

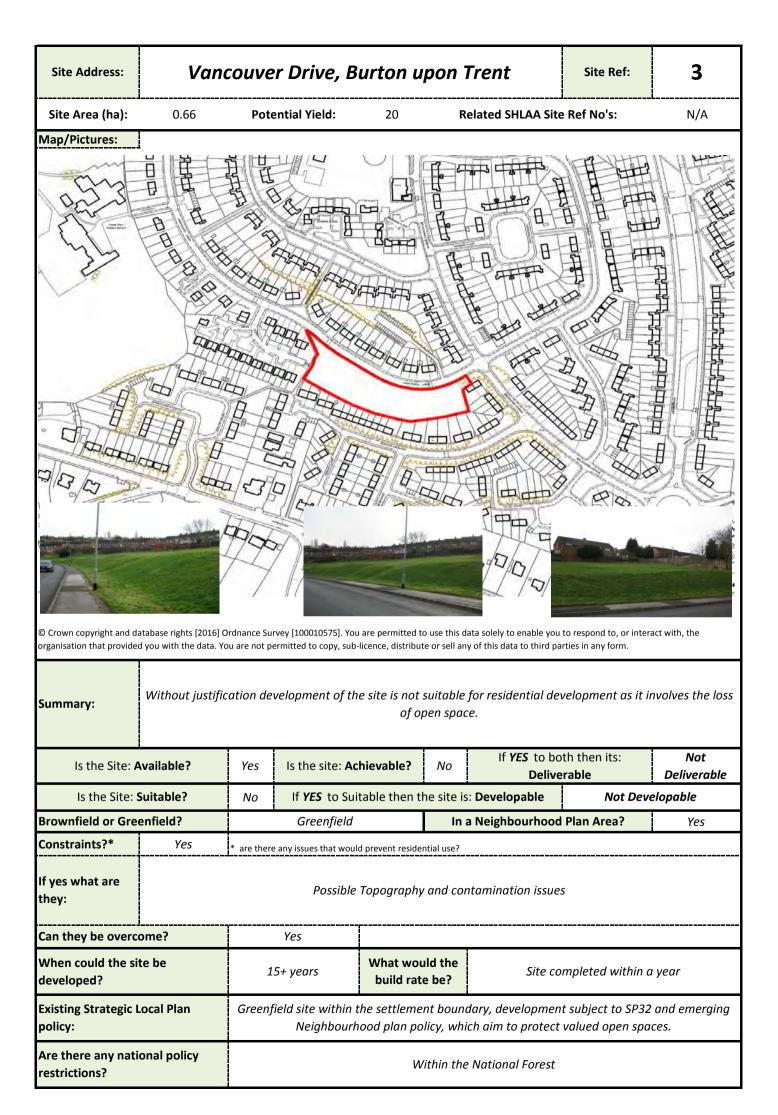
Are there any physical problems or	on site		If yes, what		Oth	er, Please specify	/			
which would	l affect residenti elopment?		Yes	Railway line	is adja	cent to site, caref will be ned		of noise impacts		
				If yes, what:						
Would residentia impact on the	I development he surrounding are		No							
What are the surro	<del>-</del>	Residen	tial on opposite	side of the ro		lway to the rear o	f the site and oth	ner employment		
А	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation t	o the following:			
Market Factors:	As site is indust	rial pren	nises, land value	=	al may ly unvia	be below existing ble.	use value, there	fore residential		
Cost Factors:	Possible	cost of c	ontamination, i	noise and air	quality	investigation, rem	nediation and mi	tigation.		
Delivery Factors:	Delivery on site	is realist	ic, subject to re	=	risting b years.	usiness which is e	xpected to conti	nue for the next		
			Lando	wner Informa	ition:					
Is the Landowner of the site known?	Yes		re any existing Ownership issumers?	es/multiple		No				
Do they intend to	develop or sell t	he site?		Unknov	ın		<del></del>			
Comments:	Current use e	expected	to continue for relocate	10 years but	can	When are the develop/se	- <del>-</del>	Unknown		
			Planning	Application	History					
Are there any plar	ning application	s relatin	g to residential	use on the s	ite?		N,	/A		
If yes, give details:		OU/02309/017 - 2005 outline application relating to residential development - REFUSED due to an over s of housing sites within the Borough at the time, noise impacts and impact on the highway network.								
			Addition	nal Site Inforr	nation:					
site?	Vhat is the current use of the ite?					ge, current emplo	oyment use			
Are there any exis on the site?						Yes				
What was the presite?	vious use of the	use of the Unknown								

### Shobnall Road, Burton upon Trent 2 **Site Address:** Site Ref: Site Area (ha): 0.82 **Potential Yield:** 25 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Whilst the site is suitable location it is currently occupied by operational employment uses and unviable at the Summary: present time. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Brownfield Yes Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Site is in existing employment use. Potential risk of contamination they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year developed? build rate be? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 policy: & SP14

Within the National Forest

Are there any national policy

Are there any ph	vsical problems	on site		If yes, what	:		Contamination		
which would	d affect residenti elopment?		Yes			Possible risk of co	ntamination		
				If yes, what	:				
Would residentia impact on the	I development he surrounding are		No						
What are the surre			Residentio	al, sports and	recreati	ion facilities and a	ı brewery opposi	te.	
А	re there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	the following:		
Market Factors:	(	Other sit	es along this fro	rontage have switched from Employment to residential.					
Cost Factors:	Contamination i	nvestiga	tion and possib	le remediatio leasehold		olanning contribu ments.	tions. Possible le	gal costs due to	
Delivery Factors:	Delivery	not con	sidered realistic	c whilst active	employ	vment. No plans f	or relocation at p	resent.	
			Lando	wner Inform	ation:				
Is the Landowner			e any existing	_					
of the site known?	Yes	leases/C landowi	Ownership issu	es/multiple		Yes Multiple owners/leas			
Do they intend to			16121	Unknov	wn l				
Comments:		s would i	look at relocations would require	ng in the futu	ıre.	When are they looking to  develop/sell the site?  Unkl			
			Planning	Application	History:				
Are there any plar	ning application	s relatin	g to residentia	l use on the s	ite?		N	0	
If yes, give details:									
			Addition	nal Site Infor	mation:				
site?	Vhat is the current use of the ite?				ndustric	al and B1 units			
Are there any exis on the site?			yes						
What was the presite?	vious use of the			Employment					



Are there any physical problems on site		If yes, what:		Topogr	aphy & Contamir	ation					
which would	affect resident		Yes	Topograp	ohy of s	site, although unli	kely to prevent d	evelopment			
				If yes, what:			Character				
Would residentia impact on the	l development h surrounding ar		Yes	This site forn	-	t of the Open Spac ite is the largest o	=	inshill and this			
What are the surro	_			Sur	rounde	ed by residential					
Aı	e there likely to	be any i	npacts on the viability of development in relation to the following: 								
Market Factors:				Unc	ertain						
Cost Factors:				Unk	known						
Delivery Factors:				Not realisti	c at th	is time.					
			Lando	wner Informat	tion:						
Is the Landowner			e any existing								
of the site	Yes		Ownership issu	es/multiple		No					
known?		landowi	ners?	<u> </u>	. — — — —						
Do they intend to Comments:	aevelop or sell t	ne site?		Sell		When are the develop/se	-	0-5 years			
			Planning	Application H	listory	:					
Are there any plan	ning application	ns relatin	g to residentia	l use on the sit	te?		N	0			
If yes, give details:											
			Addition	nal Site Inform	ation:						
What is the curren site?			Оре	n Space/Amen	ity lan	d within council h	ousing estate				
Are there any exist on the site?		   			No						
What was the prev site?	ious use of the	Unknown									

Site Address:	Land red	ar of the	Home.	stead, F	Henh	urst Hill,	Site Ref:	4	
i		Burt	ton upo	on Tren	t		i   	i ! !	
Site Area (ha):	3.16	Potential	Yield:	95	R	elated SHLAA Site	e Ref No's:	N/A	
Map/Pictures:									
7		1			<b>&gt;</b>				
Living D.			00000000000000000000000000000000000000	23.200 20.200 20	Hedrard Well Tarm				
	(in)	ا تعمال احتمام ال			1000				
			ф <b>ф</b> ф <b>р</b> ф						
				A H	Wie de				
© Crown copyright and da organisation that provided Summary:	d you with the data. Yo	u are not permitted	d to copy, sub-	licence, distribut	e or sell an	y of this data to third pa	rties in any form.		
Is the Site: A	vailable?	Un- known	he site: <b>Ac</b> l	hievable?	No	If <b>YES</b> to bo		Not Deliverable	
Is the Site: <b>S</b>	Suitable?		<b>YES</b> to Suit	table then th	ne site is	: Developable	ı	elopable	
Brownfield or Gree			Greenfield			a Neighbourhood	<u> </u>	Yes	
Constraints?*	Yes	* are there any iss		d prevent resider					
If yes what are they:				Possible		ssues.			
Can they be overco	ome?	Yes							
When could the sit developed?	te be	15+ ye	ars	What wou build rate		30	dwellings per ye	ar	
Existing Strategic L policy:	ocal Plan		Greenfie	eld site outsi	de devel	opment boundar	y contrary to SP8		
Are there any nation	onal policy		Within the National Forest						

Are there any phy	vsical problems	on site		If yes, what:	[	Тор	ography & Acce	ss		
	affect residenti		Yes	Current acce	ss no	t sufficient for resi	dential developr	nent. Possible		
deve	lopment?					issues in terms of	-			
				If yes, what:			Landscape			
Would residentia	•		Yes		icent	to ribbon develop		hurst Hill and		
impact on the	surrounding ar	ea?	7.00			impact on open c	<del>-</del>	inarse i i i i aria		
							,			
What are the surro and character of the	_	Re.	sidential proper	ties along Henh	urst I	Hill, open countrys	side to the north	of the site		
and character of th	ie siter									
	Ab ana 1:1.ab. Aa	h		.:- -: :#f -			the felloudes			
Ai	re there likely to	be any	impacts on the	viability of deve	eiopn	nent in relation to	the following:			
Market Factors:		S	ufficient market	t within Burton	to co	nsider developme	nt viable			
Cost Factors:			Acce	ess and normal	S106	contributions				
Delivery Factors:				Not considere	d del	iverable				
,										
Landowner Information:										
Is the Landowner	.,		re any existing			.,				
of the site	Yes	leases/0 landow	Ownership issue	es/multiple		No				
known?  Do they intend to			ileis:	Sell	 					
Do they intend to				<u> </u>		When are the	v looking to			
Comments:					į	develop/sel		6- 15 years		
			Planning	Application His	tory:					
Are there any plan	ning application	s relatin	g to residential	use on the site	?		N	0		
If yes, give										
details:										
			Addition	al Site Informa	tion:					
What is the curren	t use of the		Fyicti	ina dwellina on	site -	land utilised for e	auestrian use			
site?			LAISU	g avvening on	JIC -		questituit use			
Are there any exist	ting buildings			Yes						
on the site? What was the prev	ious use of the									
what was the prev	nous use of the				Unknown					

# Site Address: Land at Belmot Road, Tutbury Site Ref: 5 Site Area (ha): 8.5 Potential Yield: 255 Related SHLAA Site Ref No's: N/A Map/Pictures:

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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

Is the Site:	\vailable?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No If <b>YES</b> to Suitable then the site is: <b>Develop</b>		No If YES to Suitable then the site is: Developable Not				velopable		
Brownfield or Gre	enfield?	Greenfield In a Neighbourhood		In a Neighbourhood P			Plan Area?	No		
Constraints?*	Yes	* are there	re there any issues that would prevent residential use?							
If yes what are they:	Potential	access is	ess issues and possible problems relating to the water supply have been highlighted.							
Can they be overc	ome?		Yes	 						
When could the si developed?	te be	1	5+ years	What would the build rate be?  30 dwellings per year						
Existing Strategic I policy:	Local Plan		Greenfield site outside development boundary contrary to SP4 & SP8							
Are there any nati	onal policy	Grade 2 & 4 Agricultural Land.								

Are there any ph	vsical problems	on cito		If yes, what			Access		
= =	= =		Voc	Access poi	nts fron	n Belmot Road and	d Redhill Lane. Si	te is a plateau	
	d affect residenti	aı	Yes	with part o	t lower	level gently slopir	ng northwards to	wards existing	
deve	elopment?					developn	=	,	
				If yes, what			Character		
Would residentia			Yes						
impact on the	surrounding are	ea?				Impact on the rui	ral character		
			<u> </u>	<u>i</u>					
What are the surre	ounding uses	Road F	Frontage on thr	ee sides and i	esident	ial developments	to the North, ope	en countryside	
and character of t	he site?			lies to t	ne soutl	h and west of the	site.		
А	re there likely to	be any	impacts on the	viability of d	evelopi	ment in relation to	o the following:		
	i								
Market Factors:			Y	'es, viable ma	rket in t	this location			
	i 								
Cost Factors:				Standard S1	06 cont	tributions			
Delivery Factors:				Not consid	ered de	liverahle			
Delivery ructors.				1401 0011314	rea ac	iiverabie			
			Lando	wner Inform	tion:				
Is the Landowner		Are the	re any existing						
of the site	Yes	leases/0	Ownership issu	es/multiple		No			
known?		landow	ners?						
Do they intend to	develop or sell t	he site?		Sell					
				<del></del>		When are the		0-5 years	
Comments:	Site pro	posed by	y agent on beho	alf of owner		develop/se	II the site?	o 5 years	
			Planning	Application	History	:			
Are there any plar	nning application	s relatin	g to residentia	l use on the s	ite?		N	0	
	T								
If yes, give	 								
details:									
details.	 								
			Additio	nal Site Infor	nation:				
What is the currer	nt use of the			Sport	field a	nd agricultural lar	nd		
site?					-				
Are there any exis	ting buildings		No						
on the site?	vious uso of the	·							
What was the pressite?	vious use of the		As above						
site!									

# Land to North West of the Green, Barton 6 **Site Address: Site Ref:** under Needwood **Potential Yield:** 5.15 155 Site Area (ha): **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The majority of the site is outside the settlement boundary and therefore is not deliverable or developable. Site Summary: adjacent to SHLAA site no:52. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No Deliverable **Deliverable** If **YES** to Suitable then the site is: **Developable** Not Developable Is the Site: Suitable? No

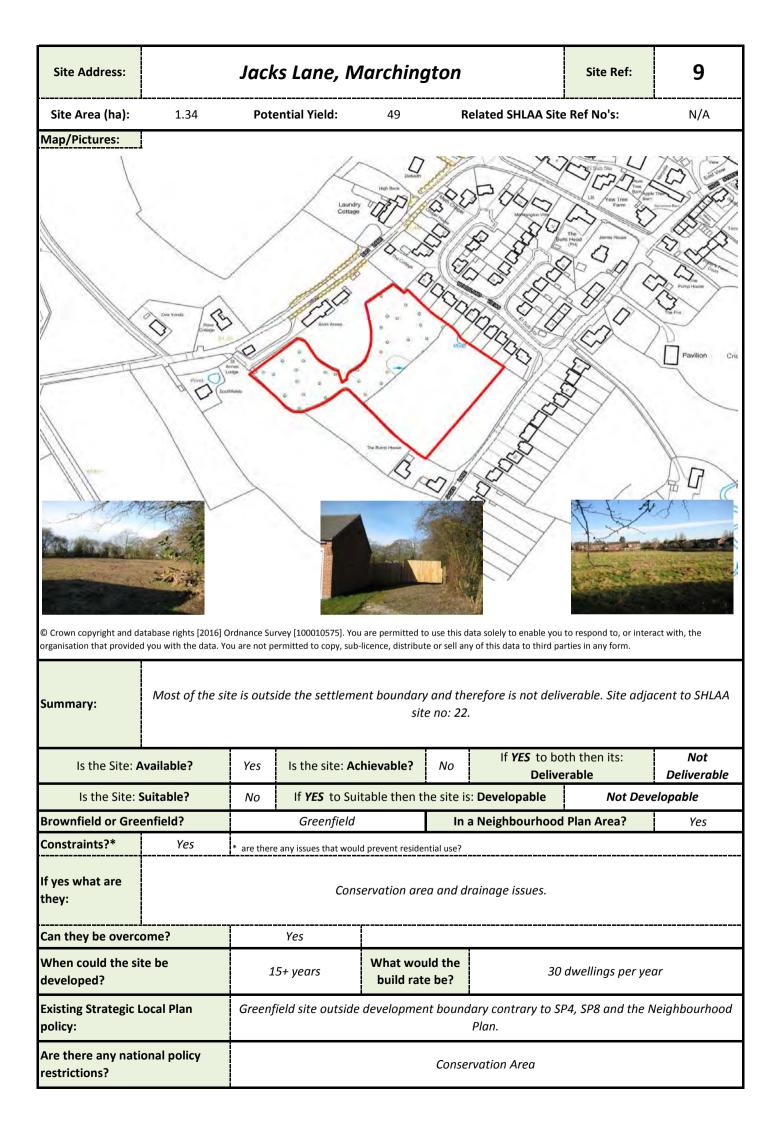
Brownfield or Gre	enfield?	Mix - Mostly Gree	enfield	In a	a Neighbourhood Plan Area?	No		
Constraints?*	Yes	* are there any issues that wou	ld prevent reside	ntial use?				
If yes what are they:	Existing lease	es. Potentially risk of cor	ntamination,	investigo	ative works necessary and a large	pond on site.		
Can they be overc	ome?	Yes						
When could the si developed?	te be	15+ years	What wou build rat		30 dwellings per ye	ar		
Existing Strategic I policy:	Local Plan	As mostly a Gree	enfield site oเ	ıtside de	velopment boundary contrary to S	5P4 & SP8		
Are there any nati restrictions?	onal policy		Within the National Forest					

Are there any phy	Are there any physical problems of	on site		If yes, what:		Oth	er, Please specify				
which would	affect residenti		Yes		Acce:	ss from The Greer	and onsite pond	1			
				If yes, what:			Character				
Would residential impact on the	development he surrounding are		Yes	Would I	have :	an impact on cha	racter of the cour	ntryside.			
What are the surro	_			open countrysi	ide . S	ered to north and Surrounding area tial development					
Ar	e there likely to	be any i	mpacts on the viability of development in relation to the following:								
Market Factors:		Str	ong residential	demand therefo	ore de	evelopment would	d be viable				
Cost Factors:				No	ne						
Delivery Factors:				Site not conside	red d	eliverable					
	Landowner Information:										
Is the Landowner			e any existing				Lease on both	aaricultural			
of the site	Yes		Ownership issue	es/multiple		Yes	properties and	_			
known? Do they intend to		landowi	ners?	Sell	<del>,</del> !	<u></u>					
Comments:				j Jen		When are the develop/se	-	Unknown			
			Planning	Application His	tory:						
Are there any plan	ning application	s relatin	g to residential	use on the site	?		Ye	5			
If yes, give details:		4 - Conve	ersion of existing	g outbuilding to	form	rached dwellings - two x 1 bed dwe ties garden) of the	llings - Approved				
			Addition	al Site Informa	tion:						
What is the curren site?			Agricı	ulture occupied	by fai	rm buildings and o	a public house.				
Are there any exist on the site?				Yes, residential dwellings and public house							
What was the previous site?	ne previous use of the Unknown										

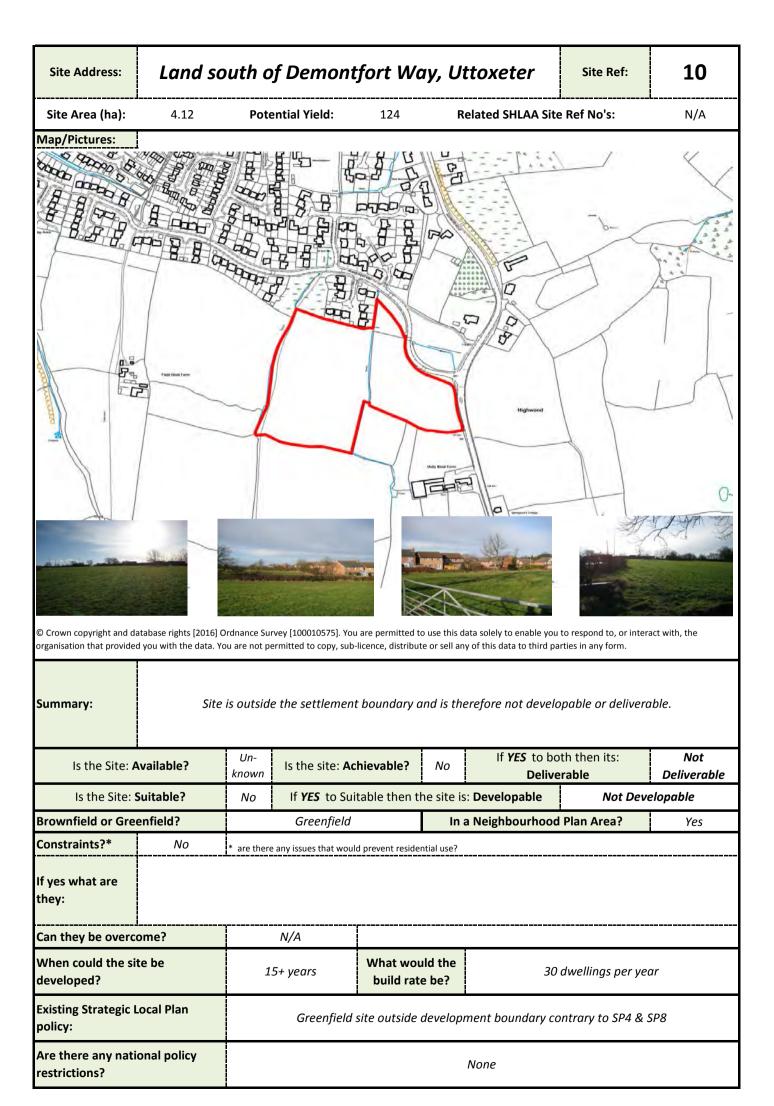
### Land at Dovecliffe Road, Stretton, Burton 7 Site Address: Site Ref: upon Trent Site Area (ha): 2.28 **Potential Yield: Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA site no: 44 If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** Mix - Mostly Greenfield In a Neighbourhood Plan Area? Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Sink in the middle of site, therefore possible flooding issues. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Site is adjacent to site of Biological Interest (Doves Cliff) and part of the site is Grade 2

Agricultural Land

Are there any physical problems on sit	on site		If yes, what:		Contamination			
which would	affect residenti		Yes	Potential risk of		-	ssible flooding	
				If yes, what:		Character		
Would residentia impact on the	I development he surrounding are		Yes	Potential risk of contamination to rear of site and possible floor issues.    If yes, what:				
What are the surro			Residential	with open countr	yside to the north/n	orth west of the s	ite.	
Aı	e there likely to	be any i	mpacts on the	viability of develo	ppment in relation	to the following:		
Market Factors:			No know	ın constraints, stro	ng residential mark	ret		
Cost Factors:			Potential fo	r contamination a	nd need for remedi	ation		
Delivery Factors:	Delivery deper	ndent on	the intentions			ıravan Site and Re	r-instating the	
			Lando	wner Information	:			
Is the Landowner			e any existing					
of the site	Yes		=	es/multiple	No	Single ov	vnership	
known?  Do they intend to		landowr	ners?	Sall	<u>-</u>	<u> </u>		
Comments:	uevelop of Sell t			<u>sen</u>			0-5 years	
			Planning	Application Histor	ry:			
Are there any plan	ning application	s relatin	g to residentia	I use on the site?		N	0	
If yes, give details:	Recent applicat	ions app					o re-instate the	
			Addition	nal Site Information	on:			
What is the curren	Residential Use (applications referenced above has not yet been implemented)							
Are there any exist on the site?					Yes			
What was the prev site?	vious use of the	_		Garden	Centre and nursery			



