and there is a potential risk of contamination on site. Access from Bramshall Road.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
		Would have impact on the character of the countryside as development would be further south than existing built up area.		
What are the surrounding uses and character of the site?	Residential to the north, with open countryside in all other directions. The railway line is to the southern boundary and a recreation ground to east.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure site would be viable			
Cost Factors:	Dealing with flooding, although unlikely to have impact on viability. Plus AH and S106 contributions			
Delivery Factors:	Yes, two developers on site, and phasing would be necessary given size of site			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Yes - site submitted on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2013/01287 - Outline application to develop up to 140 dwellings - REFUSED 02/05/2014 (now at public enquiry)			
Additional Site Information:				
What is the current use of the site?	Farm and agricultural Land			
Are there any existing buildings on the site?	Farm Buildings (Roycroft Farm)			
What was the previous use of the site?	Farm and agricultural Land			

Site Address:	Land South of Bramshall Road, adjacent to Roycroft Lodge, Uttoxeter	Site Ref:	96
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Site Area (ha):	3	Potential Yield:	90	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site on its own is not suitable, development is more likely in conjunction with adjacent site numbers 95 and 341.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			It would involve developing Uttoxeter further to the south than it currently is, therefore some impact on the local landscape.	
What are the surrounding uses and character of the site?	Residential to the north, with open countryside in all other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market in this location to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, although more likely in conjunction with development of adjacent site.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	Unknown
Comments:	Yes- proposed by owner no timescale given			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Land south of Wood Lane, Uttoxeter	Site Ref:	97
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Site Area (ha):	4	Potential Yield:	120	Related SHLAA Site Ref No's:	100
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Map/Pictures:

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Summary:	<i>Site is suitable for residential development, contains site 100, site is available and achievable and therefore considered developable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Flood Risk</i>		
	<i>Northern boundary of site is adjacent to flood zones 2 and 3. Access from wood lane. No known constraints</i>				

Would residential development have an impact on the surrounding area?	No	If yes, what:		<i>No - predominantly residential area</i>	
What are the surrounding uses and character of the site?	<i>Residential and open countryside. Site is adjacent to racecourse</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Sufficient market to ensure development would be viable</i>				
Cost Factors:	<i>No costs perceived</i>				
Delivery Factors:	<i>Yes, single developer, no need for phasing</i>				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Unknown if existing dwelling on site would remain</i>	
Do they intend to develop or sell the site?			<i>Sell</i>	When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Submitted on behalf of owner</i>				
Planning Application History:					
Are there any planning applications relating to residential use on the site?					<i>No</i>
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	<i>Agricultural</i>				
Are there any existing buildings on the site?	<i>Unknown</i>				
What was the previous use of the site?	<i>Agricultural</i>				

Site Address:	Old Citroen Garage, Horninglow Road, Burton upon Trent	Site Ref:	99
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Site Area (ha):	0.81	Potential Yield:	24	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, although as brownfield site with possible contamination. Unlikely to be viable at the present time, and therefore not deliverable</i>				
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Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Potential risk of contamination.</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy:	<i>Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Medium risk of possible contamination. Mobile phone mast within site and A38 to north west of site. Adjacent to Conservation Area.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: No, surrounding area is mix of residential plus public house and haulage yard to south west
What are the surrounding uses and character of the site?	Predominantly residential. Public house and Haulage yard surround the site, lorries use Victoria Crescent for access into yard. A38 to north of site.	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	Not at the present time, contaminated site development not presently viable	
Cost Factors:	Cost of investigation and remediation, plus removal of mobile phone mast	
Delivery Factors:	Not at present time	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? Yes Owner of Telephone mast
Do they intend to develop or sell the site?	Sell	When are they looking to develop/sell the site? 0-5 years
Comments:		
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	P/2014/00590 - Development comprising 53 affordable units - INVALID 09/05/2014. PA/02861/031/JPM - Erection of 73 apartments - REFUSED 23/01/2008.	
Additional Site Information:		
What is the current use of the site?	Vacant Site	
Are there any existing buildings on the site?	Yes	
What was the previous use of the site?	Car Showroom and sales	