				If was subst							
Are there any ph	ysical problems	on site		If yes, what	<u> </u>	<u></u>					
	d affect residenti elopment?	al	No	Site	e is rela	tively flat and acc	cessible from Jacl	ks Lane			
				If yes, what	:		Character				
Would residentia impact on the	I development he surrounding are		Yes		Would	impact on the cha	racter of the villo	age.			
What are the surre	_	Resid	ential developn	nent borders		to the north-east. of the site.	Marchington vi	llage is to the			
А	re there likely to	be any	ny impacts on the viability of development in relation to the following:								
Market Factors:	Develo	pment is	s expected to be	e viable in thi	s locatio	on due to sufficien	it market for dwe	ellings.			
Cost Factors:			ι	Jnknown due	to drai	nage issues					
Delivery Factors:				Site not cons	idered a	leliverable					
Landowner Information:											
Is the Landowner		Are the	re any existing								
of the site			Ownership issu	es/multiple		No					
known?		landow	ners?	<u> </u>			<u> </u>	r			
Do they intend to	develop or sell t	he site?		Sell							
Comments:		Subr				When are the develop/se	-	0-5 years			
			Planning	Application	History						
Are there any plar	nning application	s relatin	g to residentia	l use on the s	ite?		Υe	es			
If yes, give	P/2015/00	266 - Ere	ection of 16 dwe		ed 24/0 ntryside	99/2015 as inappr	opriate developn	nent in the			
details:	P/2016/00978 - Outline application for erection of five new dwellings - Approved 30/11/2016 (removed this site from the site area shown above)										
			Addition	nal Site Infori	mation:						
What is the current use of the site?					Agric	ultural Land					
Are there any existing buildings on the site?			No buildings on site								
What was the pressite?	vious use of the		Unknown								



A 41	Are there any physical problems on site			If yes, what	•						
which would	affect residenti lopment?		No	No, flat s	ite. Acc	ess from Highwoo	d Road and Dem	ontfort Way			
				If yes, what			Character				
Would residential impact on the	development h surrounding ar		Yes	!	-	adjacent to the s al properties direc		= =			
What are the surro	_	Res	sidential develop		-	open countryside t in road into Uttox	•	t and west.			
Ar	e there likely to	be any i	impacts on the	pacts on the viability of development in relation to the following:							
Market Factors:			Sufficient mai	rket to ensur	e develo	ppment would be	viable				
Cost Factors:				Standard Si	.06 cont	ributions					
Delivery Factors:			S	ite not consi	dered d	evelopable					
Landowner Information:											
Is the Landowner of the site known?	No	1	re any existing Ownership issue ners?	es/multiple		Unknown					
Do they intend to	develop or sell t	he site?		Unknov	vn						
Comments:				<u> </u>		When are the develop/se	-	Unknown			
			Planning	Application	History						
Are there any plan	ning application	s relatin	g to residential	use on the	ite?		N	o			
If yes, give details:											
			Addition	al Site Infor	nation:						
What is the curren site?					Agric	ultural Land					
Are there any exist on the site?						No					
What was the prev site?	ious use of the				Agric	ultural Land					

Site Address:

## Land North of Beamhill Road, West of Tutbury Road, Burton upon Trent

Site Ref:

11

Site Area (ha):

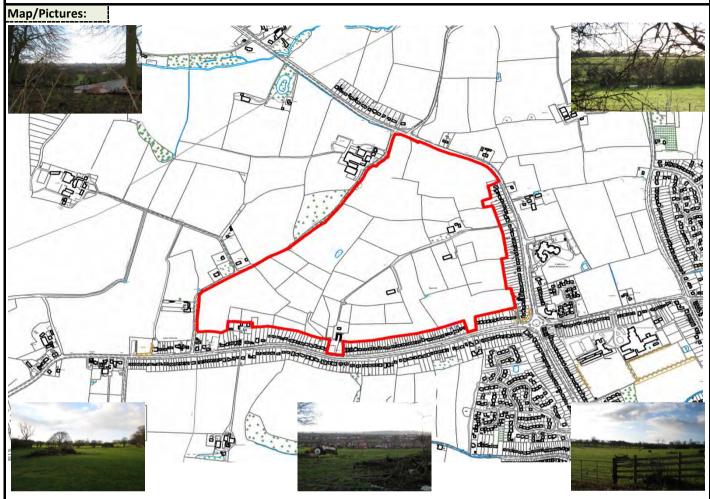
45

**Potential Yield:** 

1350

**Related SHLAA Site Ref No's:** 

N/A



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Summary:

restrictions?

Site is outside the settlement boundary and therefore is not deliverable or developable.

<b>,</b>								
Is the Site: A	Available?	No	Is the site: Achievable?		No	If <b>YES</b> to both then its: <b>Deliverable</b>		Not Deliverable
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then th	ne site is	: Developable	Not De	velopable
Brownfield or Gre	enfield?		Greenfield		In	a Neighbourhood	d Plan Area? Yes	
Constraints?*	No	* are there	are there any issues that would prevent residential use?					
If yes what are they:								
Can they be overc	ome?	]   	N/A	] 				
When could the si developed?	te be	1	5+ years	What wou build rate		50+ dwellings a y	vear (Multiple d )	evelopers on site
Existing Strategic   policy:	Local Plan	Greenf	field site outside	outside development boundary contrary to SP4, SP8 and the Neighbour Plan.				
Are there any nati	ional policy	Within the National Forest						

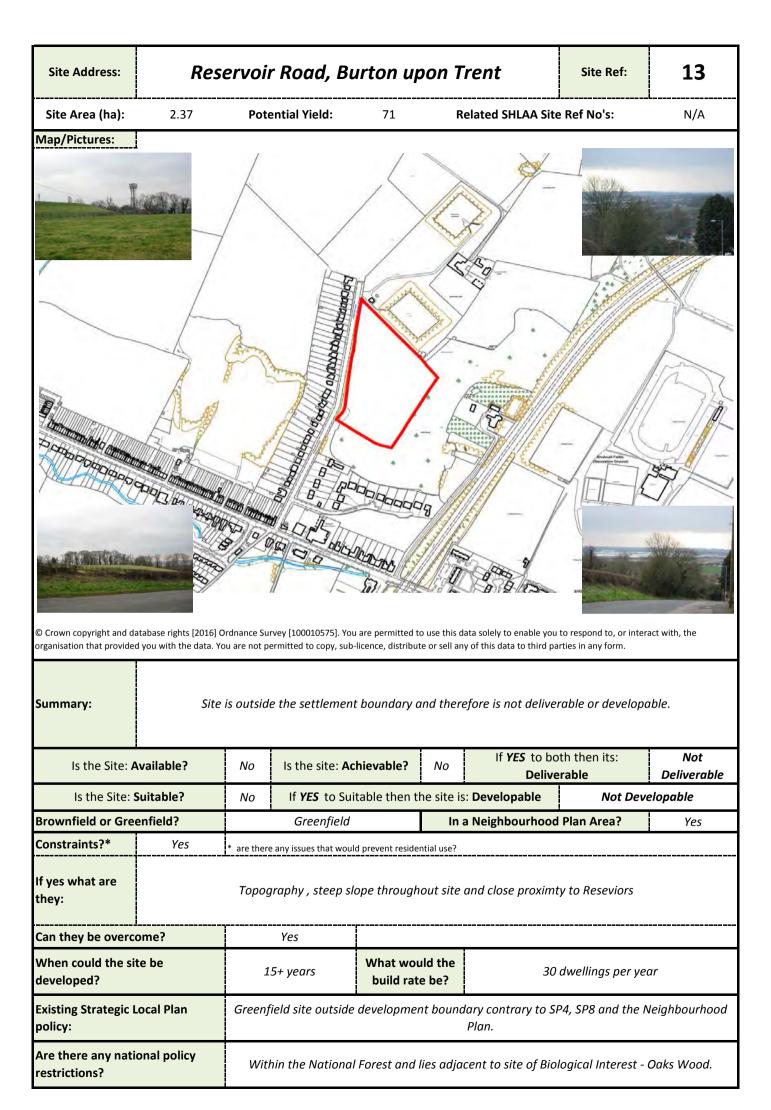
Are there any phy	ysical problems	on site						lose vicinity to		
	affect residenti	al	Yes			•		,		
deve	lopment?		Some potential sources of contamination on and in close vicin site. A number of access points along boundary. Ridgeline split in two.  If yes, what: Character  Residential would have an impact on the character of country.  Residential properties to the south and east of the site, open countryside to the north west. The site lies on the western fringe of Burton and abuts ribbon development along Tutbury Road and Beamhill Road  Reany impacts on the viability of development in relation to the following:  Incertain due to nearby developments with approval or already under construction.  It costs associated with contamination, in addition to standard \$106 contributions  Site not considered deliverable.  Landowner Information:  The there any existing asses/Ownership issues/multiple indowners?  Site? Unknown  When are they looking to develop/sell the site?  Planning Application History:  Planning to residential use on the site?  Planning application for up to 6 dwelling - REFUSED 04/12/2014 (Appeal Dismissed 14/10/2015)  1/2015/00829 - Outline application for one dwelling - REFUSED 07/08/2015 in refused due to conflicts with policies SP4, SP8 and the Neighbourhood plan (protect views).  Interest of a contamination of agricultural buildings and farmhouse to facilitate the site of the site	emie spiies siee						
				If yes, what			Character			
Would residentia impact on the	development he surrounding are		Yes	Residentia	ıl would	have an impact o	n the character o	of countryside		
What are the surro	<del>-</del>	-		n the western	fringe c	of Burton and abu	ts ribbon develop			
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	the following:			
Market Factors:	Marke	t uncerta	in due to nearb	y developme	nts with	approval or alred	ady under constru	ıction.		
Cost Factors:	Poten	tial costs	s associated wit	th contamina	tion, in d	addition to stando	ard S106 contribu	tions		
Delivery Factors:			3	Site not consi	dered d	eliverable.				
			Lando	wner Informa	ation:					
Is the Landowner		Are the	re any existing							
of the site	No		-	es/multiple		No				
known?		landowners?								
Do they intend to	develop or sell t	he site?		Unknov	vn					
Comments:								Unknown		
			Planning	Application	History:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Υe	'S		
If yes, give details:	P/2014/0 Both applica P/2018/00432 -	P/2014/00983 - Outline application for up to 6 dwelling - REFUSED 04/12/2014 (Appeal Dismissed 14/10/2015) P/2015/00829 - Outline application for one dwelling - REFUSED 07/08/2015 Both application refused due to conflicts with policies SP4, SP8 and the Neighbourhood plan (protected views). P/2018/00432 - Outline application for the demolition of agricultural buildings and farmhouse to facilitate the erection of up to 600 dwellings including details of access- Submitted to the LPA March 2018, awaiting								
			Addition	nal Site Inforr	nation:					
What is the curren site?				Farm an	d associ	ated agricultural	land			
Are there any exist on the site?					Yes, fa	rm buildings 				
What was the prevaite?	vious use of the Farm and associated agricultural land									

### Northfield Avenue, Rocester **12 Site Address:** Site Ref: 2.26 Site Area (ha): **Potential Yield:** 68 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 30 dwellings per year 15+ years developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

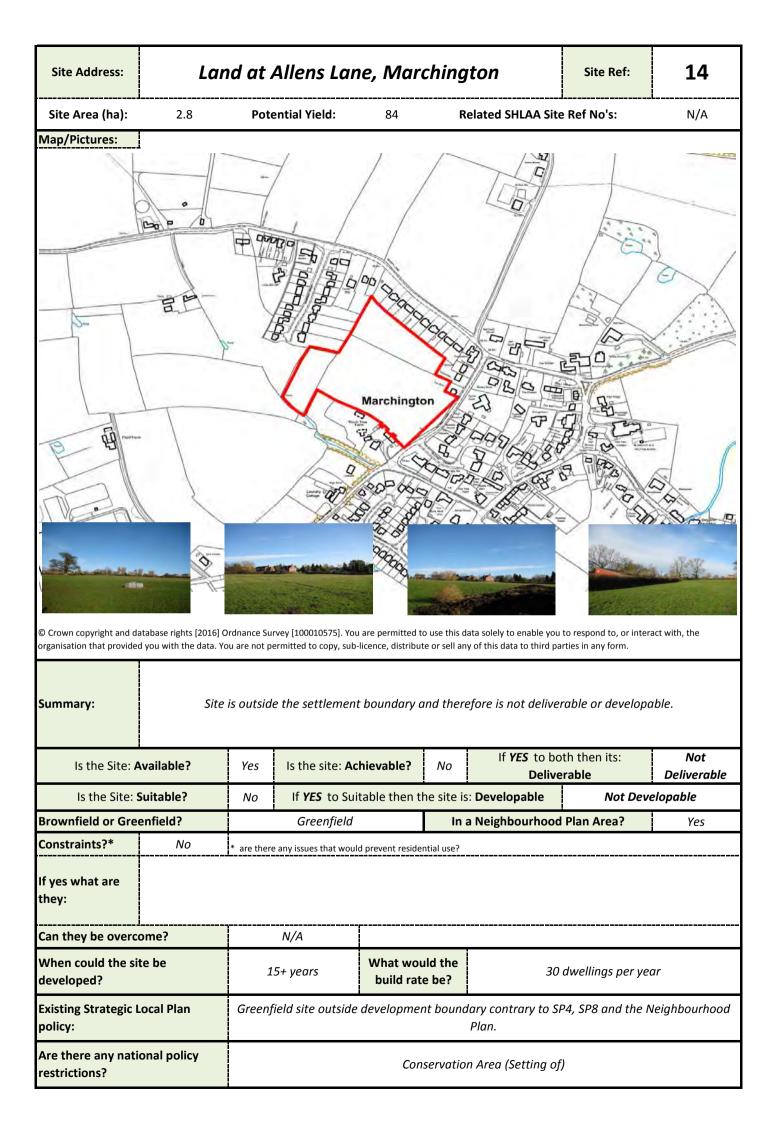
None

Are there any national policy

Are there any ph	usical problems	on sito		If yes, what:					
which would	l affect residenti		No						
				If yes, what:			Character		
Would residentia impact on the	I development he surrounding are		Yes		Impac	t on the character	of the countrysic	de	
What are the surro	_	Site lie.	_			ter and is surroun ne south of the site		ntryside to the	
Aı	e there likely to	be any i	mpacts on the viability of development in relation to the following:						
Market Factors:			Sufficient mar	rket to ensure (	develo	pment would be v	viable.		
Cost Factors:		Unlikely to affect viability							
Delivery Factors:				Site not consid	lered a	leliverable			
			Landov	wner Informat	ion:				
Is the Landowner			re any existing						
of the site	Yes		Ownership issue	es/multiple		Yes	Single o	owner	
known?		landow	ners?	Sell		<u> </u>	 		
Do they intend to Comments:	develop or sell t	ne siter 		<u> </u>		When are the develop/se	· - 1	0-5 years	
			Planning	Application H	istory	1			
Are there any plan	ning application	s relatin	g to residential	use on the sit	e?		No	0	
If yes, give details:									
			Addition	al Site Inform	ation:				
What is the current use of the site?					Ag	ricultural			
on the site?	any existing buildings ?					None			
What was the prev site?	the previous use of the Agr								



Are there any ph	vsical problems	on sita		If yes, what	•	Тор	ography & Acce	ss		
= =	l affect residenti		Yes	Site	is on a s	teep slope & in clo	ose proximity to p	ootential		
	elopment?	aı	763	contamin	ation. U	Inderground reser	voir and mobile ہ	phone mast to		
ueve	nopment:				the	north. Access froi	m reservoir road.			
				If yes, what	:		Character			
Would residentia	•		Yes	Due to slo	pe of sit	e, development w	ould be seen froi	m a number of		
impact on the	surrounding ar	ea?				vantage p	<del>-</del>	,		
What are the surro	<del>-</del>	Reserv	oir Road (reside	-	-	Reservoir to nort		od to east and		
and character of the	ne site?			south. A3	8 is in cl	ose proximity to tl	ne site.			
Aı	re there likely to	be any i	y impacts on the viability of development in relation to the following:							
0.0l 4. 5 4			C. fficient man	J t. J			- 46:			
Market Factors:			Sufficient man	ket, noweve	r cost Ja	ctors may overrid	e tnis.			
Cost Factors:			Cost of deve	eloping on a	slope co	uld rend site unvi	able			
Delivery Factors:			9	Site not cons	idered a	leliverable				
j	Landowner Information:									
Is the Landowner		Are the	re any existing			<del></del>				
of the site	No		) Ownership issue	es/multiple		No				
known?		landow		•						
Do they intend to	develop or sell t	he site?		Unknov	vn					
				<del></del>		When are the		Unknown		
Comments:						develop/se	II the site?			
				Application		:				
Are there any plan	ning application	s relatin	g to residential	use on the	site?		N	o 		
If yes, give										
details:										
	Additional Site Information:									
What is the current use of the					ر ۲	oen Field				
site?					<i>Ο</i> <sub>1</sub>					
Are there any existing buildings			No							
on the site?										
What was the prev	vious use of the			Open Field						
site?		i								



Are there any physical problems on site			If yes, what							
which would	ysical problems I affect residenti Plopment?		No		Suita	able access points	from Allens Lane			
				If yes, what			Character			
Would residentia impact on the	l development h surrounding are		Yes	Develo	pment	would be promine	ent in the middle	of village.		
What are the surro			Open cou	ntryside to so	outh we	st, residential in a	ll other direction	s.		
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:			Sufficient mai	rket to ensur	e develo	opment would be	viable			
Cost Factors:				Standard S1	06 cont	ributions				
Delivery Factors:			5	Site not consi	idered d	leliverable				
	Landowner Information:									
Is the Landowner		Are the	re any existing	 						
of the site	Yes	leases/0	Ownership issue	es/multiple		No	Single Ov	vnership		
known?		landow	ners?	, <u>i</u>						
Do they intend to	develop or sell t	he site?		Sell						
Comments:		Prop	oosed by owner	When are they looking to develop/sell the site?				0-5 years		
			Planning	Application	History					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	al Site Inforr	nation:					
What is the current site?	t use of the			Agric	ultural Land					
Are there any exis on the site?						None				
What was the prev site?	vious use of the			Agricultural Land						

### Land South of Bramshall Road, adjacent to **15 Site Address:** Site Ref: Roycroft Lodge, Uttoxeter 3 **Potential Yield:** 90 Related SHLAA Site Ref No's: Site Area (ha): N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA site no's: 51 & 89. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4,SP8, SP31 and the policy: Neighbourhood Plan (when MADE).

None

Are there any national policy

Aug thoug only wh	Are there any physical problems on site	on site		If yes, what:					
which would	ysical problems   affect residenti  lopment?		No						
				If yes, what:			Landscape		
Would residentia impact on the	l development h surrounding ar		Yes	i .		veloping Uttoxete s, therefore impac	=		
What are the surro	<del>-</del>		Residential	to the north,	with op	en countryside to	the south and w	est.	
Aı	e there likely to	be any i	impacts on the	viability of de	velopr	ment in relation t	o the following:		
Market Factors:		Suffic	ient market in t	e development wo	ould be viable				
Cost Factors:				Standard S10	06 cont	ributions			
Delivery Factors:			2	Site not consid	lered d	eliverable.			
Landowner Information:									
Is the Landowner		Are the	re any existing						
of the site	Yes		Ownership issue	es/multiple		No	Single	Owner	
known?		landowi	ners?	<u></u>					
Do they intend to	develop or sell t	he site?		Sell					
Comments:	Yes- pro	posed by	y owner no time	escale given		When are the develop/se	Unknown		
			Planning	Application F	listory:	1			
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0	
If yes, give details:	in the state of th								
			Addition	nal Site Inform	ation:				
What is the curren site?	t use of the			Agric	ultural Land				
Are there any exist on the site?						None			
What was the prev site?	vious use of the		Agricultural Land						

### Land south of Wood Lane, Uttoxeter 16 **Site Address:** Site Ref: Site Area (ha): **Potential Yield:** 120 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA Summary: no: 84. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Mostly Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access issues and highway impact. they: Can they be overcome? Yes When could the site be What would the 30 dwellings per year 15+ years developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy None

Are there any ph	vsical problems	on site		If yes, what:		Land	scape & Topogra	phy	
which would	affect resident		Yes	Site has st	eep gro	adient and promin	nent position on t	he landscape	
				If yes, what:			Landscape		
Would residentia impact on the	l development h surrounding ar		Yes						
What are the surro	_		Resident	ial and open	country	side. Site is adjac	ent to racecours	2	
Aı	e there likely to	be any i	impacts on the	viability of d	evelopr	nent in relation t	o the following:		
Market Factors:			Sufficient ma	rket to ensure	e develo	ppment would be	viable		
Cost Factors:		No costs perceived							
Delivery Factors:				Site not consi	dered d	eliverable.			
			Lando	wner Informa	tion:				
Is the Landowner		!	re any existing				Unknown if exist	tina dwellina on	
of the site	Yes		Ownership issu	es/multiple		Yes	site would		
known?		landow	ners?	<u>;                                    </u>					
Do they intend to	develop or sell t	he site?		Sell					
Comments:	S	ubmitted	d on behalf of o	When are they look owner develop/sell the s				0-5 years	
			Planning	Application I	listory				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0	
If yes, give details:									
			Addition	nal Site Inforn	nation:				
What is the current site?	rent use of the				Ag	ricultural			
Are there any exist on the site?					U	nknown			
What was the previous site?	vious use of the			ricultural					



Are there any physical problems on s		on site		If yes, what:		Access				
which would	affect residenti		Yes			Access point from	n Bents Lane			
				If yes, what:			Character			
Would residentia impact on the	I development he surrounding are		Yes		Signif	icant impact on cl	naracter of village	2.		
What are the surro	_	Area I	is predominant.	ly open count	•	some village prop al village.	erties to east and	l north, small		
Aı	e there likely to	be any i	mpacts on the viability of development in relation to the following:							
Market Factors:		Su	fficient market	within the ar	ea to er	nsure developmen	t is viable.			
Cost Factors:				No addition	ıl costs	perceived				
Delivery Factors:				Site not consi	dered o	leliverable				
			Lando	wner Informa	tion:					
Is the Landowner of the site known?	Yes		e there any existing ases/Ownership issues/multiple Addresses							
Do they intend to	develop or sell t	he site?		Sell						
Comments:		Proposed	d on owners be	half		When are they looking to develop/sell the site? 0-5 year				
			Planning	Application	History	1				
Are there any plan	ning application	s relatin	g to residentia	l use on the s	ite?		No	0		
If yes, give details:										
			Addition	nal Site Inforr	nation:					
What is the curren site?			Agricu	ltural la	and, linked to a fai	rm 				
Are there any exist on the site?					U	nknown 				
What was the prev site?	vious use of the	us use of the Agricultural land								

# Site Address: Land at Rangemore Site Ref: 18

Site Area (ha): 23.7 Potential Yield: 711 Related SHLAA Site Ref No's: N/A



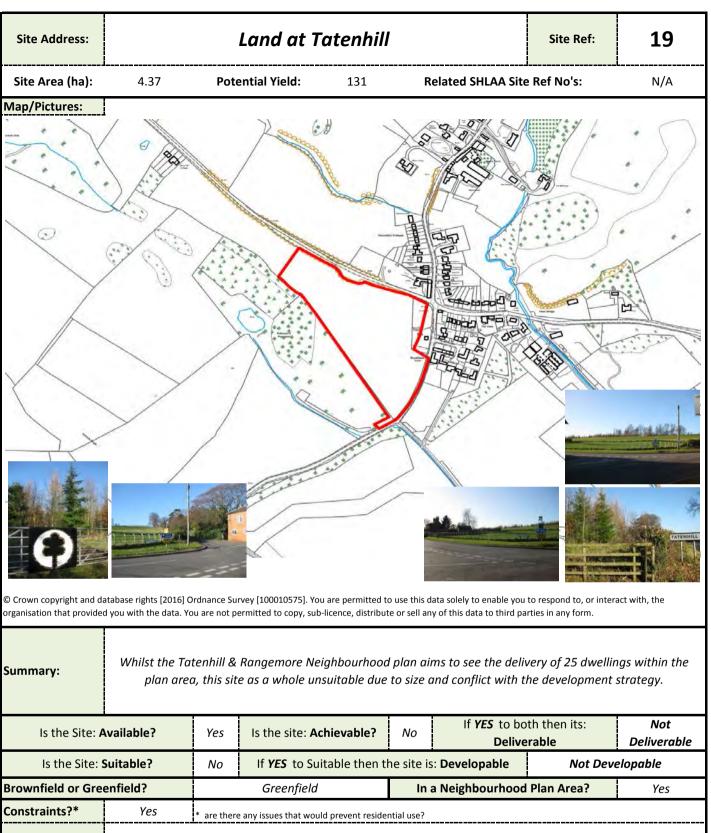
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### Summary:

Whilst the Tatenhill & Rangemore Neighbourhood plan aims to see the delivery of 25 dwellings within the plan area, this site as a whole unsuitable due to size and conflict with the development strategy.

Is the Site: A	Available?	Yes	Is the site: Ac	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Not Devi	elopable	
Brownfield or Gre	enfield?		Greenfield In			a Neighbourhood	ourhood Plan Area? Yes		
Constraints?*	Yes	* are there	e any issues that woul	d prevent resider	ntial use?				
If yes what are they:			Site all within the Conservation Area						
Can they be overc	ome?		No						
When could the si developed?	te be	1	5+ years	What wou build rate		30	dwellings per yed	ar	
Existing Strategic I policy:	Local Plan	Gr	•	e outside development boundary contrary to SP4 & SP8. Some limited ment acceptable as set out in policy HE1 of Neighbourhood Plan.					
Are there any national policy restrictions?  Within the National Forest and Conservation Area									

Ara thara any nh	usical problems	on sito		If yes, what:					
	sical problems of affect residenti elopment?		No	A n	numbe	er of access points	along site bound	dary.	
				If yes, what:	If yes, what: Character				
Would residentia impact on the	l development h surrounding are		Yes			vas over the whole on the character	-		
What are the surro	- 1		Predominal	ntly open count	tryside	e. Site envelops vi	llage of Rangemo	ore.	
Aı	e there likely to	be any i	impacts on the	viability of dev	elopn	nent in relation to	o the following:		
Market Factors:				Unkr	nown				
Cost Factors:		Dependa	ınt upon level oj	f development,	infras	tructure and stan	dard S106 costs.		
Delivery Factors:				Site considered	not d	eliverable			
			Landov	wner Informati	on:				
Is the Landowner		Are the	re any existing						
of the site			Ownership issue	es/multiple		No	Single (	Owner	
known?		landowi	ners?	, <u> </u>					
Do they intend to	develop or sell t	he site?		Sell					
Comments:	Site	e propos	ed on behalf of	owner	When are they looking to develop/sell the site?  0-5 year				
			Planning	Application His	story:				
Are there any plan	ning application	s relatin	g to residential	use on the site	?		Υe	rs	
			•	14/012	2/201				
If yes, give	P/2016/01724	1 - Erectio	on of two pairs	•		ngalows - Approv	ed 12/01/2018, E	xpired as not	
details:	p/2016/01728	- Frectio	on of a detached	commenced dwelling and d	-	1/2021 hed double garag	e and construction	n of vehicular	
			=	_		018 (this applicat		-	
	•					ate as site under c		,	
			Addition	al Site Informa	tion:				
What is the curren	t use of the			Agricultura	l land	and open country	yside		
Are there any exist on the site?	ting buildings					Yes			
What was the prev	ious use of the			Agricultura	l land	and open country	yside		

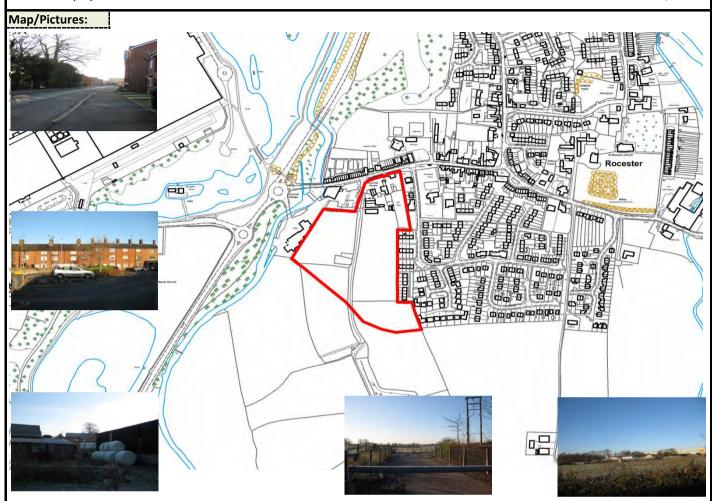


Brownfield or Gree	enfield?	Greenfield	In a Neighbourhood Plan Area?  Yes					
Constraints?*	Yes	* are there any issues that woul	d prevent resider	ntial use?				
If yes what are they:		Site is n	nostly all wit	hin the C	Conservation Area			
Can they be overc	ome?	Yes						
When could the sideveloped?	te be	15+ years	What would the build rate be?  30 dwellings per year					
Existing Strategic L policy:	ocal Plan	,	e outside development boundary contrary to SP4 & SP8. Some limited ment acceptable as set out in policy HE1 of Neighbourhood Plan.					
Are there any nati restrictions?	onal policy	Within the National Forest and Conservation Area						

				If yes, what:					
Are there any ph	-					L			
	l affect residenti	ial	No	None, alth	ough si	te slopes towards	-	from Tatenhill	
deve	elopment?					Lane or Mo	ain St.		
				If yes, what:			Character		
Would residentia impact on the	I development he surrounding are		Yes	Would	have a	significant impact	on the characte	r of village	
What are the surro				=	Site co	. National forest p ntained by high vo peyond.	_		
Aı	re there likely to	be any	mpacts on the viability of development in relation to the following:						
Market Factors:				Un	known				
Cost Factors:		Standard S106 contributions							
Delivery Factors:				Site considere	ed not a	leliverable			
			Landov	wner Informa	ition:				
Is the Landowner		re any existing							
of the site	Yes		Ownership issue	es/multiple		No	Single Ov	vnership	
known?  Do they intend to		landow	ners?	Sell					
Do they intend to		ne site:		i 3611		When are the	ev looking to		
Comments:	Sit	e propos	ed on behalf of	15+ y				15+ years	
			Planning	Application I	History				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0	
If yes, give details:									
			Addition	al Site Inforn	nation:				
site?	What is the current use of the site?				Agric	ultural Land		·	
Are there any existing buildings on the site?				None					
What was the previous site?	vious use of the			Agricultural Land					

## Site Address: Land at Main Street, Rocester Site Ref: 20

Site Area (ha): 4.1 Potential Yield: 123 Related SHLAA Site Ref No's: N/a



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Summary:

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

Is the Site: A	Available?	Yes	Is the site: Ac	hievable?	Yes	If <b>YES</b> to bo <b>Delive</b>		Deliverable	
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then th	ne site is	: Developable	Develo	pable	
Brownfield or Gre	enfield?		Mostly Greenfi	eld	ln a	a Neighbourhood	Plan Area?	No	
Constraints?*	Yes	* are there	e any issues that woul	d prevent resider	itial use?				
If yes what are they:	i   	Part of site is within flood zone 2, although unlikely to prevent residential use.							
Can they be overc	ome?		Yes						
When could the si developed?	te be	О	)-5 years	What wou build rate		30	dwellings per yed	ar	
Existing Strategic I policy:	Local Plan	Housing allocation in SP4							
Are there any nati restrictions?	ional policy				Conse	rvation Area			

				If yes, what:			Flood Risk		
Are there any ph	-			<u> </u>	f site is	within Flood Zon		velv level and	
	d affect residenti	al	Yes	1		the site. Potential		-	
deve	elopment?					access onto H	· · · · · · · · · · · · · · · · · · ·		
				If yes, what:					
Would residentia	<del>-</del>		No	None - si	e is on	edge of large villa	aae therefore wo	uld not have	
impact on the	surrounding are	ea?				impact on surrou			
	<u> </u>			į		•	-		
What are the surro		Weste	ern boundary is			n is main route int to south and soutl		and housing,	
and character of the	ne siter			with count	rysiae i	.o south ana souti	i west		
Α	re there likely to	be any i	mpacts on the	viability of de	velopr	nent in relation to	o the following:		
Market Factors:			Sufficient den	nand to ensur	e devel	opment would be	viable		
Cost Factors:			Potential co	osts related to	floodir	ng and contamina	tion		
	i 								
Delivery Factors:				Yes, sing	le deve	loper			
	Landowner Information:								
Is the Landowner		Are the	e any existing						
of the site	i :		Ownership issu	es/multiple		No	Single	Owner	
known?	L	landowi	ners?	<u>j</u>					
Do they intend to	develop or sell th	he site?		Sell					
G	_	<b>.</b>				When are the develop/se		0-5 years	
Comments:	P	roposea	on behalf of ov	vner		uevelop/se			
			Planning	Application I	listory				
Are there any plan	nning application	s relatin					Υέ	 2S	
							L		
	P/2012/00201	/JI/PO -				012 to develop 90	dwellings along	with a mix of	
If yes, give	D/2017/00667	Outline		her uses - Wit		17/07/2015 n of 71 No. dwelli	inac 8. D/2017/00	1669 Dotailed	
details:	1 '			-		th applications sul	•		
	pranning app	, reaction j	-		-	as at June 21.	omica to the Err	ay 2017)	
			A 1 1111	163 1 6					
What is the surren	ot use of the	,—————————————————————————————————————	Addition	nal Site Inforn	nation:				
What is the currer site?	it use of the		Agricultura	l with some fo	rm bui	lding and resident	tial properties on	site	
Are there any exis	ting buildings								
on the site?	J					Yes			
What was the prev	ious use of the								
windt was the pre-	vious use of the	Unknown							

Site Address: Land east of Hopley Road, between Henhurst

Hill and Anslow, Burton

**Site Ref:** 

21

Site Area (ha):

31

**Potential Yield:** 

930

**Related SHLAA Site Ref No's:** 

N/A



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#### Summary:

restrictions?

Site is outside the settlement boundary and therefore is not deliverable or developable.Site adjacent to SHLAA site no: 4

Within the National Forest

	İ								
Is the Site: A	Available?	Yes	Is the site: Achievable?		No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Not Dev	elopable	
Brownfield or Gre	enfield?		Greenfield		ln :	a Neighbourhood	eighbourhood Plan Area? Yes		
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?				
If yes what are they:			Potential access issue.						
Can they be overc	ome?		Yes						
When could the si developed?	ite be	1	5+ years	What wou build rate		50+ dwellings a y	ear (Multiple de )	evelopers on site	
Existing Strategic policy:	Local Plan	Greenj	field site outside	developme	nt bound	dary contrary to SI plan.	P4,SP8 and the N	Neighbourhood	
Are there any nati	ional policy	Within the National Forest							

Are there any nhy	Are there any physical problems on site		If yes, what:			Access			
which would	affect residenti		Yes	Access poss	sible fro	om Hopley Road. N site.	lumber of brooks	and ponds on	
				If yes, what:			Landscape		
Would residentia impact on the	I development he surrounding are		Yes	Site is det	-	from edge of Burto Impact on landsca		would have	
What are the surro	_		Va	rious residen	tial prop	perties and open c	rountryside.		
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:		
Market Factors:				Un	known				
Cost Factors:				Standard S1	rd S106 contributions				
Delivery Factors:				Site considere	ed not a	leliverable			
	Landowner Information:								
Is the Landowner			e any existing						
of the site	Yes		Ownership issu	es/multiple		No	Single (	Owner	
known?	davelan av sall t	landow	ners?	Sell					
Do they intend to		ile site:		<u> </u>		When are the develop/se	-	0-5 years	
			Planning	Application I	listory	!			
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		No	0	
If yes, give details:									
			Addition	nal Site Inforn	nation:				
What is the curren site?					Agric	ultural land			
Are there any exist on the site?						None			
What was the prevsite?	vious use of the				Agric	ultural land			

#### Land between Bag Lane and Jacks Lane, 22 **Site Address:** Site Ref: **Marchington** 2.05 **Potential Yield:** 62 Site Area (ha): **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. The site is adjacent to Summary: two other SHLAA sites (9 & 43). If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Known significant drainage issues they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: plan.

Part of site is within the Conservation Area

Are there any national policy

Are there any phy	vsical problems	on site		If yes, what:					
which would	Are there likely to be any impacts on the viability of development in relation to the following:    Unknown								
				If yes, what:			Character		
	•		Yes		Imp	act on the charac	ter of the village		
What are the surro	<u> </u>	Site I	lies to the south	-		=	sides, countrysio	de and some	
Aı	e there likely to	be any i	impacts on the	viability of de	evelopr	nent in relation to	the following:		
Market Factors:				Un	known				
Cost Factors:				No known costs					
Delivery Factors:		Site considered not deliverable							
		Landowner Information:							
Is the Landowner		Are the	re any existing						
of the site	i		-	es/multiple		No	Single	Owner	
known?			ners?	<u>;</u>					
Do they intend to	develop or sell t	he site?		Sell		144			
Comments:		Prop	osed by Owner					0-5 years	
			Planning	Application I	listory				
Are there any plan	ning application	s relatin	g to residential	use on the s	te?		Υε	'S	
If yes, give details:	OU/2:	3344/002	2 - Outline appli	cation for res	identia	l development - W	ithdrawn 27/01/	/2000	
			Addition	al Site Inforn	nation:				
What is the curren site?	t use of the		Current	residential pr	operty	on site (belonging	to owner of site,	)	
Are there any exist on the site?					Yes	. dwelling			
What was the prev site?	ious use of the				U	nknown			

### Land at Ashbrook Lane, Abbots Bromley 23 **Site Address:** Site Ref: Site Area (ha): 10.63 **Potential Yield:** 319 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Mostly Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Flooding, although unlikely to prevent residential use. Possible contamination. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the emerging policy: Neighbourhood plan.

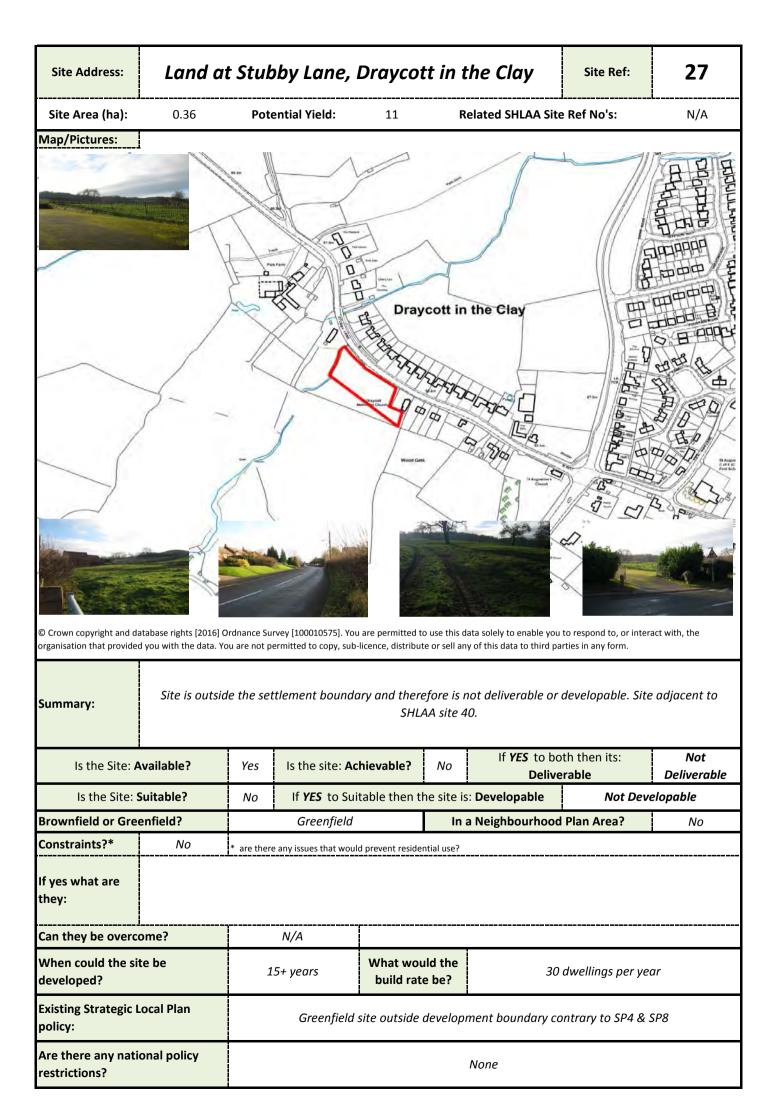
None

Are there any national policy

Are there any ph	vsical problems	on site		If yes, what:			Flood Risk		
= =	l affect residenti		Yes	Eastern bou	ındary	of site is within flo	oodzones 2 and 3	, access along	
deve	elopment?					Lichfield Rd/Ash	brook Lane		
				If yes, what:			Character		
Would residentia impact on the	surrounding are		Yes	Developmen	t of thi	s scale would have village	•	haracter of the	
What are the surro	ne site?		Ashbrook Road	d to the north	and w	ntial developmen est. Open country	vside to south and		
Aı	re there likely to	be any i	impacts on the	viability of de	velopr	ment in relation to	o the following:		
Market Factors:				Uni	known				
Cost Factors:	C	ost of inv	vestigating flood	ding and contamination plus normal S106 contributions					
Delivery Factors:				Site considere	d not a	leliverable			
	Landowner Information:								
Is the Landowner		!	re any existing				Three owners, s	site submitted	
of the site	Yes		Ownership issu	es/multiple		Yes	on their		
known?  Do they intend to		landow	ners?	Sell	·	<u> </u>	<u> </u>		
Comments:			imescale given	i Jen		When are the develop/se	-	Unknown	
			Planning	Application H	listory	:			
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		Ye	S	
If yes, give details:	P/2010/00183/EW - erection of a detached dwelling - Approved 20/04/2010 P/2010/01020/EW - Change of use of existing buildings to form single dwelling- Approved 07/10/2010 P/2015/00660 - Outline application to develop land by the erection of up to 80 dwelling- Refused 06/11/2 due to highway impacts and site outside the settlement boundary (Appeal Withdrawn)							ed 06/11/2015	
			Addition	nal Site Inform	ation:				
What is the current use of the site?						al & Farmsteads			
Are there any exist on the site?		Sor	me polytunnels	and associate		cultural equipmen uildings.	nt on part of site.	Some farm	
What was the prev	vious use of the								

Land at Craythorne Road/Beacon Road, 25 Site Address: Site Ref: Rolleston on Dove **Potential Yield:** 102 **Related SHLAA Site Ref No's:** Site Area (ha): 3.4 N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access issues they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy None

Are there any ph	vsical problems	on site		If yes, what:			Contamination			
which would	affect resident		Yes	Site is in o	lose pro	oximity to potenti small part o		sources in a		
				If yes, what:			Landscape			
Would residentia impact on the	development h surrounding ar		Yes	, , , , , , , , , , , , , , , , , , , ,		have impact on lo		ter		
What are the surro	_	Residen	tial to west and	main part of	_	to north west of t r directions	he site, with ope	n countryside in		
Aı	e there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	o the following:			
Market Factors:				Un	known					
Cost Factors:				Standard S106 costs						
Delivery Factors:	Site considered not deliverable									
			Landov	wner Informa	tion:					
Is the Landowner		8	re any existing				Three owners,	site suhmitted		
of the site	Yes		Ownership issue	es/multiple		Yes	on their behalf			
known?		landow	ners?	<u> </u> 			- 			
Do they intend to Comments:		ne siter		Sell			When are they looking to develop/sell the site?  6- 15 ye			
			Dlamaina	Amuliantian	lists w					
Are there envelop				Application						
Are there any plan	application	is relatili	g to residential	use on the s			N	<i>O</i>		
If yes, give details:										
			Addition	al Site Inforr	nation:					
What is the current use of the site?						ultural Land		·		
Are there any exist on the site?		     				None				
What was the prev	nous use of the									



Are there any ph	vsical problems	on site		If yes, what:					
= =	affect resident		No	Ground levels - so	ome slope to site, b	out unlikely to aff	ect residential		
deve	elopment?				developn				
				If yes, what:	1	Character			
Would residentia	<del>-</del>		Yes		he site is residentia	ıl. development v	vould have an		
impact on the	surrounding ar	ea?		<u> </u>	of the openness of t	· ·			
What are the surro	ounding uses								
and character of the	•	Site lie	s on outskirts of	Draycott in the Cla	y predominantly su	ırrounded by ope	en countryside.		
Aı	re there likely to	be any i	impacts on the	viability of develop	ment in relation to	o the following:			
Market Factors:				Unknowr	1				
Cost Factors:				Standard S106 con	tributions				
Dalissams Factores				Cita as a side and a set	dali savalala				
Delivery Factors:	Delivery Factors: Site considered not deliverable								
		,	Landov	wner Information:					
Is the Landowner			re any existing						
of the site	Yes		Ownership issue	es/multiple	No				
known?		landow	ners?	6-11	<u> </u>		 [		
Do they intend to	develop or sell t	ne site?		Sell	When are the	ev looking to			
Comments:					develop/se		0-5 years		
			Planning	Application History	<i>y</i> :				
Are there any plan	ning application	s relatin	g to residential	use on the site?		N	0		
If yes, give									
details:									
			Addition	al Site Information	:				
What is the curren	t use of the			Aari	cultural land				
site?									
Are there any exist on the site?	ting buildings				None				
What was the prev	ious use of the								
site?		Agricultural land							

# Site Address: Land adjacent to All Saints Church, Church Leigh Site Area (ha): 7.52 Potential Yield: 226 Related SHLAA Site Ref No's: N/A



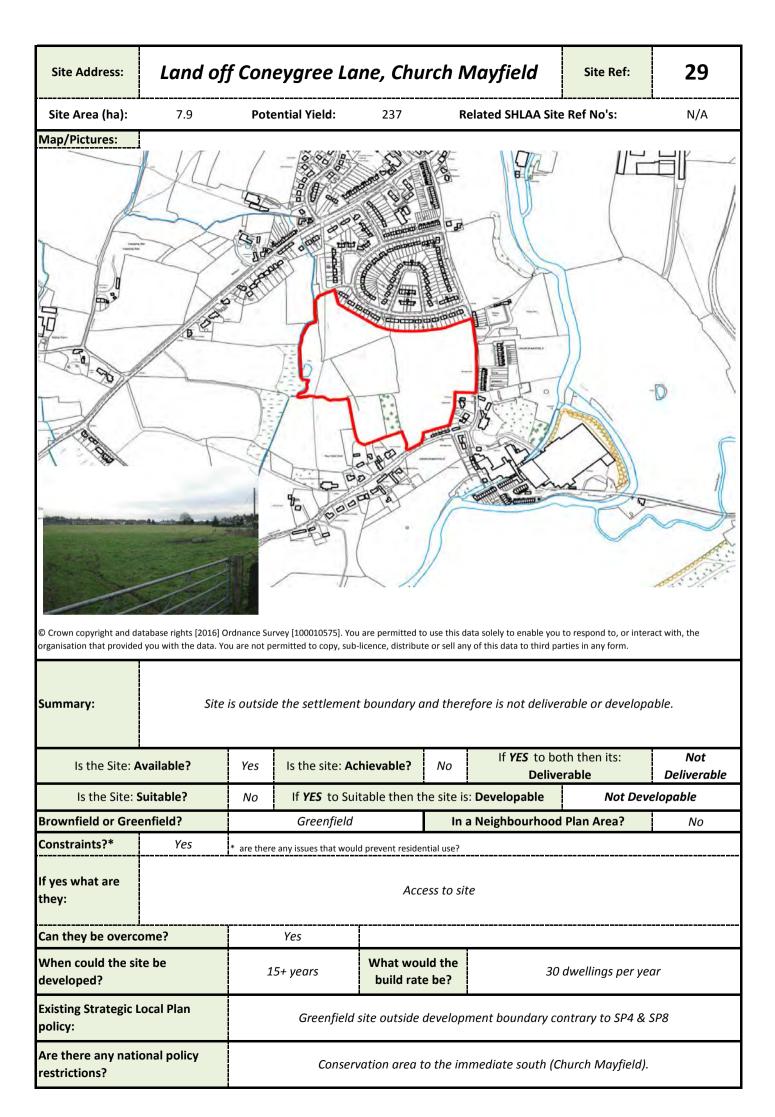
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Summary:

Site is unsuitable for residential development as Church Leigh is a sparse village with no settlement boundary and few amenities or facilities. The site was originally proposed with adjoining land (number 17) to provide education, recreation, public open space and residential on site.