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, predominantly residential development in area - site is adjacent to residential properties along Highwood Road</i>	
What are the surrounding uses and character of the site?	<i>Site is to the rear of existing residential development, open countryside beyond to east and south east. Site is adjacent to racecourse</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Sufficient market to ensure development would be viable</i>		
Cost Factors:	<i>No known additional costs</i>		
Delivery Factors:	<i>Yes, single developer, no need for phasing</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No <i>Single Ownership</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:	<i>Site proposed on behalf of owner</i>		
Planning Application History:			
Are there any planning applications relating to residential use on the site?	<i>No</i>		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Agricultural land</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Agricultural land</i>		

Site Address:	Five Lands Allotments, Stapenhill, Burton upon Trent	Site Ref:	103
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Site Area (ha):	1.24	Potential Yield:	37	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, available and therefore deliverable. Development of the site will need to take into account future provision of allotments and the potential need to increase capacity.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Potential access issues.</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy:	<i>Greenfield site within Burton on Trent development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination and Access</i>		
			<i>Potential risk of contamination on site and access issues from Five Lands and Main St.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		There would be a loss of the allotments which would affect the character of the area, although these are presently underused.		
What are the surrounding uses and character of the site?	Residential properties, no adverse impact on residential from surrounding uses			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within the area to ensure development is viable			
Cost Factors:	No perceived costs other than relocation of current allotments.			
Delivery Factors:	Yes, single developer, no need for phasing			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Site controlled by allotment association.
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Allotments			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Unknown			

Site Address:	Land South East of Church Leigh	Site Ref:	104
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Site Area (ha):	2.7	Potential Yield:	81	Related SHLAA Site Ref No's:	363
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Map/Pictures:

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Summary: *The site is in a largely unsustainable location and the village is sparse in terms of development, therefore the site is unsuitable and not developable.*

Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				

If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>

Existing local planning policy: *No development boundary around Church Leigh contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>
			<i>Access point from Bents Lane</i>

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Some impact on character of village, although development would be to the rear of a more recent residential development. Site is not visible from whole of village</i>	
What are the surrounding uses and character of the site?	<i>Area is predominantly open countryside, some village properties to east and north, small rural village. No uses which would have an adverse impact on residential development.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market within the area to ensure development is viable.</i>			
Cost Factors:	<i>No additional costs perceived</i>			
Delivery Factors:	<i>Yes, although development over whole of site would possibly be over-development of village</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?		Sell		When are they looking to develop/sell the site?
Comments:	<i>Proposed on owners behalf</i>		When are they looking to develop/sell the site?	0-5 years
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land, linked to a farm</i>			
Are there any existing buildings on the site?	<i>Unknown</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land at Hollybush Road, Newborough	Site Ref:	105
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Site Area (ha):	0.68	Potential Yield:	20	Related SHLAA Site Ref No's:	170
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Map/Pictures:

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Summary:	<i>Site is in a largely unsustainable location and as such is deemed unsuitable for development. Newborough is a sparse village with limited services and amenities.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>The site is within flood zones 2 & 3 so attenuation measures would need to be agreed</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>No development boundary around Newborough, contrary to NE1</i>				
Are there any national policy restrictions?	<i>Site is adjacent to Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk</i>		
			<i>Within flood zones 2 & 3. Potential contamination in close proximity, access available from Hollybush Rd</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Some impact on landscape and character of village, especially if all sites proposed in village were to be developed	
What are the surrounding uses and character of the site?	Site is to the north of residential properties and south of Newborough Hall Farm . No adverse impact on residential use from surrounding uses			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within village to ensure development would be viable			
Cost Factors:	No costs perceived			
Delivery Factors:	Yes, although development within the village would consider this to be over-development			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	11 - 15 years
Comments:	Site proposed on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land at Pipehays Lane, Draycott in the Clay	Site Ref:	106
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Site Area (ha):	0.59	Potential Yield:	18	Related SHLAA Site Ref No's:	171
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Map/Pictures:

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Summary:	<i>Site is suitable , sufficient market to ensure development would be viable. Constraints unlikely to prevent development</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Topographical issues, but unlikely to prevent development. Access would need to be improved</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed over two years</i>
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Existing local planning policy:	<i>No development boundary in Draycott in the Clay, contrary to NE1</i>				
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Are there any national policy restrictions?	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
			<i>A number of steep slopes on site. Access points from Pipehay lane, site is two plots of land with road/access in between. Brook running through site.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Development would be beyond existing line of development, although would not have adverse impact on character of area</i>		
What are the surrounding uses and character of the site?	<i>Open countryside to the North, farm/agricultural land to the east. School to the south, with residential to the west.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Yes, village could support further development, sufficient demand to ensure viability</i>			
Cost Factors:	<i>No</i>			
Delivery Factors:	<i>Yes, single developer.</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single Owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Site proposed on behalf of owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	<i>No</i>			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	Land at Rangemore	Site Ref:	108
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Site Area (ha):	23.9	Potential Yield:	717	Related SHLAA Site Ref No's:	N/A
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Summary:	<i>This is an unsuitable site, as Rangemore has very few facilities or local amenities.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>50 dwellings per year</i>
Existing local planning policy:	<i>No development boundary in Rangemore. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>Site is adjacent to Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>A number of access points along site boundary.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i>	
			<i>If development was over the whole of the site this would have a significant impact on the character of the village.</i>	
What are the surrounding uses and character of the site?	<i>Predominantly open countryside. Site envelops village of Rangemore, no adverse impact from surrounding uses.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development would be viable</i>			
Cost Factors:	<i>Dependant upon level of development, infrastructure, AH and S106 costs. Although unlikely to affect viability.</i>			
Delivery Factors:	<i>Yes, although yield unlikely to be as high as number of units able to fit on site</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	<i>Site proposed on behalf of owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land and open countryside</i>			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	<i>Agricultural land and open countryside</i>			

Site Address:	Land at Tatenhill	Site Ref:	109
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Site Area (ha):	4.37	Potential Yield:	131	Related SHLAA Site Ref No's:	N/A
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Summary: *This is an unsuitable site, as Tatenhill has very few facilities or local amenities.*

Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		

Constraints?* No * are there any issues that would prevent residential use?

If yes what are they:

Can they be overcome? N/A

If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site in a location with no development boundary, contrary to NE1*

Are there any national policy restrictions? *Within the National Forest and Conservation Area*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *None, although site slopes towards Main St. Access from Tatenhill Lane or Main St.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Would complete development around central crossroads, and would therefore have impact on character of village</i>	
What are the surrounding uses and character of the site?	<i>Site lies on south west corner of village, National forest planting to south, residential development around crossroads. Site contained by high verge along road, countryside beyond.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development would be viable</i>			
Cost Factors:	<i>No costs perceived</i>			
Delivery Factors:	<i>Yes, no need for phasing</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single owner</i>
Do they intend to develop or sell the site?		<i>Sell</i>		
Comments:	<i>Site proposed on behalf of owner</i>	When are they looking to develop/sell the site?	<i>15+ years</i>	
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	Land at Main Street, Rocester	Site Ref:	112
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Site Area (ha):	4.1	Potential Yield:	123	Related SHLAA Site Ref No's:	N/a
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Map/Pictures:

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Summary: *This site is suitable for development. The site is allocated as a strategic site for housing in the emerging Local Plan.*

Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Part of site is within flood zone 2, although unlikely to prevent residential use.*

Can they be overcome? Yes

If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site on the edge of Rocester development boundary*

Are there any national policy restrictions? *Conservation Area*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Flood Risk*
Majority of site is within Flood Zones 2. Site is relatively level and powerlines cross the site. Potential risk of contamination. Existing access onto High Street

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>None - site is on edge of large village therefore would not have impact on surrounding area.</i>		
What are the surrounding uses and character of the site?	<i>Western boundary is close to B5030 which is main route into village. Offices and housing, with countryside to south and south west</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient demand to ensure development would be viable</i>			
Cost Factors:	<i>Potential costs related to flooding and contamination</i>			
Delivery Factors:	<i>Yes, single developer</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	<i>Proposed on behalf of owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	<i>P/2012/00201/JI/PO - Outline application received 20.02.2012 to develop 90 dwellings along with a mix of other uses - Still not determined as in discussions with planning to address flood risk.</i>			
Additional Site Information:				
What is the current use of the site?	<i>Agricultural with some farm building and residential properties on site</i>			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	Land east of Hopley Road, between Henhurst Hill and Anslow, Burton	Site Ref:	114
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Site Area (ha):	31	Potential Yield:	930	Related SHLAA Site Ref No's:	76
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Map/Pictures:

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Summary:	<i>In isolation site is unsuitable, particularly at such a large scale in this predominantly rural location.</i>				
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Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Potential access issue.</i>				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access possible from Hopley Road. Number of brooks and ponds on site.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i>	
			<i>Site is detached from edge of Burton, and therefore would have impact on landscape character.</i>	
What are the surrounding uses and character of the site?	<i>Various residential properties and open countryside, unlikely to impact on residential development.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Strong market within and around Burton , viable development</i>			
Cost Factors:	<i>Standard S106 and AH contributions</i>			
Delivery Factors:	<i>Yes, given size of site more than one developer would be on site</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land between Bag Lane and Jacks Lane, Marchington	Site Ref:	115
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Site Area (ha):	2.05	Potential Yield:	62	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable for residential development, and is adjacent to two other SHLAA sites (64 & 183). Site is achievable, and available and therefore deliverable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside of the Marchington development boundary, contrary to NE1</i>				
Are there any national policy restrictions?	<i>Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Site is relatively flat</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
		Yes if sites to the north were not developed, although would also increase overall density of development within village		
What are the surrounding uses and character of the site?	Site lies to the south of Marchington village in close proximity to Marchington Industrial Estate. Roads on two sides, countryside and some residential to north.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development is viable			
Cost Factors:	No known costs			
Delivery Factors:	Yes, no need for phasing due to size of site			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	OU/23344/002 - Outline application for residential development - Withdrawn 27/01/2000			
Additional Site Information:				
What is the current use of the site?	Current residential property on site (belonging to owner of site)			
Are there any existing buildings on the site?	Yes, dwelling			
What was the previous use of the site?	Unknown			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Development of this scale would have impact on the character of the village.		
What are the surrounding uses and character of the site?	Land immediately adjoins rear of residential development fronting Lichfield Road and Ashbrook Road to the north and west. Open countryside to south and east. Neighbouring uses are unlikely to prevent residential development			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to consider development viable			
Cost Factors:	Cost of investigating flooding and contamination, although unlikely to impact upon viability			
Delivery Factors:	Yes, although whole site unlikely to be developed.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Three owners, site submitted on their behalf
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:	No timescale given			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2010/00183/EW - erection of a detached dwelling - Approved 20/04/2010			
Additional Site Information:				
What is the current use of the site?	Agricultural & Farmsteads			
Are there any existing buildings on the site?	Some polytunnels and associated horticultural equipment on part of site. Some farm buildings.			
What was the previous use of the site?	Unknown			

Site Address:	Land at Outwoods Lane, Burton upon Trent	Site Ref:	117
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Site Area (ha):	2.7	Potential Yield:	81	Related SHLAA Site Ref No's:	68 & 68a
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Map/Pictures:

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Summary:	<i>In isolation site is unsuitable, development of site would be part of more comprehensive scheme.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>The junction with Beamhill Road may need to be improved.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Yes impact on landscape character	
What are the surrounding uses and character of the site?	West of the site is outwoods lane, countryside surrounds site- residential beyond, and to west and south, ribbon of residential development to north.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market, however would need to be part of larger scheme			
Cost Factors:	Costs associated would relate to larger scheme, this part of site alone is unlikely to be viable due to infrastructure and other costs			
Delivery Factors:	Yes, although only as part of larger more comprehensive scheme (as part of site 68/68a)			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple owners
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	6- 10 years
Comments:	Landowners are working together to develop site as part of larger comprehensive scheme			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land - two parcels of land.			
Are there any existing buildings on the site?	No buildings on site.			
What was the previous use of the site?	Agricultural land			