			,	, ,				
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	itable then t	he site is	: Developable	Not De	velopable
Brownfield or Gre	enfield?		Greenfield		In	a Neighbourhood	Plan Area?	No
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?			
If yes what are they:		<b>,</b>	Acces	s issues and	adjacen	t to flood zones		
Can they be overc	ome?		Yes					
When could the si developed?	ite be	1	5+ years	What woo		30	dwellings per y	ear
Existing Strategic policy:	Local Plan		Greenfield	site outside	develop	ment boundary co	ntrary to SP4 &	SP8
Are there any nati restrictions?	ional policy					None		

Are there any physical problems on site				If yes, what:			Access		
which would	l affect residenti lopment?		Yes			Access is:	sues		
				If yes, what:			Landscape		
Would residentia impact on the	I development he surrounding are		Yes	Wo	uld be s	ignificant impact	on landscape ch	aracter	
What are the surro	_	Small ru	ıral village with			dential developm open countryside	=	site. Village to	
Aı	e there likely to	be any i	mpacts on the	viability of de	evelopr	ment in relation to	o the following:		
Market Factors:				Un	known				
Cost Factors:				Standard S106 contributions					
Delivery Factors:	Site considered not deliverable								
			Landov	wner Informa	tion:				
Is the Landowner		Are the	e any existing						
of the site	Yes		Ownership issue	es/multiple		No			
known?		landowi	ners?	<u> </u>			<u> </u>		
Do they intend to	develop or sell t	he site?		Sell		<b>M</b>			
Comments:	Site	e promot	ed on behalf of	owner		When are the develop/se		0-5 years	
			Planning	Application I	listory:				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	o	
If yes, give details:							<u></u>		
			Addition	al Site Inforn	nation:				
What is the curren site?	t use of the				Agric	ultural land			
Are there any exist on the site?						None			
What was the previite?	vious use of the				Agric	ultural land			



Are there any ph	vsical problems	on site		If yes, what:			Infrastructure		
which would	l affect residenti elopment?		Yes			Lack of infras	tructure		
				If yes, what:			Character		
Would residentia impact on the	I development he surrounding are		Yes	Large devel	lopme	nt could impact o	n the character o	of the village.	
What are the surro	_	Site i	lies to the south	of Church May	/field	(rural village), sur	rounded by agric	cultural land.	
Aı	re there likely to	be any i	impacts on the	viability of dev	elopr/	nent in relation to	o the following:		
Market Factors:				Unkı	nown				
Cost Factors:		S	Standard S106 c	ontributions, p	lus inj	frastructure requii	rements.		
Delivery Factors:	Site considered not deliverable								
			Landov	wner Informati	ion:				
Is the Landowner		!	re any existing						
of the site	Yes		Ownership issue	es/multiple		No			
known?		landow	ners?	<u> </u>					
Do they intend to	develop or sell t	he site?		Sell		When are the	vy looking to		
Comments:	Site <sub>l</sub>	proposed	l on behalf of th	e owner		When are the develop/se		0-5 years	
			Planning	Application Hi	story:				
Are there any plan	ning application	s relatin	g to residential	use on the site	e?		Yε	?s	
If yes, give details:	P/2013/0	10998 - A <sub>l</sub>	pplication to ere	ect 5 dwellings	in the	corner of the site	- Withdrawn 19,	/09/2013	
			Addition	al Site Informa	ation:				
What is the curren site?	t use of the				Agric	ultural land			
Are there any exist on the site?		i   				None			
What was the prev site?	vious use of the	Agricultural land							

## Land adjacent to Council Houses, Kingstone, Uttoxeter Site Ref: 30

Site Area (ha): 2.4 Potential Yield: 72 Related SHLAA Site Ref No's: N/A



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Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site: \$	Suitable?	No	If <b>YES</b> to Sui	table then t	the site is: Developable Not De  In a Neighbourhood Plan Area?			velopable
Brownfield or Gree	enfield?	i ! !	Greenfield					No
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?			
If yes what are they:  Can they be overce	ome?		 Yes	Acc	ess Issue	es		
When could the sideveloped?		1	5+ years	What wor		30	dwellings per ye	ear
Existing Strategic L policy:	Local Plan		Greenfield	site outside	developi	ment boundary co	ntrary to SP4 &	SP8
Are there any nati restrictions?	onal policy			Part of s	f site is Grade 2 Agricultural Land.			

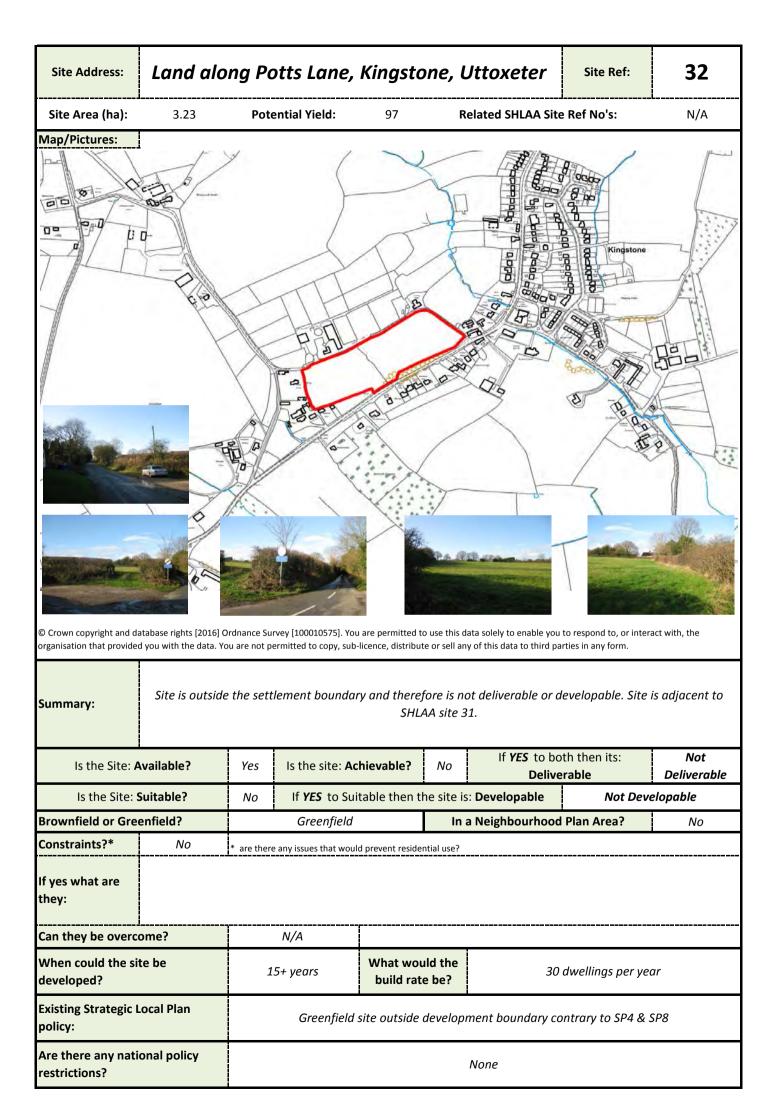
Are there any ph	vsical problems	on site		If yes, what:						
	affect residenti		No	No, flat si	te. Sing	le track access alr	eady exists onto	site between		
deve	elopment?					existing pro	perties			
				If yes, what:			Character			
Would residentia impact on the	development he surrounding are		Yes	Develo	pment	would have an ad	lverse impact on	the area.		
What are the surro	_		Residential pr	roperties to e	ast of s	ite, open countrys	ide in other dired	rtions		
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:				Un	known					
Cost Factors:		No								
Delivery Factors:		Site considered not deliverable								
	Landowner Information:									
Is the Landowner	.,		e any existing			.,	Land currently	let on grazing		
of the site known?	Yes	leases/C landowi	Ownership issue	es/multiple		Yes	leas			
Do they intend to			1013:	Sell						
Comments:				1		When are the develop/se	-	0-5 years		
			Planning	Application	listory					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	o		
If yes, give details:										
			Addition	al Site Inforr	nation:					
What is the curren site?	t use of the				Agrice	ultural Land				
Are there any exist on the site?	ting buildings					None				
What was the previous	vious use of the	<b></b>			Agric	ultural Land	<b></b>	<b></b>		

#### Land adjacent to Cherry Trees, Kingstone, 31 **Site Address:** Site Ref: Uttoxeter **Related SHLAA Site Ref No's: Potential Yield:** 27 Site Area (ha): 0.89 N/A Map/Pictures: D D © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site 32. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Potential access and flooding issues they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed over two years build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

None

Are there any national policy

Are there any ph	vsical problems	on site		If yes, what:		Тор	oography & Acce	ss			
which would	d affect residenti elopment?		Yes	Possible to	pograpi	hical constraints single track		would be via a			
				If yes, what:			Landscape				
Would residentia impact on the	I development he surrounding are		Yes	Site is not v	_	om much of the v ugh impact on lar		-			
What are the surro	_		Small villag	ge, residentiai	to easi	t of site and open	countryside beyo	ond			
А	re there likely to	be any i	mpacts on the	viability of de	evelopr	ment in relation to	o the following:				
Market Factors:				Un	known						
Cost Factors:	Standard S106 c	ndard S106 contributions, although would need to ensure infrastructure to support development is in place									
Delivery Factors:		Site considered not deliverable									
	Landowner Information:										
Is the Landowner			e any existing								
of the site	Yes		Ownership issue	es/multiple		Yes					
known?  Do they intend to	dovolop or coll t	landowi	ners?	Sell			<u> </u>				
Comments:				<u> </u>		When are the develop/se		0-5 years			
			Planning	Application I	listory						
Are there any plar	ning application	s relatin	g to residential	use on the s	te?		Yε	?s			
If yes, give details:											
			Addition	al Site Inforn	nation:						
What is the currer site?	nt use of the	·		<b></b>	Agric	ultural land		·			
Are there any exis on the site?						None					
What was the pressite?	vious use of the				Agric	ultural land					

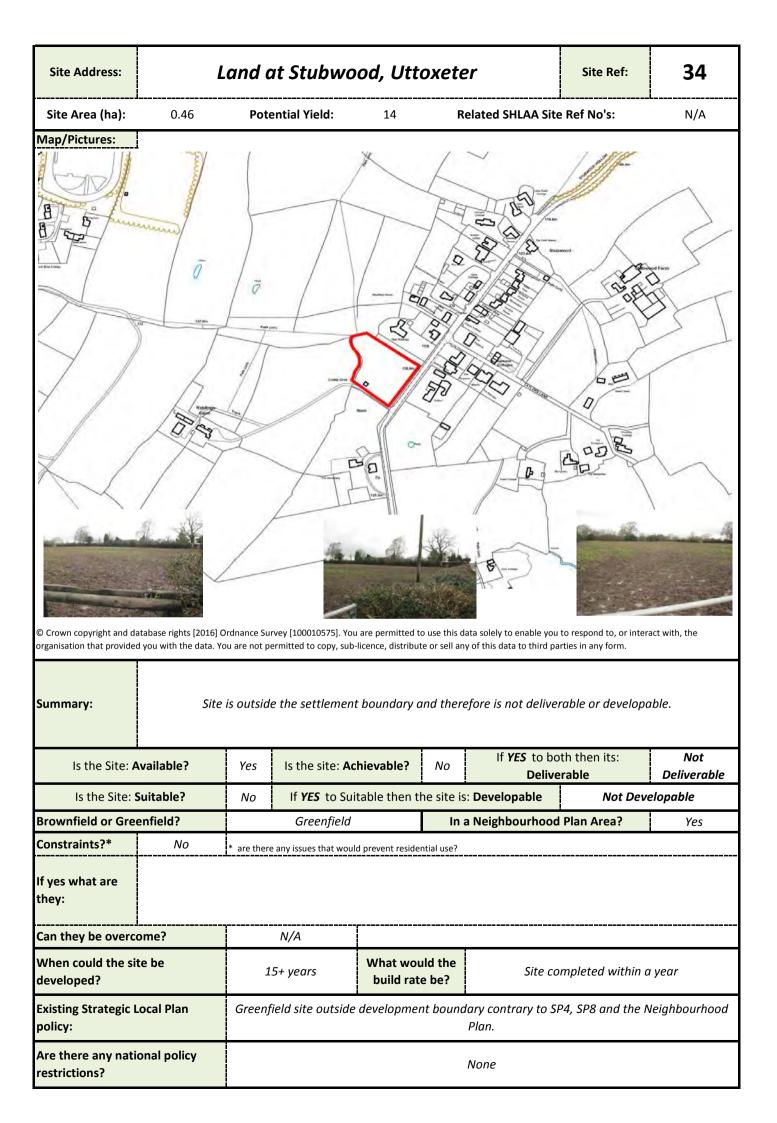


Are there any ph	vsical problems	on site		If yes, what						
which would	which would affect residential development?		No							
				If yes, what			Character			
Would residentia impact on the	l development h surrounding ar	1	Yes	-	_	the village, develo and could impact	-	=		
What are the surro	<del>-</del>	<u>.</u>		ide of the roo	id, and	n a predominantly to the north east. yond adjacent roa	Open countryside			
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:				Ur	known					
Cost Factors:		Standard S106 contributions								
Delivery Factors:	Site considered not deliverable									
			Lando	wner Informa	ation:					
Is the Landowner of the site known?	Yes	8	e any existing Ownership issud ners?	es/multiple		Yes	Single owner, bu licen			
Do they intend to	develop or sell t	he site?		Sell						
Comments:				<del></del>		When are the develop/se	-	0-5 years		
			Planning	Application	History:					
Are there any plan	ning application	ns relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	al Site Inforr	nation:					
What is the curren site?					Agric	ultural land				
Are there any exist on the site?					U	nknown 				
What was the prevaite?	rious use of the				Agric	ultural land				

#### Land south of Walford Road, Rolleston on 33 Site Address: Site Ref: Dove Site Area (ha): 7.5 **Potential Yield:** 225 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No In a Neighbourhood Plan Area? **Brownfield or Greenfield?** Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access onto the site is an issues. Additional costs of relocating electric cables running through site. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy

None

Are there any ph	vsical problems	on sita		If yes, what:			Access				
which would	l affect residenti lopment?		Yes	1 1 1 1 1 1 1 1 1		No direct access	s to the site				
				If yes, what:			Landscape				
Would residentia impact on the	I development he surrounding are		Yes		Would	have impact on lo	andscape charac	ter			
What are the surro	_	Residen	itial to the nortl	h of the site, o	pen co	untryside beyond. site	Electric cables ru	unning through			
Aı	e there likely to	be any i	impacts on the	viability of de	velopr	nent in relation to	o the following:				
Market Factors:				Un	known						
Cost Factors:	Resolving acc	Resolving access issues and relocating underground of electricity cables and standard S106 contributions									
Delivery Factors:	Site considered not deliverable										
	Landowner Information:										
Is the Landowner		Are the	re any existing								
of the site	Yes	_	Ownership issu	es/multiple		No	Single	Owner			
known?		landow	ners?	<u> </u>							
Do they intend to	develop or sell t	he site?		Sell							
Comments:						When are the develop/se		6- 15 years			
			Planning	Application H	listory:						
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0			
If yes, give details:											
			Addition	al Site Inform	nation:						
What is the curren site?	t use of the				Agric	ultural land					
Are there any exist on the site?					Ui	nknown					
What was the previite?	vious use of the				Agric	ultural land					



Are there any ph	vsical problems	on site		If yes, what:							
Are there any physical problems on s which would affect residential development?			No	 							
deve	elopment?										
				If yes, what:			Landscape				
Would residentia impact on the	I development he surrounding are		Yes		ı	mpact on landsca	pe character				
What are the surro		Ri	ural in characte	r. Site lies to t		th of Stubwood, a	rea is predomina	ntly open			
Aı	e there likely to	be any i	impacts on the	viability of de	velopr	nent in relation to	the following:				
Market Factors:				Un	known						
Cost Factors:		Cost of infrastructure and Standard S106 contributions									
Delivery Factors:		Site considered not deliverable									
	Landowner Information:										
Is the Landowner		Are the	re any existing								
of the site	Yes		Ownership issue	es/multiple		No					
known?		landow	ners?	<u></u>							
Do they intend to	develop or sell t	he site?		Sell		144 .1					
Comments:						When are the develop/se		0-5 years			
			Planning	Application I	listory:						
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0			
If yes, give details:											
			Addition	al Site Inform	nation:						
What is the curren site?	e current use of the Agricultural la										
Are there any exist on the site?		·			U	nknown					
What was the prevsite?	vious use of the				Agric	ultural land					

#### Land between Church Lane and Yoxall Road, **35** Site Address: Site Ref: Newborough **Potential Yield:** 141 Site Area (ha): 4.7 Related SHLAA Site Ref No's: N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is unsuitable for development due to unsustainable location in small rural village and not supported by Summary: the Neighbourhood plan. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Drainage, although unlikely to prevent residential use they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 and Neighbourhood plan policy HE3 policy:

Within the Conservation Area and adjacent to the National Forest

Are there any national policy

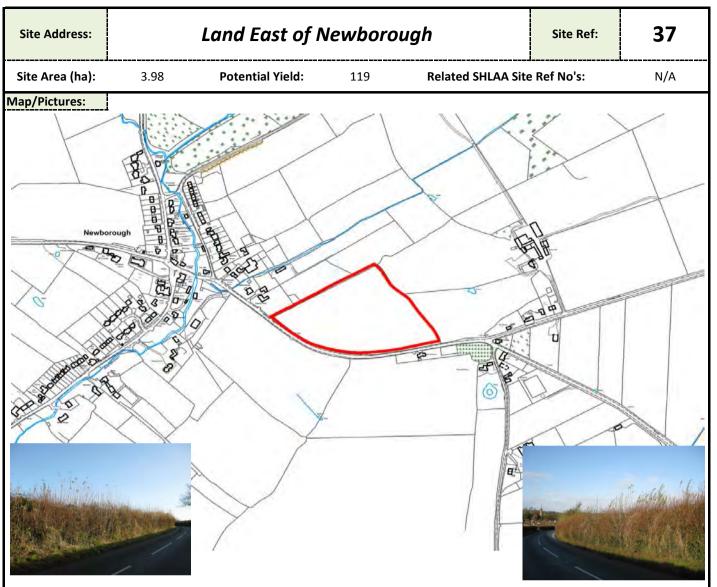
Are there any ph	vsical problems	on site		If yes, what:		Oth	er, Please specify	·			
which would	affect residenti lopment?		Yes	Changes in	_	d levels and possil revent residential	_	es, unlikely to			
				If yes, what:			Landscape				
Would residentia impact on the	I development he surrounding are		Yes			Yes, on landscap	e character				
What are the surro			Rural village. C	Open countrys.	ide to v	vest of site, reside	ential to east and	south.			
Aı	e there likely to	be any i	mpacts on the	viability of de	velopr	nent in relation to	o the following:				
Market Factors:				Uni	known						
Cost Factors:		Standard S106 contributions, perhaps infrastructure									
Delivery Factors:				Site considere	d not a	leliverable					
	Landowner Information:										
Is the Landowner		!	e any existing								
of the site	Yes		Ownership issu	es/multiple		No	Single	Owner			
known?		landowi	ners?	<u> </u>							
Do they intend to	develop or sell t	ne site?		Sell		When are the	y looking to				
Comments:						develop/se		6- 15 years			
			Planning	Application F	listory:						
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	o			
If yes, give details:											
			Addition	nal Site Inform	nation:						
What is the curren site?	t use of the				Agric	ultural land					
Are there any exist on the site?						None					
What was the previous site?	vious use of the				Agric	ultural land					

#### Land at Yoxall Road, Newborough 36 **Site Address:** Site Ref: Site Area (ha): 0.98 **Potential Yield:** 29 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is unsuitable for development due to unsustainable location in small rural village and not supported by Summary: the Neighbourhood plan as set out in policy HE3 If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are Adjacent to flood zones they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 and Neighbourhood policy: plan policy HE3

Within the National Forest and Conservation Area

Are there any national policy

				If yes, what:		Tou	oography & Acce	SS			
Are there any ph	=		.,								
	l affect resident	ıaı	Yes	There is a si	ight sio	• •	e rear of the site and there is no				
deve	elopment?					current access	onto site.				
				If yes, what:			Character				
Would residentia	l development h	ave an	Vaa	Developmei	nt over	whole of site wou	ld project into co	project into countryside more			
impact on the	surrounding ar	ea?	Yes	than existir	ng deve	lopment, and woι	ıld be out of chai	racter with the			
					ma	inly linear charact	ter of the village				
What are the surro	ounding uses		Residential development is primarily along one main road in the village.								
and character of the	_		Residential a	levelopment	is primo	arily along one ma	in road in the vill	lage.			
Δ.	re there likely to	he any i	impacts on the	viahility of d	evelon	nent in relation to	o the following:				
		DE ally		viability of di	evelopi		o the following.				
Market Factors:				Un	known						
Cost Factors:		Standard S106 contributions, unlikely to affect viability									
Delivery Factors:				Cita cancidar	ad not c	daliyarahla					
Delivery Factors.	Site considered not deliverable										
	Landowner Information:										
Is the Landowner		Are the	re any existing				,—————————————————————————————————————				
of the site	Yes		Ownership issue	es/multiple		No					
known?		landow	ners?	<u> </u>	,		j 				
Do they intend to	develop or sell t	he site?		Sell	 						
					İ	When are the develop/se	-	Unknown			
Comments:						uevelop/se	ii tile site:				
			Planning	Application	History						
Are there any plan	ning application	s relatin					N				
, are there any plan	8 approactor		.8 .0 .03.00				ļ				
If yes, give details:											
details:											
		r	Addition	al Site Inforn	nation:						
What is the curren	t use of the				Open	countryside					
site?											
Are there any exist on the site?	ung punaings					None					
What was the prev	vious use of the										
site?					Open	countryside					



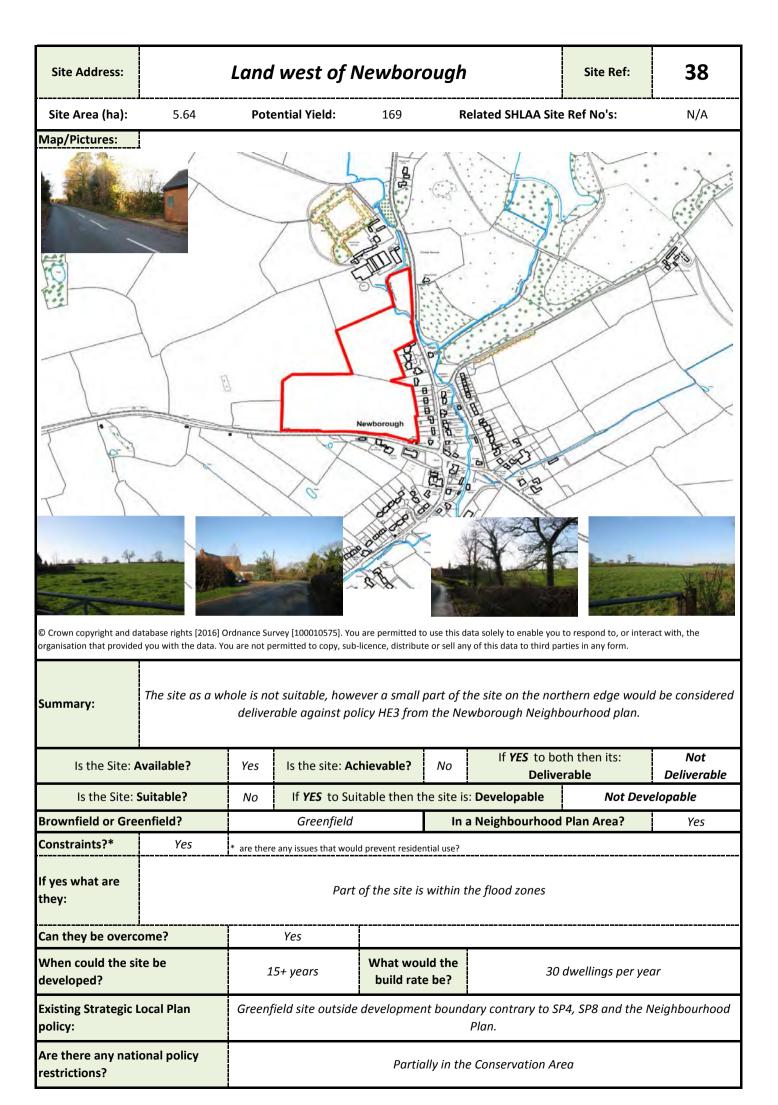
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Summary:

Site is unsuitable for development due to unsustainable location in small rural village and not supported by the Neighbourhood plan as set out in policy HE3

Is the Site: A	vailable?	Yes	Is the site: <b>Ac</b>	chievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site: \$	Suitable?	No	If <b>YES</b> to Sui	itable then t	ne site is: <b>Developable Not D</b>			evelopable	
Brownfield or Gree	enfield?		Greenfield		In a	Neighbourhood	Plan Area?	Yes	
Constraints?*	No	* are there	e any issues that woul	ld prevent reside	ntial use?				
If yes what are they:									
Can they be overco	ome?		N/A						
When could the side	te be	1	5+ years	What wou build rat		30	dwellings per ye	ear	
Existing Strategic L policy:	ocal Plan	Greer	field site outsid	le developme		dary contrary to S policy HE3	SP4 & SP8 and N	leighbourhood	
policy.					<b>J</b>	/ -			

Are there any ph	vsical problems (	nn site		If yes, what	:	Тор	oography & Acces	ss
which would	affect residenti elopment?		Yes	i		nto site, although to east of site, also	=	-
				If yes, what	:			
Would residentia impact on the	I development he surrounding are		No	If front b	-	hedge was retain kely to shield mos	=	ad into site is
What are the surro		Site	is south east o	_		ential separated fr ther directions ald		west. Open
A	re there likely to	be any i	impacts on the	viability of o	levelopr	ment in relation t	o the following:	
Market Factors:				U	nknown			
Cost Factors:				Standard S2	106 cont	ributions.		
Delivery Factors:				Site conside	ed not a	deliverable		
	,		Lando	wner Inform	ation:			
Is the Landowner of the site known?	Yes		re any existing Ownership issuners?	es/multiple		Yes	Agri-Env Agreer months noti	
Do they intend to	i		:	Sell	<u>L</u>			
Comments:				<del>.</del>		When are the develop/se		0-5 years
			Planning	Application	History			
Are there any plan	ning application	s relatin	g to residentia	l use on the	site?		N	0
If yes, give details:								
			Addition	nal Site Infor	mation:			
What is the curren					Agric	ultural Land		
Are there any exis						None		
What was the previous use of the site?  Agricultural Land								



Ava Abava avu ub				If yes, what:							
	ysical problems of affect residenticle elopment?		No	There is a s	_	ope within the site blem. Two separa	=	vould not be a			
				If yes, what:			Character				
Would residentia impact on the	l development he surrounding are		Yes	Too much o	-	ment within villag triment of the vill		e its size to the			
What are the surro	-	sol	uthern boundar	y of the site, o	country	l and public house side to the west, r e road, developme west.	north west, and s	outh west.			
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation t	o the following:				
Market Factors:				Un	known						
Cost Factors:		Standard S106 contributions									
Delivery Factors:		Site considered not deliverable									
	Landowner Information:										
Is the Landowner			re any existing								
of the site			Ownership issue	es/multiple		No					
known?  Do they intend to	i	landow	ners?	Sell			<u> </u>	 [			
Comments:				i Jen		When are the develop/se	-	0-5 years			
			Planning	Application	History	:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	o			
If yes, give details:											
			Addition	al Site Inforn	nation:						
What is the curren					Agrio	cultural use					
Are there any exist on the site?						None					
What was the previous site?	vious use of the				Agric	ultural land					

### Land East of Draycott in the Clay **39 Site Address:** Site Ref: **Related SHLAA Site Ref No's:** Site Area (ha): 9.98 **Potential Yield:** 300 N/A Map/Pictures: Draycott in the Cla © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The central part of the site (2.2ha) is considered developable as it is within the Settlement boundary, however Summary: the northern and southern parts are outside the settlement boundary and therefore not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Mix Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Topographical issues. Access would need to be improved. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed?

Greenfield site outside development boundary contrary to SP4 & SP8

The site is subject to an Agri-Environment Scheme, it is also adjacent to the national forest

boundary.

**Existing Strategic Local Plan** 

Are there any national policy

policy:

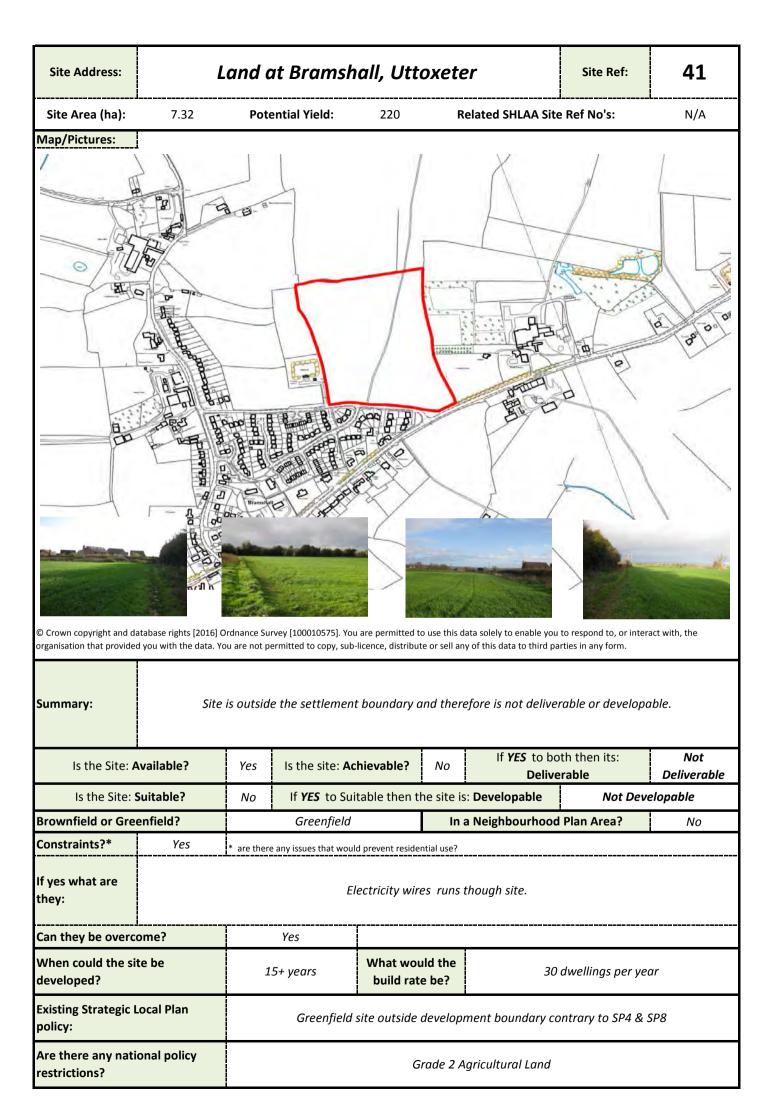
Are there any ph	ucical problems	on cito		If yes, what:		Τομ	ography & Acces	SS			
• •	•		Vaa	Brook run	ning thi	ough site and a n	umber of steep slopes on site.				
	l affect residenti	iai	Yes	Ī	_	from Pipehay lan	= -	=			
deve	lopment?				•	improvem					
				If yes, what:		, -	Character				
Would residentia impact on the	development he surrounding are		Yes			ould be beyond e		velopment.			
What are the surro	_	wes design	t. The site is sub ation per se but	bject to an Ag t an agreeme	ıri-Envir nt to m	east, School to the onment Scheme. aintain the land ir any 24 month pe	This is not an env n a specific state j	vironmental for a specified			
Aı	e there likely to	be any i	impacts on the	viability of de	evelopn	nent in relation to	o the following:				
Market Factors:				Un	known						
Cost Factors:		Standard S106 contributions									
Delivery Factors:		Site considered not deliverable									
	Landowner Information:										
ls the Landowner		Are the	re any existing				Agri-Env Agreer	mant needs 24			
of the site	Yes	leases/0	Ownership issue	es/multiple		Yes	months noti				
known?		landowi	ners?				ווטוונווא ווטנו	te lo teuse			
Do they intend to	develop or sell t	he site?		Sell							
Comments:				L		When are the develop/se		0-5 years			
			Planning	Application I	listory:						
Are there any plan	ning application	s relatin	g to residential	use on the si	ite?		N	o			
If yes, give							J				
details:											
		,	Addition	al Site Inforn	nation:						
What is the curren	t use of the				Agric	ultural land					
Are there any exist on the site?					Farn	n buildings					
What was the previsite?	vious use of the				Agric	ultural land					

## Land West of Draycott in the Clay 40 **Site Address:** Site Ref: Site Area (ha): 8.5 **Potential Yield:** 255 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site no: 27. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are **Topography** they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

Adjacent to SBI (Bulls park Wood)

Are there any national policy

Are there any ph	vsical problems	on site		If yes, what:		Τομ	ography & Acces	SS	
which would	I affect residenti		Yes	N	o obvio	us access. South c	f site is a steep s	lope.	
				If yes, what:			Character		
Would residentia impact on the	I development he surrounding are	i	Yes	Yes, this	site wo	ould significantly i	ncrease the size (	of Draycott	
What are the surro		Mix	c of agricultural	and residenti	al uses	around the site, ι	inused church ne	ar the site.	
A	re there likely to	be any i	mpacts on the	viability of de	velopr	ment in relation to	the following:		
Market Factors:				Un	known				
Cost Factors:		Related	l to topographic	cal/infrastruct	ure issi	ues. Standard S10	6 contributions		
Delivery Factors:	Site considered not deliverable								
			Landov	wner Informa	tion:				
Is the Landowner of the site known?	Yes	•	re any existing Ownership issue ners?	es/multiple		Yes	Lease on field, could cease within 24 months		
Do they intend to	develop or sell t	he site?		Sell					
Comments:		Site pr	oposed by owne	er			When are they looking to 0-5 years develop/sell the site?		
			Planning	Application I	listory				
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0	
If yes, give details:									
			Addition	al Site Inforn	nation:				
What is the curren site?			Agric	ultural Land					
Are there any exis					U	nknown			
What was the prev site?	vious use of the				Agric	ultural Land			



Are there any phy	sical problems	on site		If yes, what:				
which would	there likely to be any impacts on the viability of development in relation to the following:  Unknown  In addition to standard \$106 contributions, costs related to electricity wires within site.  Site considered not deliverable  Landowner Information:  Yes leases/Ownership issues/multiple   No   landowners?  Evelop or sell the site?   Sell   When are they looking to develop/sell the site?   Un    Planning Application History:  Ing applications relating to residential use on the site?   No    Additional Site Information:  Additional Site Information:  Use of the   Agricultural Land    None	wnwards from						
				If yes, what:		Landscape		
			Yes		Impact on landsco	ape character.		
What are the surro	_	ŀ	Residential uses	to the south of the	site, site mainly su	irrounded by cou	ntryside.	
Ar	e there likely to	be any i	impacts on the	viability of develo	oment in relation t	o the following:		
Market Factors:				Unknow	n			
Cost Factors:	In ac	ddition to	o standard S106	contributions, cos	ts related to electri	city wires within	site.	
Delivery Factors:				Site considered not	deliverable			
			Landov	wner Information:				
Is the Landowner								
of the site known?				es/multiple	No	i ! ! ! !		
Do they intend to	develop or sell t	he site?		Sell				
Comments:							Unknown	
			Planning	Application Histor	y:			
Are there any plan	ning application	s relatin	g to residential	use on the site?		N	0	
If yes, give details:								
			Addition	al Site Information	n:			
What is the curren site?	t use of the	·		Agri	cultural Land			
Are there any exist on the site?					None			
What was the prev site?	vious use of the				Unknown			

## Land off Oak Road, Denstone

Site Ref:

42

Site Area (ha):

**Site Address:** 

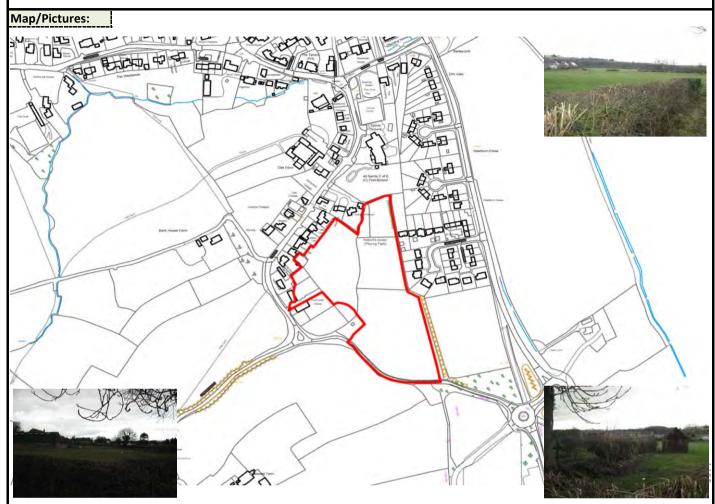
2.97

**Potential Yield:** 

89

**Related SHLAA Site Ref No's:** 

N/A



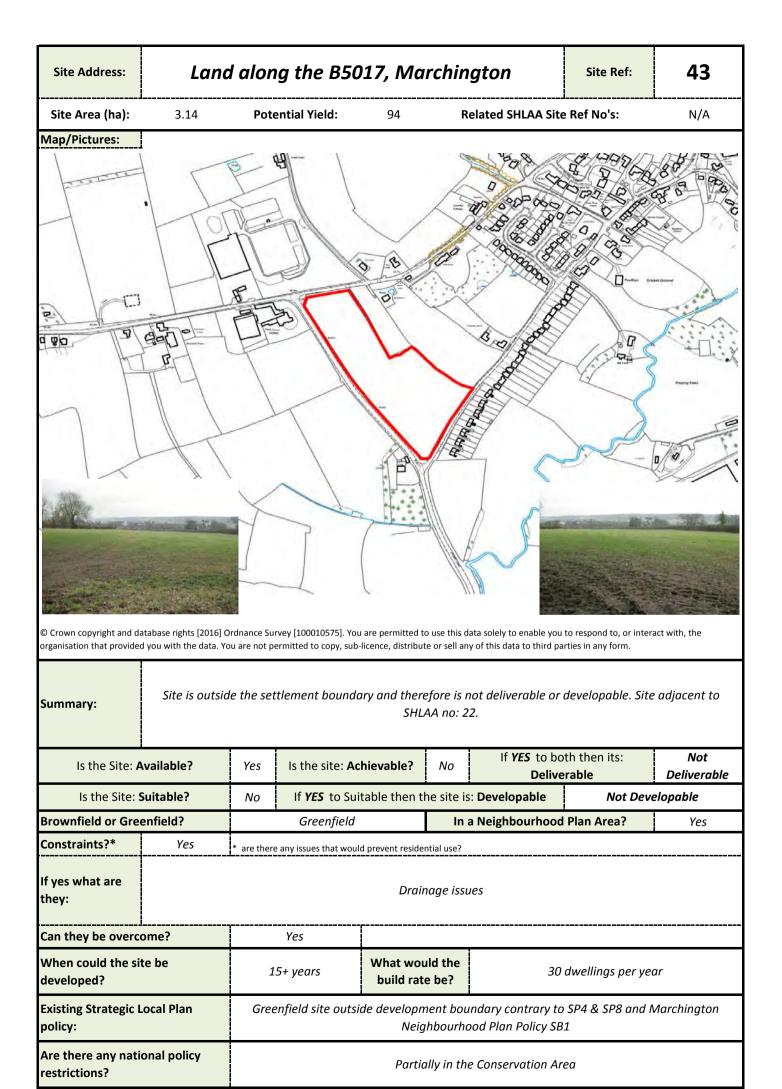
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#### Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable, however a very small part on the corner of Oak Road is identified within the settlement boundary amendment in the Denstone Neighbourhood plan. Site adjacent to SHLAA Site no:66.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then the site is: <b>Developable</b>			Not Dev	elopable	
Brownfield or Gre	enfield?		Greenfield	In a Neighbourhood Plan Area			ood Plan Area? Yes		
Constraints?*	Yes	* are there	re any issues that would prevent residential use?						
If yes what are they:	Highway/acc	ess. All i	. All roads surrounding the site are rural lanes and may be considered to be incapable o carrying additional traffic.						
Can they be overc	ome?	   	Yes						
When could the si developed?	te be	1	5+ years	What would the build rate be?  30 dwellings per year					
Existing Strategic   policy:	Local Plan	Gr	eenfield site out	e outside development boundary contrary to SP4 & SP8 and Denstone Neighbourhood Plan policy SB1.					
Are there any nati restrictions?	Are there any national policy The eastern part of the site is within the Stramshall-Caldon Canal/disused railwestrictions?  archaeological area.				ed railway				

		_		If yes, what:			Access		
	ysical problems on affect residential selection in the se		Yes	Access j	rom ad	ljacent road, whic	Landscape  Concroachment into the constant of the following:  Immediately  are they looking to lop/sell the site?  Yes  O dwellings- Approved 17  vellings - Approved 08/1.  is application with one for 2021 update as one approved then it can indicate.	provement.	
				If yes, what:			Landscape		
Would residentia impact on the	I development has surrounding are		Yes	This wo	uld be	a further encroacl	hment into the co	ountryside.	
What are the surro	he site?				-			o the north	
Α	re there likely to	be any i	mpacts on the	viability of de	evelopn	ment in relation to	o the following:		
Market Factors:				Un	known				
Cost Factors:			Access	costs and Sta	ndard S	106 contributions			
Delivery Factors:				Site considere	ed not a	leliverable			
			Lando	wner Informa	tion:				
Is the Landowner		Are the	e any existing						
of the site	!	-	eases/Ownership issues/multiple No Immediately available						
known?	L	landowi	ners?	<u>i</u>		·			
Do they intend to	develop or sell th	ne site?		Sell					
Comments:						<u>ļ</u>		0-5 years	
			Planning	Application I	listory:				
Are there any plan	nning applications	s relatin	g to residential	use on the si	te?		Υe	?S	
If yes, give details:	P/2017/005 P/2017/01180 - application has I Both site bou	P/2017/00571 - Outline application for the erection of up to five No dwellings- Approved 17/08/2017 P/2017/01180 - Outline application for the erection of two detached dwellings - Approved 08/12/2017, a new application has been submited to the LPA November 2020 to replace this application with one for 3 dwellings. Both site boundary areas have been removed from this SHLAA site @ 2021 update as one application is underway and the other one is awaiting determination, if permission is not granted then it can be added back into to the SHLAA site at the next update.							
	Additional Site Information:								
What is the currer site?	nt use of the				Agric	ultural land			
Are there any exis on the site?	ting buildings			·		None			
What was the pressite?	vious use of the			·	Agric	ultural land	<b></b>	<b>_</b>	



Are there any phy	vsical problems	on site		If yes, what:			Infrastructure			
which would	Agricultural land surround the part of site (adjusted in the site?  Possible additional infrastructure costs  Site consultation of the site?  Planning Applications relating to residential use on OU/23344/002 - Outline planning applications relating buildings  Additional Site I after the site of the site o		Pos	sible infrastructur	re requirements.					
				If yes, what:			Character			
	•		Yes	Possible infrastructure requirements.  If yes, what: Character  Impact on landscape character  Dound the majority of the site, with residential over opposite. Norther site (adjacent to Bag Lane) is within Conservation area.  Viability of development in relation to the following:  Unknown  Unknown  Ure costs due to remote location. Standard \$106 contributions  Site considered not deliverable  wner Information:  es/multiple  No  Sell  When are they looking to develop/sell the site?  6- 15 years  4 Application History:  I use on the site?  Yes						
What are the surro		Agricu		-						
Aı	e there likely to	be any i	impacts on the	viability of de	evelopr	nent in relation to	o the following:			
Market Factors:				Un	known					
Cost Factors:	Possibl	e additio	onal infrastructu	ıre costs due i	to remo	te location. Stand	lard S106 contrib	outions		
Delivery Factors:				Site considere	ed not a	leliverable				
	Landowner Information:									
Is the Landowner		Are the	re any existing							
of the site	i		-	es/multiple		No				
known?			ners?	<u>,</u>						
Do they intend to	develop or sell t	he site?		Sell						
Comments:								6- 15 years		
			Planning	Application I	listory					
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		Yε	?s		
If yes, give details:	OU/23344/002 - Outline planning application for residential development - withdrawn 27/01/200							7/01/2000		
			Addition	nal Site Inforn	nation:					
What is the current use of the site?						ultural Land				
Are there any exist on the site?						None				
What was the prevaite?	vious use of the	Agricultural Land								

# Land at Hardy Close, Barton under Needwood 45 **Site Address: Site Ref:** Site Area (ha): 0.9 **Potential Yield:** 27 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable.

Is the Site: #	Available?	No	Is the site: Achievable?		No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site: S	Suitable?	No	If <b>YES</b> to Sui	table then t	he site is	: Developable	Not Dev	velopable
Brownfield or Gre	enfield?	 	Greenfield		In	a Neighbourhood	Plan Area?	No
Constraints?*	No	* are ther	e any issues that woul	d prevent reside	ntial use?			
If yes what are they:  Can they be overce	ome?							
When could the sideveloped?	te be	1	5+ years	What wou		30	dwellings per ye	ear
Existing Strategic I policy:	Local Plan		Greenfield	site outside	develop	ment boundary co	ontrary to SP4 &	SP8
Are there any nati restrictions?	onal policy	Within the National Forest						

Are there any ph	vsical problems	on site		If yes, what:			None				
= =	l affect residenti		No								
deve	elopment?										
				No    If yes, what:   Character							
Would residentia	= = = = = = = = = = = = = = = = = = =		Yes	}							
impact on the	surrounding ar	ea?			ım	pact on the lanas	cape cnaracter				
What are the surre	=	To the	north of the site	e lies resident			east and south tl	ne land is open			
and character of the	ne site?				agricu	ultural land.					
							.1 6 11 1				
A	re there likely to	be any	impacts on the	viability of de	evelopr	ment in relation to	o the following:				
Market Factors:				Un	known						
Cost Factors:				Standard S1	06 cont	ributions					
Delivery Factors:				Site considere	ed not a	leliverable					
	Landowner Information:										
Is the Landowner			re any existing								
of the site	Yes		Ownership issue	es/multiple		No					
known?		landow	ners?	Sell							
Do they intend to		ne site?		Sell		When are the	ev looking to				
Comments:						develop/se		0-5 years			
				Application I		:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	o 			
If yes, give											
details:											
			المثالة لم ه	al Cita Info							
What is the surren	t use of the		Addition	al Site Inforn	nation:						
What is the current use of the site?  The land is cu					current	ly used for allotm	ent use				
Are there any exis	ting buildings				,,	nknown					
on the site?					0						
What was the prev	vious use of the				U	nknown					
site?		Chalowh									

## Land at Stone Road, Uttoxeter

Site Ref:

46

Site Area (ha): 3.96 Potential Yield: 119 Related SHLAA Site Ref No's: N/A



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Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable.