Site Address:	Land to the rear of 61 Stafford Road, Uttoxeter	Site Ref:	118
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Site Area (ha):	0.71	Potential Yield:	21	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, available and deliverable, with no constraints. Negotiations have taken place in relation to the site. Viable site</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	<i>Access would need to be acquired separately to the site</i>				
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Can they be overcome?	<i>N/A</i>				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy:	<i>Greenfield site within Uttoxeter development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Potential issues with access as it would need to be from existing properties</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, development of site would fill in a gap between existing residential properties</i>		
What are the surrounding uses and character of the site?	<i>Countryside to south of site, residential around other sides.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development is viable.</i>			
Cost Factors:	<i>No costs that would affect viability</i>			
Delivery Factors:	<i>Yes, single developer</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Site proposed by owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land off Wood Lane, Uttoxeter Racecourse	Site Ref:	120
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Site Area (ha):	0.52	Potential Yield:	16	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable for residential development, and is developable, flood constraints could be ameliorated through effective design and protection.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>In close proximity of flood zone 2 and 3, although this should not prevent residential use.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Brownfield site outside of Uttoxeter development boundary, contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk</i>		
			<i>Potential flood risk. Access along Wood Lane.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Residential properties in area surrounding site, unlikely to be affected by further residential development</i>	
What are the surrounding uses and character of the site?	<i>Racecourse and associated buildings, with residential to north west and south of site.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Sufficient market in this location to ensure development is viable</i>		
Cost Factors:	<i>Flood amelioration, although unlikely to have detrimental impact on viability</i>		
Delivery Factors:	<i>Yes, no need for phasing, single developer</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No <i>Single owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:	<i>Site proposed by owner</i>		
Planning Application History:			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	<i>OU/00859/064 - Outline application approved (07/01/2003) for residential development but never implemented. OU/00859/077 - Outline application to renew the earlier application - Withdrawn 18.01.2006</i>		
Additional Site Information:			
What is the current use of the site?	<i>Car park for Uttoxeter racecourse</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Unknown</i>		

Site Address:	Land at Woodland Barn Nurseries, Abbots Bromley	Site Ref:	121
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Site Area (ha):	1.01	Potential Yield:	30	Related SHLAA Site Ref No's:	116
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Map/Pictures:

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Summary:	<i>Site is suitable, and falls within site 116. Constraints can be remedied and would not affect developability of site. Site is available and achievable and therefore deliverable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access, although this could be through site 116 and is unlikely to prevent development</i>				
Can they be overcome?	<i>N/A</i>				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Brownfield site outside Abbots Bromley development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination and Access</i>		
			<i>Potential contamination sources in close proximity. Access would need to be created from Ashbrook Lane.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:		<i>No, surrounding the site is residential area</i>	
What are the surrounding uses and character of the site?	<i>Residential development to north and west. Agricultural land to east and south east.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Sufficient market to consider development viable</i>				
Cost Factors:	<i>None</i>				
Delivery Factors:	<i>Delivery on site would be realistic</i>				
Landowner Information:					
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single owner</i>	
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>Unknown</i>	
Comments:	<i>No timescale given</i>				
Planning Application History:					
Are there any planning applications relating to residential use on the site?					<i>Yes</i>
If yes, give details:	<i>P/2010/01020/EW - Change of use of existing buildings to form single dwelling - Approved 07/10/2010</i>				
Additional Site Information:					
What is the current use of the site?	<i>Residential and Nursery use.</i>				
Are there any existing buildings on the site?	<i>Hardstanding polytunnels within nursery use.</i>				
What was the previous use of the site?	<i>Unknown</i>				

Site Address:	Land at Craythorne Road/Beacon Road, Rolleston on Dove	Site Ref:	122
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Site Area (ha):	3.4	Potential Yield:	102	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, in a good location related to Rolleston and services are already in place.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination</i>				
Can they be overcome?	<i>N/A</i>				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
		<i>Site is in close proximity to potential contamination sources in a small part of site, therefore unlikely to impact upon development. Access from Craythorne Road</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would have impact on landscape character	
What are the surrounding uses and character of the site?	Residential to west and main part of village to north west of the site, with open countryside in other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient demand for properties in village to ensure development would be viable. Supported by recent permissions, such as the one on the opposite side of the road for three dwellings.			
Cost Factors:	Standard AH and S106 costs			
Delivery Factors:	Yes, Single developer, no perceived need for phasing			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Three owners, site submitted on their behalf
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Land fronting Branston Road, Tatenhill				Site Ref:	123
Site Area (ha):	9.6	Potential Yield:	288	Related SHLAA Site Ref No's:	N/A	
Map/Pictures:						
Summary:	<i>Site is in a largely unsustainable location, detached from Tatenhill village. Site is therefore unsuitable for development.</i>					
Deliverable?	No	Available?	Yes	Suitable?	No	
Developable?	No	Achievable?	Yes	Suitable?	No	
Constraints?*	No	* are there any issues that would prevent residential use?				
If yes what are they:						
Can they be overcome?	N/A					
If planning permission were to be granted.....						
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>	
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>					
Are there any national policy restrictions?	<i>Adjacent to Conservation area, and site of Biological Interest - Battlestead Hill. site is also within National Forest</i>					
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Site is level, and contained by public highway at base of hill. Access from Branston Road.</i>			