Is the Site: <b>A</b>	vailable?	Yes	Is the site: <b>Ac</b>	chievable?	No	If <b>YES</b> to both then its: <b>Deliverable</b>		Not Deliverable
Is the Site: S	uitable?	No	If <b>YES</b> to Sui	itable then th	ne site is	s: <b>Developable</b>	Not Dev	velopable
Brownfield or Gree	enfield?	i ! !	Greenfield		In a Neighbourhood		Plan Area?	Yes
Constraints?*	No	* are ther	e any issues that woul	d prevent resider	ntial use?			
If yes what are they: Can they be overco	ome?		N/A					
When could the sit developed?	e be	1	5+ years	What wou build rate		30	dwellings per ye	ear
Existing Strategic L policy:	ocal Plan	Greenj	field site outside	developmer		dary contrary to SF n policy L2.	P4, SP8 and the	Neighbourhood
Are there any nation	onal policy			None				

Are there any ph	vsical problems	on site		If yes, what		Oth	er, Please specify	·			
	ysicai problems I affect residenti		Yes	There are	mature	trees on the site v	which may affect	the desian in			
	elopment?		763	1				=			
						044	Staffordshire County Counce  are they looking to elop/sell the site?  No				
NA/accid manidamaia	l davalanmant h			If yes, what		<u> Utn</u>	er, Piease specify	<u>/</u>			
Would residentia	surrounding ar		Yes	The site is a	lso with	nin the Picknall val	ley, which is a lo	cally important			
impact on the	. surrounding ar	cu.				landsca <sub>l</sub>	oe.				
		i		<u>į</u>							
What are the surre	ounding uses	1					=	-			
and character of the	_	the noi				=		hed residential			
			are	ea which is lo	cated w	est of Uttoxeter to	own centre.				
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	the following:				
		<u>-</u> -			<u>.</u> _						
Market Factors:				Ur	known						
Cost Factors:		Standard Section 106 contributions.									
Delivery Factors:				Site consider	ed not d	deliverable					
	Landowner Information:										
Is the Landowner		Are the	re any existing	wilei iiiioiiiia							
of the site	Yes	Ī	Dwnership issu	es/multinle		No	Staffordshire (	County Council			
known?		landow	=					, , , , , , , , , , , , , , , , , , , ,			
Do they intend to	develop or sell t	he site?		Sell							
				<b>4</b>				0-5 years			
Comments:	Site has b	een decl	ared surplus to	requirements	;	develop/se	II the site?	,			
			Dlanning	Application	History						
Are there any plan	ning application	s rolatio									
Are there any plan	illing application	is relatili	g to residential	use on the s	ite:						
If yes, give											
details:											
		y========	Addition	nal Site Inforr	nation:						
What is the curren	Site is vacant and unused										
site? Are there any exis	ting huildings	 									
on the site?	ung bununigs					None					
What was the prev	vious use of the	Previou	ısly the site has	been used fo	r agricu	Iltural purposes an	nd has been let o	ut on a grazina			
site?		s use of the Previously the site has been used for agricultural purposes and has been let out on a grazing license.									

## Land at Dunstall Road, Barton under 47 **Site Address:** Site Ref: Needwood 13 **Related SHLAA Site Ref No's:** Site Area (ha): 0.42 **Potential Yield:** N/A Map/Pictures: under-Needwood © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

Within the National Forest. Part of the site is within the Conservation Area and grade 2

agricultural land.

Are there any national policy

Are there any physical problems on site		If yes, what:								
which would	affect resident		No							
				If you what:		ī	Character			
Would residentia impact on the	development h surrounding ar		Yes	If yes, what:  Character  Ces  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Character  Impact on the rural character of this part of the village  Son the viability of development in relation to the following:  Unknown  Standard S106 contributions  Site considered not deliverable  Landowner Information:  Existing Ship issues/multiple  No Single Owner  Sell  When are they looking to						
What are the surro	_	Pre	edominantly rui	ral area. Countr	yside	to North, West ar	nd East residentic	ıl to south		
Aı	e there likely to	be any i	mpacts on the	viability of dev	elopr	ment in relation to	the following:			
Market Factors:				Unkn	own					
Cost Factors:				Standard S106	cont	ributions				
Delivery Factors:				Site considered	not d	leliverable				
			Lando	wner Information	on:					
Is the Landowner of the site known?	Yes		•	es/multiple		No	Single (	Owner		
Do they intend to	develop or sell t			Sell						
Comments:				<u>i</u>			-	0-5 years		
			Planning	Application His	tory					
Are there any plan	ning application	s relatin	g to residentia	l use on the site	?		N	ס		
If yes, give details:										
			Addition	nal Site Informa	tion:					
What is the curren site?	urrent use of the Land for the keep						·			
Are there any exist on the site?			nknown 							
What was the prev site?	vious use of the	us use of the Unknown								

## Land at Manor Farm, Tutbury 48 **Site Address:** Site Ref: Site Area (ha): 0.57 **Potential Yield:** 17 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site 49. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Northern part of the site is within the flood zones they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed within a year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

Conservation Area

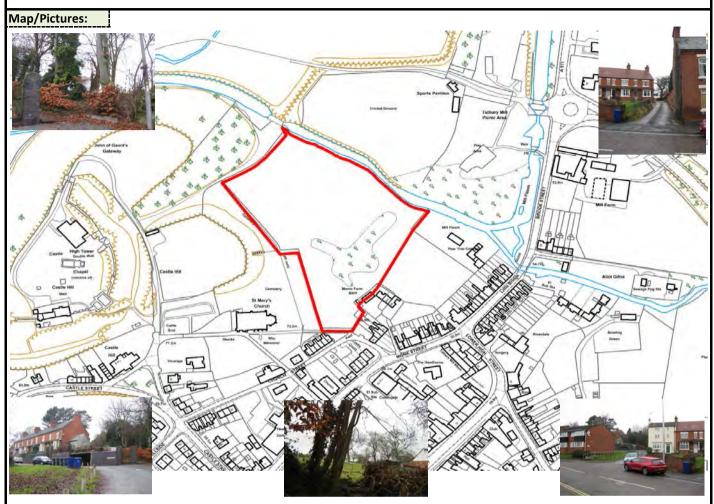
Are there any national policy

Are there any ph	vsical problems	on site		If yes, what			Topography		
which would	I affect residenti		Yes	Topograp	hy - ste	ep slope. Part of s	site is within flood	l zones 2 & 3	
				If yes, what		C	onservation Area		
Would residentia impact on the	I development he surrounding are		Yes			Site is in a conser	Conservation Area conservation area.  Single Owner, but may be stenancies linked to the si e they looking to p/sell the site?  Yes  Gouservation area  O-5 year  Use and partly used as a garden to bring these uses and the relevance.		
What are the surro	_	Site	lies on the edg	e of Tutbury v	_	in a predominanti rvation area	ly residential area	within the	
Ai	re there likely to	be any i	mpacts on the	viability of d	evelopr	nent in relation t	o the following:		
Market Factors:				Ur	known				
Cost Factors:				Standard S1	06 cont	ributions			
Delivery Factors:				Site consider	ed not a	leliverable			
			Lando	wner Informa	tion:				
Is the Landowner		Are there any existing							
of the site	Yes	-	Ownership issu	es/multiple		Yes	I -	-	
known?		landowi	ners?	<u></u>					
Do they intend to	develop or sell t	he site?		Sell					
Comments:							-	0-5 years	
			Planning	Application	History:				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Ye	S	
If yes, give details:	PA/14283/003 -	- Applica	tion to erect on	e dwelling - F Area an			to impacts on th	e Conservation	
			Addition	al Site Inforr	nation:				
What is the curren	t use of the	_	=	-	ny 24 n	=		-	
Are there any exist on the site?						No			
What was the prev site?	vious use of the	se of the Unknown							

# Land adjacent to Manor Farm, Tutbury Site Ref:

49

Site Area (ha): 2.28 Potential Yield: 68 Related SHLAA Site Ref No's: N/A



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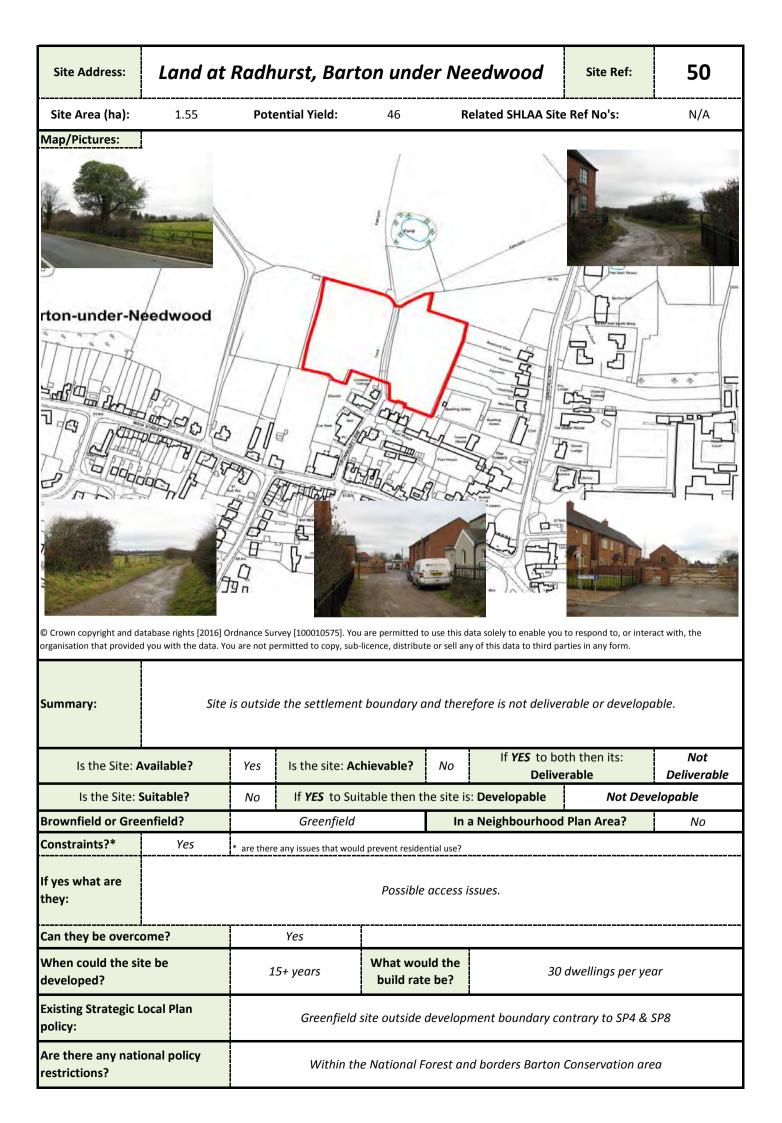
#### Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 48.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	he site is	: Developable	Not De	velopable
Brownfield or Gre	enfield?		Greenfield		In	a Neighbourhood	No	
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?			
If yes what are they:		Ac		could be an i	issue an	d located within fl	ood zones.	
Can they be over	ome?		Yes			•		
When could the sideveloped?	te be	1	5+ years	What wou build rat		30	dwellings per ye	ear
Existing Strategic policy:	Local Plan		Greenfield site outside development boundary contrary to SP4 & SP8					
Are there any nat restrictions?	ional policy			Conservation Area				

Are there any physical problems or		ı site		If yes, what		Тор	oography & Acces	ss	
which would affect developmen	residential	ı	Yes	Access to th	e site co	ould be problemat adjacent to M		eep slope and is	
		i		If yes, what		C	onservation Area		
Would residential develo	<del>-</del>		No			Site is in a conser	vation area.		
What are the surrounding and character of the site?		Site lies		-		conservation ared		rards the south	
Are there	likely to b	e any i	mpacts on the	viability of d	evelopi	ment in relation t	o the following:		
Market Factors:				Ur	known				
Cost Factors:				Standard S1	06 cont	tributions			
Delivery Factors:				Site consider	ed not d	deliverable			
			Lando	wner Inform	ition:				
Is the Landowner of the site known?	'es le		e any existing Ownership issu ners?			No	Single (	Owner	
Do they intend to develor	or sell the	e site?		Sell					
Comments:				······································		When are the develop/se		0-5 years	
			Planning	g Application	History	:			
Are there any planning ap	plications	relating	g to residentia	I use on the s	ite?		N	0	
If yes, give details:									
			Additio	nal Site Infori	nation:				
What is the current use of the site?  Agricultural use, but arrangements call a site?						made within any 2 an end.	4 month period t	o bring this use	
Are there any existing bui on the site?						None 			
What was the previous us site?	evious use of the Agricultural land								



Are there any ph	ysical problems	on site		If yes, what	: 		Access				
which would	l affect resident		Yes	Current	access	through Crowberr	ry Lane may not l	e sufficient			
				If yes, what			Character				
Would residentia impact on the	l development h surrounding ar		Yes								
What are the surro	_	ı	=	he site and th	ere is a	, it is close to the relatively new res south of the site.		=			
A	re there likely to	be any	impacts on the	viability of d	evelopi	ment in relation t	o the following:				
Market Factors:				Ur	ıknown						
Cost Factors:				Standard S1	06 cont	ributions					
Delivery Factors:	Site considered not deliverable										
Landowner Information:											
Is the Landowner		!	re any existing								
of the site	Yes		Ownership issu	es/multiple		No					
known?		landow	ners?				<u> </u>				
Do they intend to	develop or sell t	he site?		Sell		When are the	When are they looking to				
Comments:						develop/se	-	0-5 years			
			Planning	Application	History						
Are there any plan	ning application	s relatin	g to residentia	l use on the s	ite?		Ν	o			
If yes, give details:											
			Addition	nal Site Infori	nation:						
What is the curren	t use of the				Agric	ultural land					
Are there any exis on the site?						None					
What was the previous	Agricultural land										

## Roycroft Lodge, Uttoxeter **51 Site Address:** Site Ref: **Related SHLAA Site Ref No's:** Site Area (ha): 3.1 **Potential Yield:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA Site no: 15 & 89. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No In a Neighbourhood Plan Area? **Brownfield or Greenfield?** Mostly Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 30 dwellings per year 15+ years developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood

Plan.

None

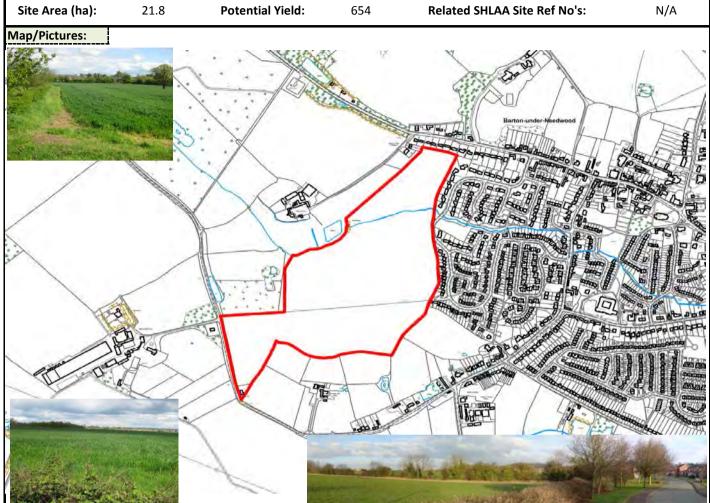
policy:

restrictions?

Are there any national policy

Are there any physical problems on site	on site		If yes, what:						
which would	l affect residenti lopment?	ı	No						
		] [ ]		If yes, what:			Character		
Would residentia impact on the	I development he surrounding are		Yes	Would hav	e imp	act on the charact Picknall Vo	•	side and the	
What are the surro		Resid	ential to the no	orth and a new (		opment to the eas r directions	t, with open cour	ntryside in all	
Aı	e there likely to	be any i	mpacts on the	viability of dev	/elopr	ment in relation to	the following:		
Market Factors:				Unki	nown				
Cost Factors:				Standard S10	6 cont	ributions			
Delivery Factors:				Site considerea	l not d	leliverable			
			Lando	wner Informati	ion:				
Is the Landowner of the site known?	Yes							owner	
Do they intend to			1013:	Sell		<u>-</u>			
Comments:			oposed by own	<u> </u>		When are the develop/se	-	0-5 years	
			Planning	Application Hi	istory	:			
Are there any plan	ning application	s relatin	g to residentia	l use on the site	e?		Ye	'S	
If yes, give details:	P/2015/0	P/2015/00961 - Outline application for the erection of up to 6 dwellings - Withdrawn 13/10/2015							
			Addition	nal Site Informa	ation:				
What is the curren site?				Resident	ial pro	pperty - still occup	ied 		
Are there any exist on the site?						Yes			
What was the previous site?	vious use of the  Unknown								

# Site Address: Barton Park Farm, Barton under Needwood Site Ref: 52



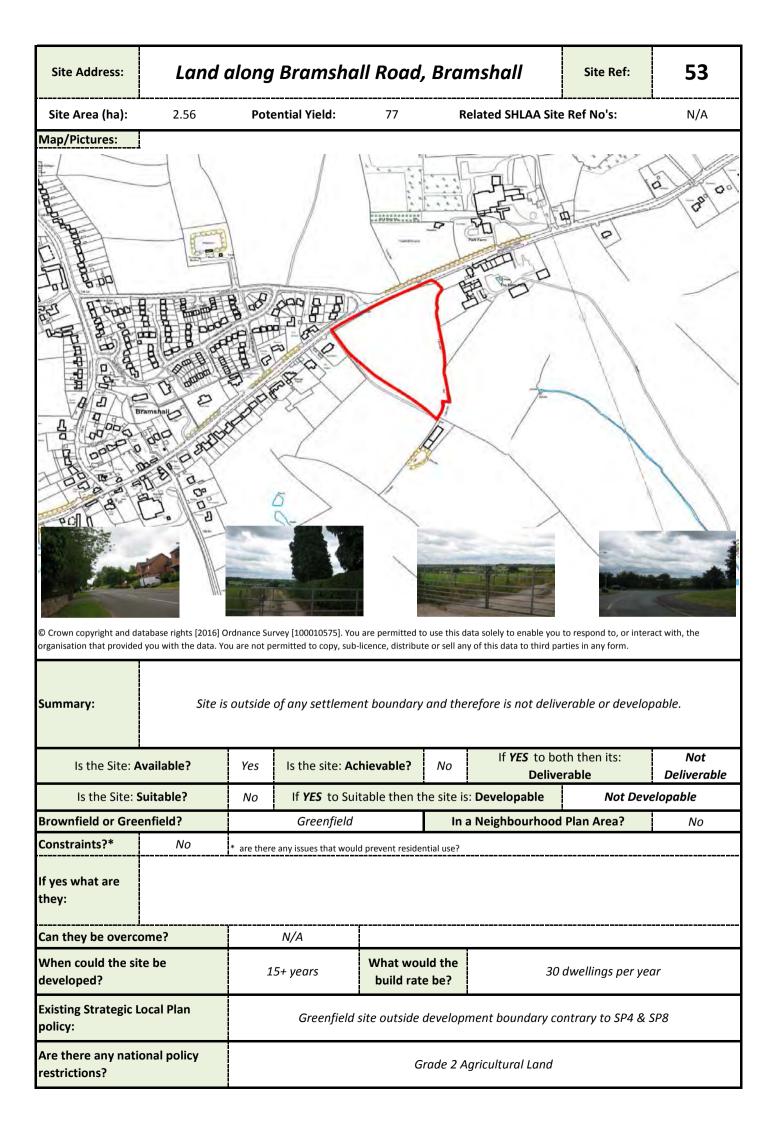
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#### Summary:

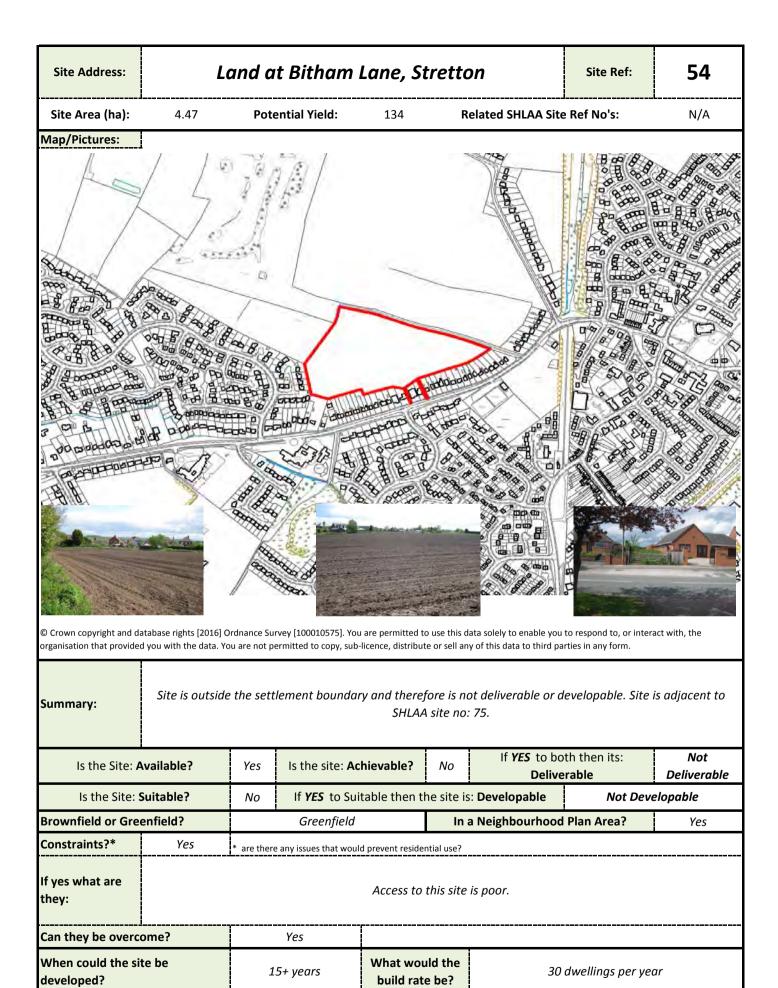
Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 6.

Is the Site: A	Available?	Un- known	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then tl	table then the site is: <b>Developable</b> Not Developable					
Brownfield or Gre	enfield?		Greenfield		ln :	a Neighbourhood	Plan Area?	No		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they:		Part of the site is covered by floodzone 2 & 3								
Can they be over	ome?		Yes							
When could the si developed?	ite be	1	5+ years	What wou build rate		30	dwellings per ye	ar		
Existing Strategic policy:	Local Plan		Greenfield site outside development boundary contrary to SP4 & SP8							
Are there any nat restrictions?	ional policy	Within the National Forest								

Are there any ph	vsical problems	on site		If yes, what:			Flood Risk			
which would	affect residenti	ı	Yes			Some issues with	h flood risk.			
				Yes  If yes, what:  Character  Yes  Significant impact on landscape character.  Significant impact on landscape character.  ial to the east, open countryside to the south and west with ribbon dever the north.  Inpacts on the viability of development in relation to the following:  Unknown  Site likely on this site other than usual infrastructure and s106 contribution  Site considered not deliverable  Landowner Information:  any existing vnership issues/multiple unknown  Unknown  When are they looking to						
Would residentia impact on the	I development he surrounding are		Yes		Signifi	cant impact on la	ndscape characte	er.		
What are the surro		Resider	ntial to the east	, open country			est with ribbon d	evelopment to		
Aı	e there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:			
Market Factors:				Unl	known					
Cost Factors:	No une	xpected (	costs likely on th	nis site other t	han us	ual infrastructure	and s106 contrib	utions.		
Delivery Factors:				Site considere	d not a	leliverable				
			Landov	wner Informa	tion:					
Is the Landowner		Are ther	e any existing							
of the site	Unknown	_	•	es/multiple		Unknown				
known?		landow	ners?	<u> </u>	:					
Do they intend to	develop or sell t	he site?		Unknow	n	Add an an about a district				
Comments:							-	Unknown		
			Planning	Application H	listory:					
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	o		
If yes, give details:										
			Addition	al Site Inform	ation:					
What is the current use of the site?						ultural land				
Are there any exist on the site?				·	Ui	Unknown				
What was the previate?	vious use of the	Agricultural land								



Are there any physical problems on site	on site		If yes, what:								
which would	affect residenti	1	No								
				If yes, what:			Character				
Would residential impact on the	development h surrounding ar		Yes	Residentia	l develo	opment would hav character of t		mpact on the			
What are the surro	_	Εc	dge of settleme	nt to the wes	t and fa	rm complex to the	e east. Fields to t	he south.			
Ar	e there likely to	be any i	mpacts on the	viability of de	evelopr	ment in relation to	the following:				
Market Factors:				Un	known						
Cost Factors:				Normal S10	16 contr	ibutions					
Delivery Factors:				Site considere	ed not a	leliverable					
		,	Lando	wner Informa	tion:						
Is the Landowner of the site known?	Yes		e any existing Ownership issud ners?	es/multiple		No	Single (	Owner			
Do they intend to	develop or sell t	he site?		Sell							
Comments:				<u> </u>		When are the develop/se		- II-5 Vears			
			Planning	Application I	listory						
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0			
If yes, give details:											
			Addition	nal Site Inforn	nation:						
What is the current use of the site?					Agric	ultural land					
Are there any exist on the site?						None					
What was the previous	Agricultural land										



Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood

Plan.

Most of the site is Grade 2 Agricultual Land and site is adjacent to the National Forest

boundary

**Existing Strategic Local Plan** 

Are there any national policy

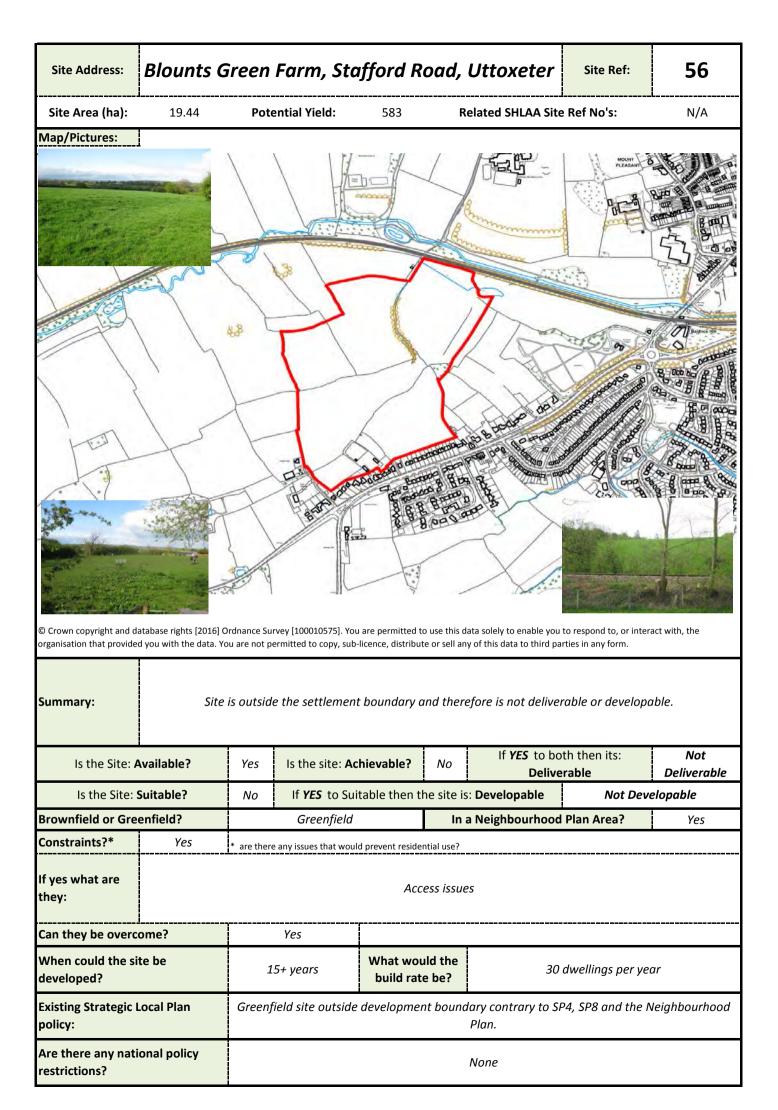
policy:

Are there any ph	vsical problems	on site		If yes, what	:		Access					
	d affect residenti		Yes	Proposed	access	looks insufficient i	but could be resc	olved with the				
	elopment?			<u>'</u>		tion of one of the						
				If yes, what	:		Landscape					
Would residentia	•		Yes			ment would have		e rural nature of				
impact on the	e surrounding ar	ea?	. 20			this part of S	· · · · · · · · · · · · · · · · · · ·	be resolved with the properties.  ape t on the rural nature of ourse to the North and owing: t on the market  3 to 0-5 years  Yes  015 due to site being				
What are the surre and character of t	_	Site is b	ounded by hou			ith & West) a vaco the North East.	ant golf course to	o the North and				
А	re there likely to	be any	impacts on the	viability of d	evelopi	ment in relation t	o the following:					
Market Factors:	There ar	e other lo	arge permitted	development	within	the vicinity that m	nay impact on the	e market				
Cost Factors:				Standard Si	.06 cont	ributions						
Delivery Factors:				One dev	eloper o	on site						
Landowner Information:												
Is the Landowner			re any existing									
of the site known?	Yes	leases/0	Ownership issu	es/multiple		No						
Do they intend to			ileis:	Sell			<u>                                     </u>	 				
						When are the	ey looking to	0.5				
Comments:						develop/se	ell the site?	U-5 years				
			Planning	Application	History							
Are there any plar	ning application	s relatin	g to residentia	l use on the s	ite?		Υe	25				
If yes, give details:	P/2014/00818 - Outline application to develop up to 425 dwellings - Refused 23/07/2015 due to site being outside the settlement boundary and loss of agricultural land. Appealed and dismissed following a public inquiry.											
			Addition	nal Site Infor	mation:							
What is the currer site?				Agric	ultural land							
Are there any exis on the site?						None						
What was the pressite?	vious use of the				Agric	ultural land						

## Land at Bagots View, Abbots Bromley **55 Site Address:** Site Ref: Site Area (ha): 3.16 **Potential Yield:** 95 Related SHLAA Site Ref No's: N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access would be key to delivery of the site. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Most of the site is Grade 2 Agriculural Land and site is adjacent to the Abbots Bromley

Conservation Area

Are there any ph	vsical problems	on sita		If yes, what:			Access		
which would	affect residenti lopment?		Yes	Access p	oor fr	om both Schoolhc	ouse Lane and Ho	ırley Lane.	
				If yes, what:		Oth	er, Please specify	<i>'</i>	
Would residentia impact on the	development he surrounding are		Yes	Further encro	achm	ent into the count existing res	=	re an impact on	
What are the surro	<del>-</del>	Low	density resident			he south with cou ry within the villag	=	orth. School,	
Aı	e there likely to	be any i	impacts on the	viability of dev	velopr	nent in relation to	the following:		
Market Factors:				Unk	nown				
Cost Factors:				Standard S10	6 Cont	ributions			
Delivery Factors:		Site considered not deliverable							
			Landov	wner Informat	ion:				
Is the Landowner		Are there any existing							
of the site	Yes		Ownership issue	es/multiple		No			
known?		landow	ners?	<u>,</u>				r	
Do they intend to	develop or sell t	he site?		Sell					
Comments:						When are the develop/se	-	0-5 years	
			Planning	Application Hi	istory:				
Are there any plan	ning application	s relatin	g to residential	use on the sit	e?		Υε	?s	
If yes, give details:	OU/01551/005	OU/01551/005 - Outline application for 1 dwelling in one small corner of the site - REFUSED 05/05/2005 do to intrusion into the countrysite and landscape impacts.							
	Additional Site Information:								
site?	Vhat is the current use of the ite?					ultural land			
Are there any exist on the site?						None			
What was the prev	at was the previous use of the Agricultural land								



	Are there any physical problems on site			If yes, what:			Access					
which would	ysical problems affect resident lopment?		Yes			Current farm acc	ess is poor.					
				If yes, what:			Landscape					
Would residentia impact on the	l development h surrounding ar		Yes	This part of	area. 1	oxeter is attractive The site is also not In would create a s countrys	well contacted t ignificant protru	to the built up				
What are the surro	_	•	and north east,	separated by	the De	e but also the cem orby Crewe railway o the boundary is	line. Stafford Ro					
Aı	e there likely to	be any	impacts on the	viability of de	velopr	nent in relation to	o the following:					
Market Factors:				Unk	nown							
Cost Factors:				Standard S10	06 cont	ributions						
Delivery Factors:	Site considered not deliverable											
Landowner Information:												
Is the Landowner of the site known?	Yes		re any existing Ownership issuo ners?	es/multiple		Unknown						
Do they intend to	develop or sell t	he site?		Sell								
Comments:				<u> </u>		When are the develop/se		0-5 years				
			Planning	Application H	istory			•				
Are there any plan	ning application	s relatin	g to residential	use on the sit	te?			lo				
If yes, give details:	f yes, give											
			Addition	al Site Inform	ation:							
What is the curren site?					Agric	ultural land						
Are there any exist on the site?		Unknown										
What was the previous	vious use of the		Agricultural land									

## Land off Goose Lane, Abbots Bromley **57 Site Address:** Site Ref: Site Area (ha): 1.00 **Potential Yield:** 30 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access issues they: Can they be overcome? Yes When could the site be What would the

15+ years

build rate be?

Greenfield site outside development boundary contrary to SP4 & SP8

Conservation Area

developed?

restrictions?

policy:

**Existing Strategic Local Plan** 

Are there any national policy

Site completed over two years

Are there any physical problems on site				If yes, what	:		Access						
which would	l affect resident elopment?		Yes			Potential issues v	with access	pecify er, this would be a ing the density of . med by a number of n character with the ly hedged walkway ving:					
				If yes, what	:	Othe	er, Please specify	·					
Would residentia	l development h	ave an	V	Residenti	Potential issues with access  Pess, what:  Other, Please specify  Residential development on two sides. However, this would further incursion into the countryside increasing the density development in this location.  To the north. Part of the southern boundary formed by a numical buildings. However the area is largely rural in character with the sidential area separated by a narrow heavily hedged walkdarrow Lane). Site bordered by a care facility.  Ability of development in relation to the following:  Unknown  Translated S106 contributions  The considered not deliverable  The Information:  When are they looking to develop/sell the site?  Unknown  Unknown  When are they looking to develop/sell the site?								
impact on the	surrounding ar	ea?	Yes	further i	ncursio	n into the countrys	side increasing th	e density of					
						development in ti	his location.						
What are the surro	_	residen	tial and comme ary to the north	ercial building nern resident	gs. Howe ial area	ever the area is lar separated by a na	rgely rural in cha arrow heavily hed	racter with the					
Aı	re there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:						
Market Factors:				Ui	nknown								
Cost Factors:		Standard S106 contributions											
Delivery Factors:	Site considered not deliverable												
Landowner Information:													
Is the Landowner		Are the	e any existing										
of the site	Yes	•	Ownership issue	es/multiple		No							
known?		landowi	ners?	ز دا		<u>-</u>							
Do they intend to	develop or sell t	he site?		Unkno	vn								
Comments:								Unknown					
			Planning	Application	History								
Are there any plan	ning application	s relatin	g to residential	use on the	ite?		N	0					
If yes, give details:	lanning applications relating to residential use on the site?  No												
			Addition	al Site Infor	mation:								
What is the curren site?	t use of the			C	pen cou	ıntryside/fields.							
Are there any exist on the site?		_			U	nknown							
What was the prev	vious use of the	us use of the  Unknown											

**Site Address:** 

# Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)

**Site Ref:** 

58

Site Area (ha):

0.39

**Potential Yield:** 

12

**Related SHLAA Site Ref No's:** 

N/A



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**Summary:** 

restrictions?

Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 59 & 60.

			SHEAM SILE HUS. 33 & OU.									
Is the Site: A	Available?	No	Is the site: <b>Ac</b>	hievable?	Yes		If <b>YES</b> to both then its:  Deliverable					
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then t	he site is	: Developable	velopable Developable					
Brownfield or Gre	enfield?		Brownfield		ln :	a Neighbourhood	nbourhood Plan Area? Yes					
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?									
If yes what are they:		<b>.</b>	Listed building, contamination and ownership issues									
Can they be over	ome?		Yes									
When could the sideveloped?	ite be	6-	- 15 years	What woo		Site co.	mpleted within	a year				
Existing Strategic policy:	Local Plan	Housing allocation in SP4										
Are there any nat	ional policy	Within the National Forest and there is a Listed Building on site.										

Are there any phy	sical problems	on site		If yes, what:		Oth	er, Please specify	<i>'</i>		
which would	affect residenti opment?		Yes	The site in	cludes	a listed building o	and is within the	Flood zones.		
				If yes, what:			Character			
Would residential impact on the	' <del>-</del> '		Yes	i		elopment would in	larger scheme (w	=		
						59, 60 and/	or 72)			
What are the surro	_	Site is l	oounded to the (	=	-	o the west by Kwi orth and south.	k Fit and retail a	nd commercial		
Are	e there likely to	be any i	impacts on the	viability of de	velopr	nent in relation to	the following:			
Market Factors:			Land val	ue likely to be	low ar	nd currently in use				
Cost Factors:		F	Possible high mi	tigation costs	and st	andard S106 conti	ributions			
Delivery Factors:  Likely to come forward as a phase of a larger development										
Landowner Information:										
Is the Landowner			re any existing							
of the site known?	Yes	leases/0 landow	Ownership issueners?	es/multiple	,	Yes	Multiple sites	and owners		
Do they intend to d	evelop or sell t	he site?		Sell						
Comments:						When are the develop/se		0-5 years		
			Planning	Application H	istory:					
Are there any planr	ning application	s relatin	g to residential	use on the sit	e?		N	o		
If yes, give details:	give									
	Additional Site Information:									
What is the current site?					Coach	department 				
Are there any existi on the site?	ting buildings Yes									
What was the previ	ous use of the  Railway building associated with sidings.									

Land at Derby Road, Burton on Trent (Tile **59 Site Address:** Site Ref: Store/Kwik fit & adjacent land) 0.54 **Potential Yield:** 16 **Related SHLAA Site Ref No's:** Site Area (ha): N/A Map/Pictures: © Crown copyright and database rights [2021] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to Summary: SHLAA site no's: 58 & 60. If YES to both then its: Not Is the Site: Available? No Is the site: Achievable? Yes **Deliverable** Deliverable Is the Site: Suitable? Yes If **YES** to Suitable then the site is: **Developable** Developable **Brownfield or Greenfield?** Brownfield In a Neighbourhood Plan Area? Yes Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Existing tenants and possible ownership issue. Proximity to flood zones. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year developed? build rate be? **Existing Strategic Local Plan** Housing allocation in SP4 policy:

Within the National Forest

Are there any national policy

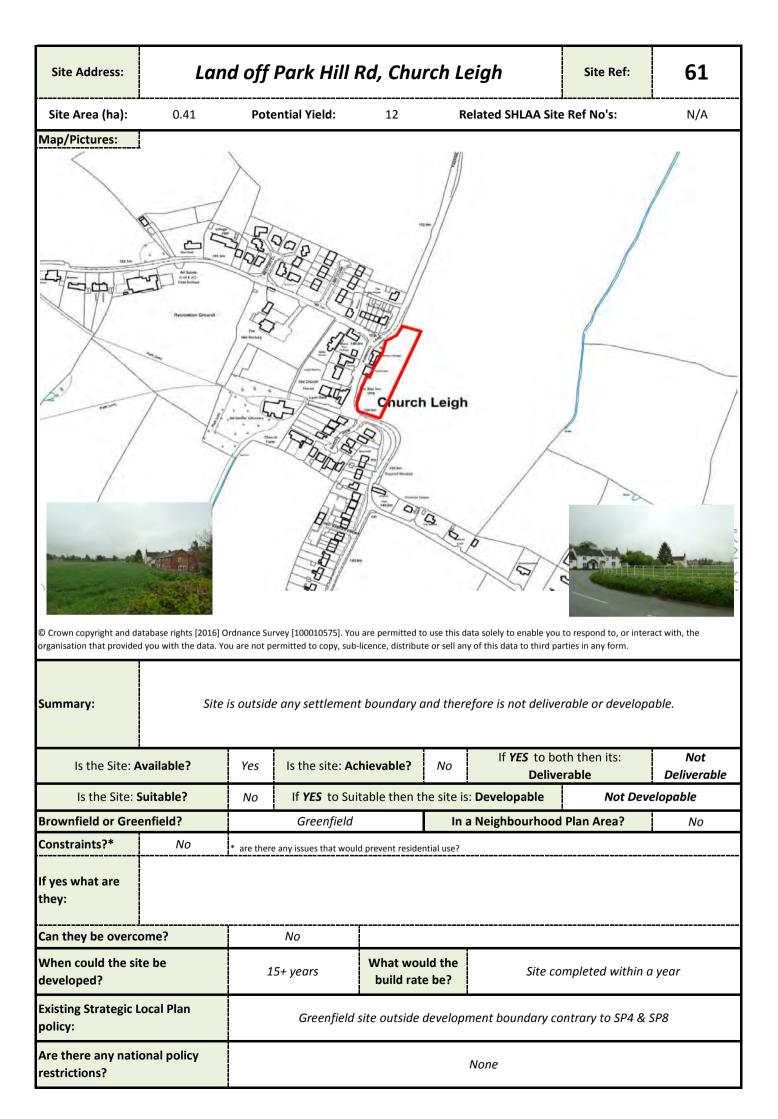
restrictions?

Are there any physical problems on site			If yes, what		Oth	er, Please specify	/				
	ysical problems (   affect residenti		Vos	Site is un	der utili	sed, having been p	partially cleared.	However it is			
	l affect residenti :lopment?	al	Yes	home to Kwik fit and the Pets at Home/Tile store which would need							
ueve	iopinent:					to be reloc	cated.				
				If yes, what		Oth	er, Please specify	/			
Would residentia impact on the	development he surrounding are		Yes	1		is site and adjacer e area in line with					
What are the surro	ne site?					er commercial uni		posite.			
Aı	e there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	o the following:				
Market Factors:			Land val	ue likely to b	e low ar	nd currently in use	·.				
Cost Factors:		F	Possible high mit	tigation cost	s and st	andard S106 conti	ributions				
Delivery Factors:			Likely to come	forward as c	n phase	of a larger develo	pment				
	Landowner Information:										
Is the Landowner			re any existing	_							
of the site	Unknown	i i	Ownership issue	es/multiple		Unknown					
known?  Do they intend to	develop or sall t	landow	ners?	Unknov	vn						
Do they intend to	uevelup of sell th			Ulikilov	VII	When are the	ey looking to				
Comments:						develop/se		Unknown			
			Planning	Application	History						
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0			
If yes, give details:	Site area amended to remove the site area for a 2016 application (P/2016/01547) for the erection of a detached building to form three commercial units which has been completed as at March 2020.										
			Addition	al Site Infor	nation:						
site?						Sui Generis Units					
Are there any existing buildings on the site?						Yes					
What was the previous use of the Unknown Site?											

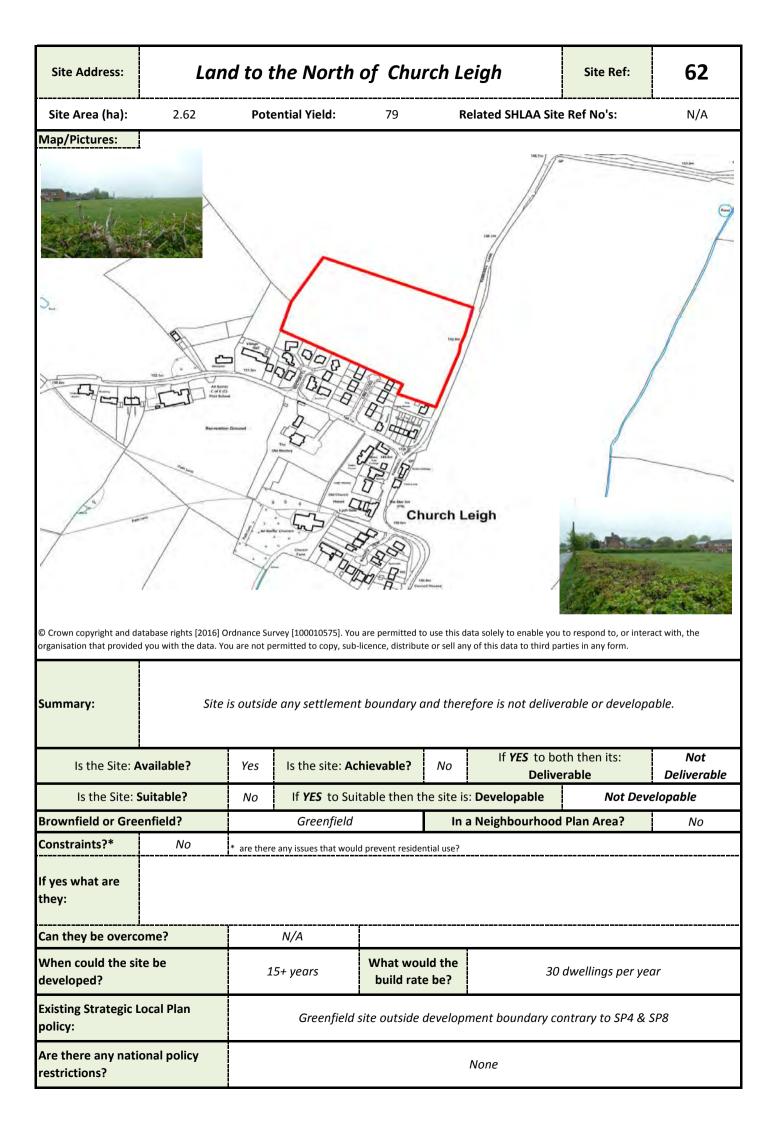
### Land at Derby Road, Burton on Trent (Rykneld 60 **Site Address:** Site Ref: Metals) Site Area (ha): 0.47 **Potential Yield:** 14 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to Summary: SHLAA site no's: 58, 59 & 72.