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Would residential development have an impact on the surrounding area?	Yes	If yes, what: <i>Significant area of forestry planting to the north of the site on Battlestead Ridge - part of National Forest.</i>	Other, Please specify...	
What are the surrounding uses and character of the site?	<i>Site lies to the east of the village of Tatenhill, close to junction with A38. Battlestead Hill (woodland) is to the north, and forms a natural barrier. Branston road to the south.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Panel consider there is sufficient demand in this location to ensure viability</i>			
Cost Factors:	<i>Infrastructure costs, would need to be developed after adjacent site to ensure viability</i>			
Delivery Factors:	<i>Yes, single developer</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	<i>Site proposed on behalf of owner</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	Land at Eyes Farm, Rocester	Site Ref:	124
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Site Area (ha):	0.53	Potential Yield:	16	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable and available, access constraint unlikely to prevent development. Site is achievable and therefore developable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access could be an issue as the school directly fronts the site and the houses to the south are fronted only by a narrow route</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Small family housing</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Greenfield site on the edge of Rocester development boundary, contrary to NE1</i>				
Are there any national policy restrictions?	<i>Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk</i>		
			<i>Eastern boundary of site is within flood zone 2 and 3</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, this part of village is only visible from within the school, therefore no major impact in terms of loss of landscape character</i>	
What are the surrounding uses and character of the site?	<i>Site lies to eastern boundary of Rocester, adjacent to Dove First School and some residential properties. River Dove to the west.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Likely to be sufficient demand for properties, and development would therefore be viable</i>		
Cost Factors:	<i>Cost of acquiring access, although unlikely to affect viability</i>		
Delivery Factors:	<i>Yes, single developer</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No <i>Single owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site? <i>Unknown</i>
Comments:	<i>Site proposed on behalf of owner</i>		
Planning Application History:			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	<i>P/2013/01014 - Outline application for 18 dwellings - Received 20.08.13 but not determined yet. OU/01211/019 -Outline permission - erection of detached dwelling - REFUSED in 2002.</i>		
Additional Site Information:			
What is the current use of the site?	<i>Garden area, open yard and field.</i>		
Are there any existing buildings on the site?	<i>Former agricultural buildings and some buildings in commercial use</i>		
What was the previous use of the site?	<i>Unknown</i>		

Site Address:	Short Street, Community Infants School, Stapenhill, Burton upon Trent	Site Ref:	127
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Site Area (ha):	0.5	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Former school in the middle of residential area. Site is suitable and developable</i>				
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Deliverable?	No	Available?	No	Suitable?	No
Developable?	Yes	Achievable?	Yes		

Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Relocation of existing education facility.*

Can they be overcome? *N/A*

If planning permission were to be granted.....

What is the recommended mix of units?	<i>Market properties, small units</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

Are there any national policy restrictions? *Within the National Forest*

Are there any physical problems on site which would affect residential development? *No*
If yes, what: *Existing access points along Baker St and Short St*

Would residential development have an impact on the surrounding area?	No	If yes, what:	Residential development could enhance area	
What are the surrounding uses and character of the site?	Site is within predominantly residential area (Stapenhill) primarily terraced and semi detached units.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Strong housing market in Burton, sufficient demand, therefore development viable			
Cost Factors:	Normal affordable housing and S106 contributions along with the relocation of existing education facility.			
Delivery Factors:	Yes. only one developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Staffs County Council
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Former infant school			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Infant school			