Is the Site: A	Available?	Un- known	Is the site: Achievable?		Yes	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then t	he site is	: Developable	Not Dev	elopable	
Brownfield or Gre	enfield?		Brownfield		ln :	Neighbourhood Plan Area? Ye			
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they:	<u> </u>	contamii	ntamination. Existing tenants and possible ownership issue. Proximity to flood zones.						
Can they be overc	ome?		Yes						
When could the si developed?	te be	6-	15 years	What would the build rate be?  Site completed within a year					
Existing Strategic   policy:	Local Plan		Housing allocation in SP4						
Are there any nati restrictions?	onal policy	Within the National Forest							

Are there any ph	vsical problems	on site		If yes, what:			Contamination				
which would	affect residenti		Yes		1	Potential risk of co	ontamination				
				If yes, what:		Oth	er, Please specify	<i>'</i>			
Would residentia impact on the	development he surrounding are		Yes	<u>.                                      </u>		=		-			
What are the surro	<del>-</del>	Area	=			d retail on the eas Railway to the eas		y Road with			
Aı	e there likely to	be any i	impacts on the	viability of de	velopr	nent in relation to	the following:				
Market Factors:			Land val	ue likely to be	low ar	nd currently in use					
Cost Factors:		Ρ	ossible high mit	igation costs	and sto	andard S106 contr	ibutions.				
Delivery Factors:			Likely to come	forward as a	phase	of a larger develo <sub>l</sub>	pment				
Landowner Information:											
Is the Landowner		Are the	re any existing								
of the site	Yes		Ownership issue	es/multiple		No					
known?		landow	ners?	<u> </u>							
Do they intend to	develop or sell t	he site?		Develop	)						
Comments:						When are the develop/se		utions.  nent  looking to  0-5 years			
			Planning	Application H	listory						
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0			
If yes, give details:											
			Addition	al Site Inform	ation:						
site?	nat is the current use of the e?					Industrial Unit					
Are there any exist on the site?						Yes					
What was the prev	vious use of the				Indu	strial Unit					



Are there any phy	Are there any physical problems on site			If yes, what:						
which would	affect residenti lopment?		No							
				If yes, what:			Character			
Would residentia impact on the	development h surrounding are		Yes	<del></del>		act on the charac	ter of the village			
What are the surro	_	Set wit	hin a rural villa	ge with reside		o the South and W of the site.	est and agricultu	ral land to the		
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:				Un	known					
Cost Factors:		Standard S106 contributions								
Delivery Factors:				Site considere	ed not a	leliverable				
			Lando	wner Informa	tion:					
Is the Landowner			e any existing							
of the site	Yes	_	Ownership issu	es/multiple		No	Single (	Owner		
known?		landowi	ners?	l Call	<sub>1</sub>					
Do they intend to Comments:	develop or sell t		oposed by own	i Sell er		When are the develop/se		0-5 years		
			Planning	Application	listory	:				
Are there any plan	ning application	s relatin	g to residentia	l use on the s	ite?		N	0		
If yes, give details:	P/2	P/2014/01400 - Outline development for five new dwellings- Withdrawn 19/01/2015								
			Addition	nal Site Inforr	nation:					
What is the curren site?					Agric	ultural land				
Are there any exist on the site?					U	nknown 				
What was the previous	ious use of the Agricultural land									

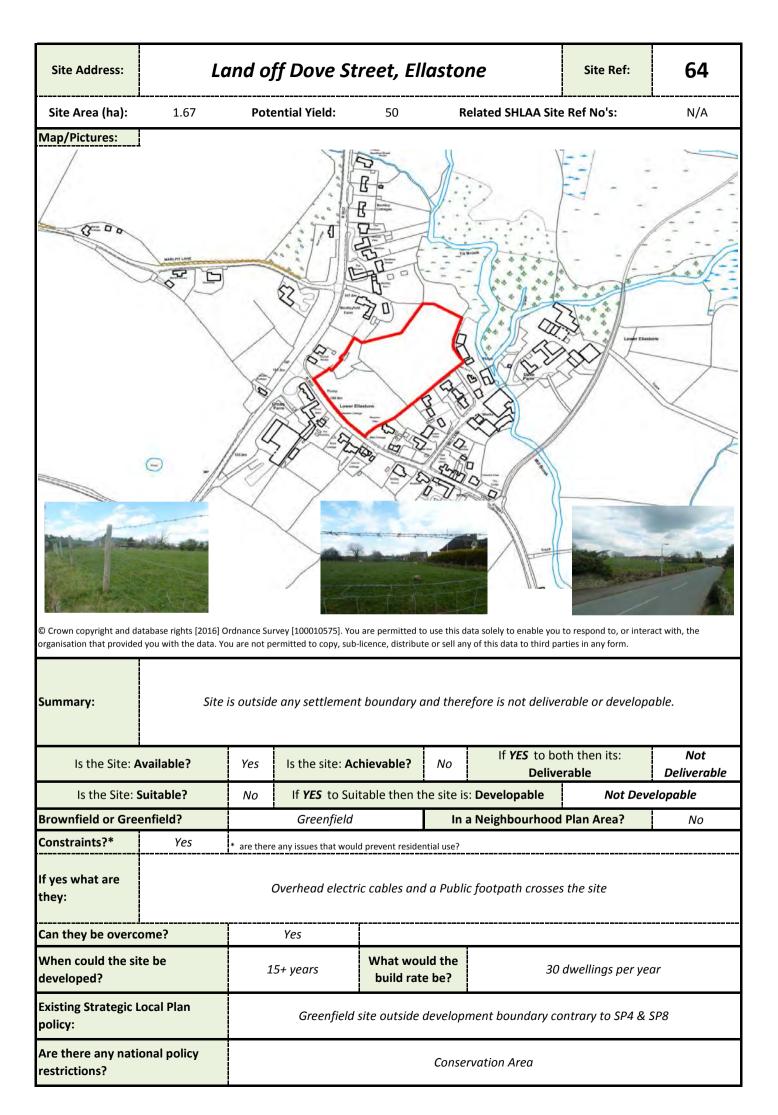


Are there any ph	ysical problems	on site		If yes, what:								
	l affect residenti	ial	No					6- 15 years				
deve	elopment?											
Mould residentie	l douglammant h			If yes, what:			Character					
Would residentia impact on the	surrounding ar		Yes		ı	Impact on charac	ter of village.	g:				
What are the surro		Residei	ntial to the Sout	th of the site (	and ope	en countryside to t site.	the North, East a	nd West of the				
Aı	re there likely to	be any i	impacts on the	viability of de	evelopr	nent in relation to	o the following:					
Market Factors:				Un	known							
Cost Factors:				Standard S1	06 cont	ributions						
Delivery Factors:	Site considered not deliverable											
	Landowner Information:											
Is the Landowner		!	re any existing									
of the site	Yes		Ownership issue	es/multiple		No						
known?  Do they intend to	<u> </u>	landow	ners?	Sell			<u> </u>					
they intend to		ne site:		i 3e11		When are the	ev looking to					
Comments:						develop/se		6- 15 years				
			Planning	Application I	listory:							
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0				
If yes, give details:												
			Addition	al Site Inforn	nation:							
What is the curren site?	t use of the		·		Agric	ultural land		<del></del>				
Are there any exist on the site?	ting buildings					None						
What was the prev	vious use of the				Agric	ultural land	ey looking to ell the site?  6- 15 years					

### Land off Bondfield Lane, Yoxall 63 **Site Address:** Site Ref: **Potential Yield:** Site Area (ha): 1.4 42 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Public footpath crosses the site, therefore it would need to be routed through the development. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy Within the National Forest and adjacent to the Conservation Area

restrictions?

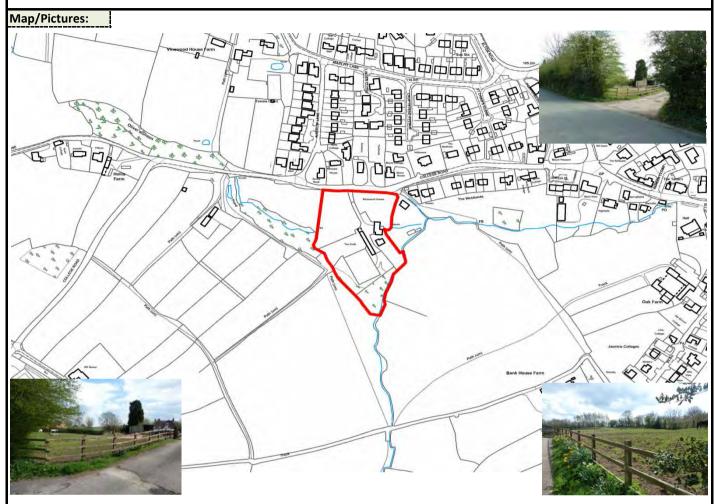
Are there any phy	Are there any physical problems on			If yes, what	, ,			
which would	l affect residenti lopment?	ı	No					
				If yes, what			Character	
Would residentia impact on the	l development h surrounding are		Yes			act on the charac	ter of the village	
What are the surro	-	Ī	_		ral land	y of the site and th I lies to the south Istrial unit.	•	•
Aı	e there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	o the following:	
Market Factors:				Ur	known			
Cost Factors:				Standard S1	06 cont	ributions		
Delivery Factors:				Site consider	ed not a	leliverable		
			Landov	wner Informa	ation:			
Is the Landowner			e any existing	/ 11		Ma	Cinalo	2
of the site known?	Yes	leases/C	Ownership issue ners?	es/muitipie		No	Single (	Jwner
Do they intend to	develop or sell t			Develo	р			
Comments:				L		When are the develop/se		0-5 years
			Planning	Application	History			
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Υe	S
If yes, give details:	P/2015/00512 - Outline application for residential development for up to 35 dwellings - Refused 28/07/2015  due to the site being outside the settlement boundary.  P/2016/00712 - Outline application for residential development for up to 35 dwellings- Refused 17/08/2016  due to the site being outside the settlement boundary.							
			Addition	al Site Inforr	nation:			
What is the curren site?				<b>_</b>	Agric	ultural land		
Are there any exist on the site?					None			
What was the previous	vious use of the Agricultural land							



				If yes, what:		Oth	er, Please specify	/		
	ysical problems affect resident lopment?		Yes	footpath w	hich ca	icity cable which now the contract of the contract of the contract of the road which so	ugh potential de	oved. Public velopment. The then the site.		
				If yes, what:		Character				
Would residential impact on the	development he surrounding ar		Yes							
What are the surro	_		Rura	l in character,	bound	led by residential (	on three sides.			
Ar	e there likely to	be any	impacts on the	viability of d	evelopi	ment in relation t	o the following:			
Market Factors:				Un	known					
Cost Factors:		Standard S106 contributions								
Delivery Factors:	Site considered not deliverable									
		,	Lando	wner Informa	tion:		,			
Is the Landowner of the site known?	Yes	<u>.</u>	re any existing Ownership issud ners?	es/multiple		Yes	Yes 2 Owners			
Do they intend to	develop or sell t	he site?		Develo	p					
Comments:						When are the develop/se		Unknown		
			Planning	Application	listory					
Are there any plan	ning application	ns relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	nal Site Inforr	nation:					
What is the curren site?					Agric	ultural land				
Are there any exist on the site?		   			U	nknown				
What was the prev site?	Agricultural land									

### Site Address: Land at The Croft, College Road, Denstone Site Ref: 65

Site Area (ha): 1.24 Potential Yield: 37 Related SHLAA Site Ref No's: N/A



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 91.

Is the Site: A	vailable?	Yes	Is the site: Ac	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site: <b>S</b>	Suitable?	No	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Not Dev	elopable		
Brownfield or Gree	enfield?		Mostly Greenfi	eld	In	a Neighbourhood	rhood Plan Area? Yes			
Constraints?*	No	* are there	e any issues that woul	d prevent resider	ntial use?					
If yes what are they:	 ome?	T	 N/A	<del>,</del>						
When could the sit developed?	te be	1	5+ years	What wou		30	dwellings per ye	ar		
Existing Strategic L policy:	ocal Plan	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.						Neighbourhood		
Are there any national policy restrictions?										

Are there any ph	vsical problems	on site		If yes, what:						
which would	affect residenti		No							
				If yes, what:			Character			
Would residentia impact on the	l development he surrounding are		Yes							
What are the surro		Rural iı	n character. Res	idential to the		, predominantly G South.	ireenfield to the I	East, West and		
Α	re there likely to	be any i	impacts on the	viability of de	velopr	ment in relation to	o the following:			
Market Factors:				Un	known					
Cost Factors:		Standard S106 contributions								
Delivery Factors:	Site considered not deliverable									
Landowner Information:										
Is the Landowner		Are there any existing								
of the site	Yes		Ownership issue	es/multiple		No				
known?		landow	ners?	<del>,</del> j_		Y	<u> </u> 	1		
Do they intend to	develop or sell t	he site?		Sell						
Comments:						When are the develop/se		0-5 years		
			Planning	Application H	listory	•				
Are there any plar	ning application	s relatin	g to residential	use on the si	te?		Υe	25		
If yes, give details:	dwellings (comp	P/2019/01489 - Outline application including details of access to develop land by the erection of 5 No. Inwellings (comprising 2 No. Affordable Housing units, 2 No. Over 55's units and 1 No. Open Market Unit) - This application is only on the north part of the site, it was submitted to the LPA December 2019 and as at June 21  is still awaiting determination								
			Addition	al Site Inform	nation:					
What is the currer site?			Residenti	ial with garde	n and e	equestrian uses in	cluding a paddoc	:k		
Are there any exis on the site?				Yes						
What was the pressite?	vious use of the	ous use of the Agricultural land								

### Land to the south of Denstone Site Ref: 66

Site Area (ha): 1.5 Potential Yield: 45 Related SHLAA Site Ref No's: N/A



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Summary:

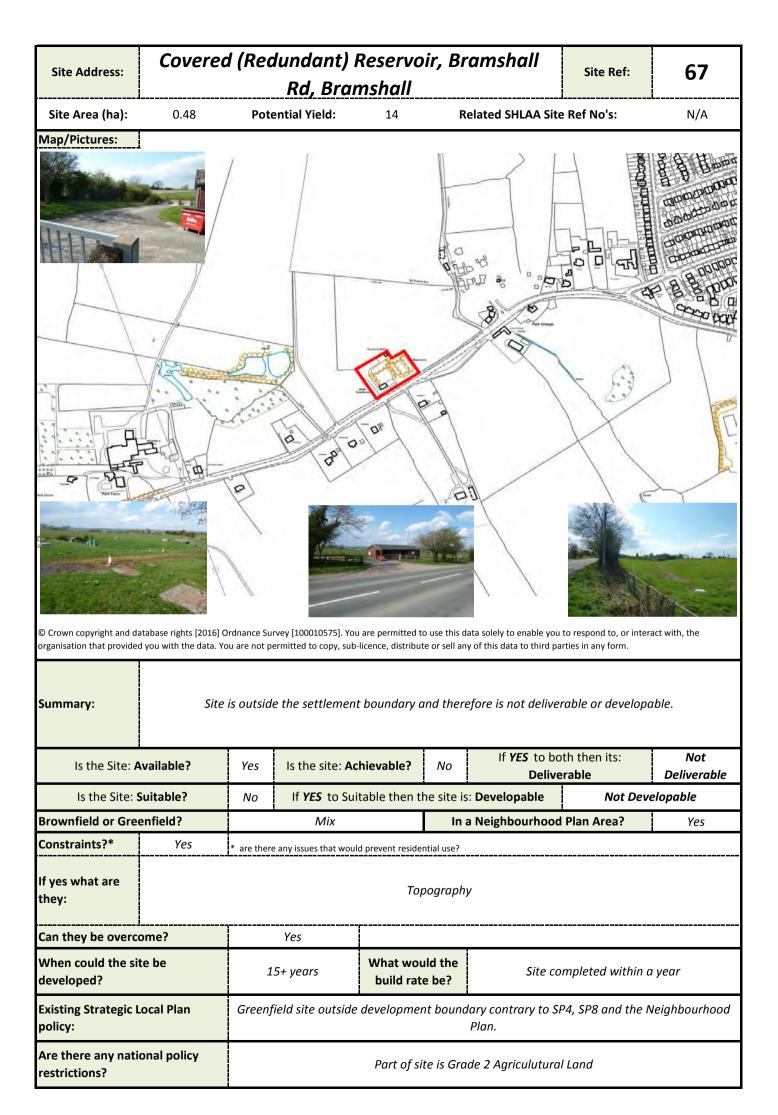
restrictions?

**Site Address:** 

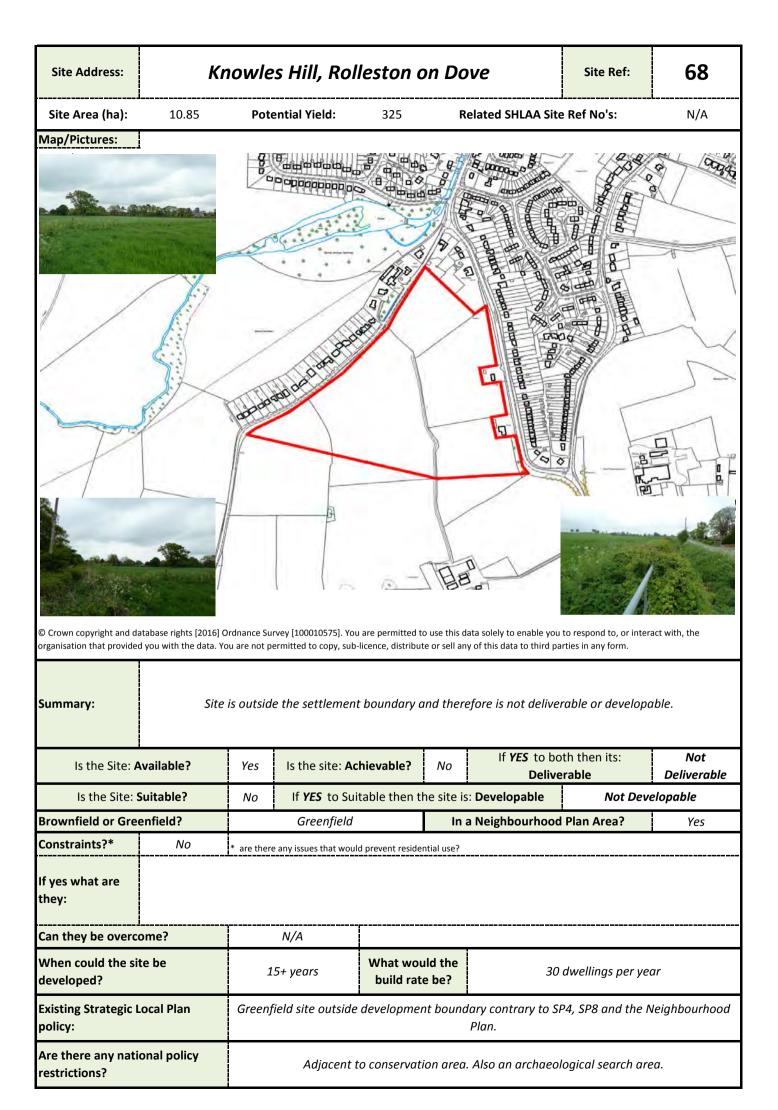
Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHI AA site no: 42

·		SHLAA site no: 42.										
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	:hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable				
Is the Site: \$	Suitable?	No	If <b>YES</b> to Sui	itable then th	ne site is	: Developable	Not De	Peliverable Yes  Pear				
Brownfield or Gree	enfield?		Greenfield	In a Neighbourhood Plan Area?								
Constraints?*	No	* are there any issues that would prevent residential use?										
If yes what are they:  Can they be overce	ome?	]	 N/A									
When could the sideveloped?	te be	1	15+ years	What wou		30	dwellings per y	ear				
Existing Strategic L policy:	ocal Plan	Greenj	field site outside	developmer	nt bound	lary contrary to SI Plan.	P4, SP8 and the	Neighbourhood				
Are there any nati	onal policy	None										

Are there any nh	Are there any physical problems on			If yes, what	:	Oth	er, Please specify	/		
which would	affect residenti		Yes	The western part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.						
				If yes, what			Character			
Would residential impact on the	development he surrounding are		Yes	Dev	elopmei	nt would extend ti	he built form sou	thwards		
What are the surro		Resid		. •		e west, employm ounded by B5031		(including car		
Ar	e there likely to	be any i	impacts on the	viability of d	evelopi	ment in relation t	o the following:			
Market Factors:				Ur	ıknown					
Cost Factors:		Site deve	elopment would	d be expected	to cont	ribute to usual S1	106 contributions	;		
Delivery Factors:				Site consider	ed not d	deliverable				
			Lando	wner Inform	ation:					
Is the Landowner of the site known?	Yes		re any existing Ownership issu ners?			No				
Do they intend to				Sell			<u></u>			
Comments:						When are the develop/se	-	6- 15 years		
			Planning	g Application	History	:				
Are there any plan	ning application	s relatin	g to residentia	I use on the s	ite?		Ν	0		
If yes, give details:										
			Additio	nal Site Infori	nation:					
What is the current use of the site?						ultural land				
Are there any exist on the site?						None				
What was the previous site?	vious use of the									



Are there any physical problems on s		on site		If yes, what:			Topography	
which would	affect residenti lopment?		Yes	То	pograp	hy could be an iss	ue once site is cle	eared.
				If yes, what:			Landscape	
Would residentia impact on the	I development he surrounding are		Yes		Land	scape character w	ould be affected	·
What are the surro	_		Rural in	nature thoug	h there	are several resido	ential properties.	
Ai	e there likely to	be any i	mpacts on the	viability of de	evelopr	nent in relation to	the following:	
Market Factors:				Un	known			
Cost Factors:				Standard S1	06 cont	ributions		
Delivery Factors:				Site considere	ed not a	leliverable		
			Lando	wner Informa	tion:			
Is the Landowner		Are the	e any existing					
of the site	Yes		Ownership issu	es/multiple		No		
known?		landowi	ners?	<u> </u>				
Do they intend to	develop or sell t	he site?		Sell				
Comments:						When are the develop/se	-	6- 15 years
			Planning	Application I	listory:			
Are there any plan	ning application	s relatin	g to residential	use on the s	te?		N	0
If yes, give details:	iiiiiii							
			Addition	nal Site Inforn	nation:			
What is the curren site?	nat is the current use of the Redund							
Are there any exist on the site?						Yes		
What was the previate?	vious use of the				Cover	ed reservoir		



Are there any physical problems on si	on site		If yes, what:							
which would	l affect residenti lopment?		No							
				If yes, what:			Character			
Would residentia impact on the	development he surrounding are		Yes	The site wo	uld ha	ıve a detrimental i area.	•	aracter of the		
What are the surro	_	Resid	lential on three	_		al land to the Sout ous plot sizes.	th. With mature <sub>l</sub>	planting and		
Aı	e there likely to	be any i	mpacts on the	viability of de	velopr	ment in relation to	o the following:			
Market Factors:				Unk	nown					
Cost Factors:			Standar	rd S106 contrib	utions	would be sought.				
Delivery Factors:				Site considered	d not d	leliverable				
Landowner Information:										
Is the Landowner			e any existing							
of the site	Yes	_	Ownership issu	es/multiple		No				
known?	dayalan az sall t	landowi	ners?	Call			<u> </u>			
Do they intend to Comments:	uevelop or sell t	ne siter		<u>Sell</u>		When are the develop/se		0-5 years		
			Planning	Application H	istory	:				
Are there any plan	ning application	s relatin	g to residentia	l use on the sit	te?		N	0		
If yes, give details:										
			Addition	nal Site Inform	ation:					
What is the curren site?	t use of the				Agric	ultural land				
Are there any exist on the site?					U	nknown 				
What was the prevsite?	vious use of the	Agricultural land								

### Land Adjacent to West of Uttoxeter

Site Ref:

69

Site Area (ha): 1.36 Potential Yield: 41 Related SHLAA Site Ref No's: N/A



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**Summary:** 

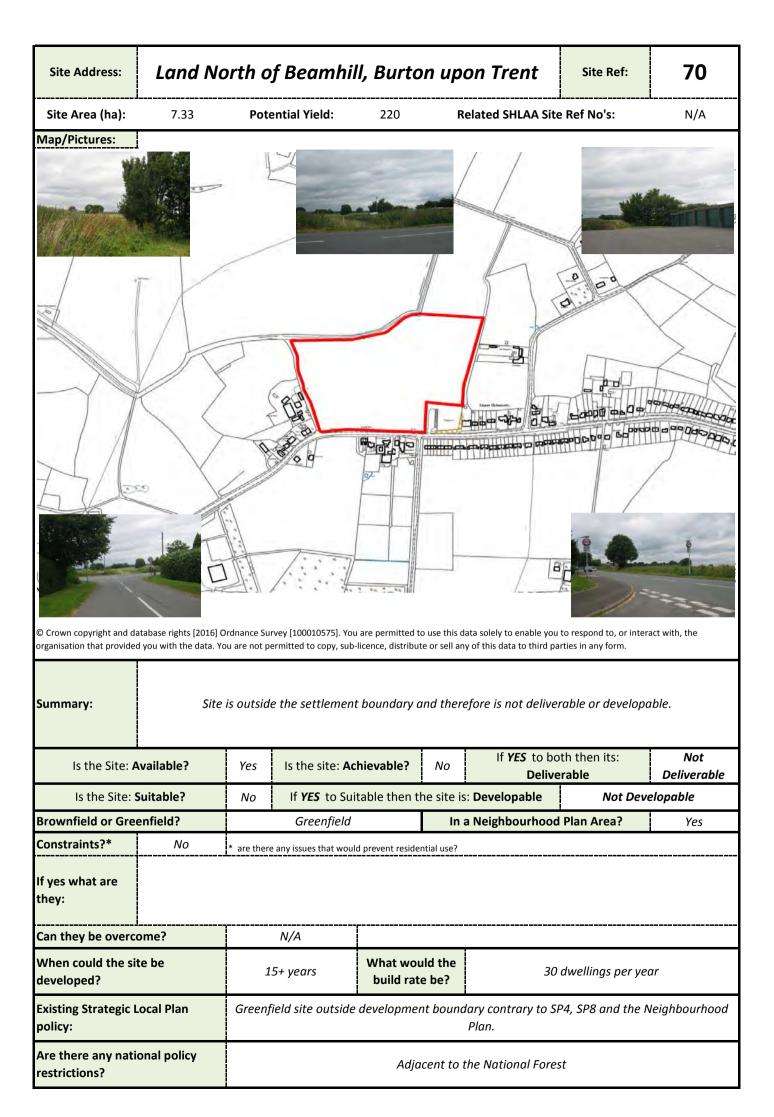
restrictions?

**Site Address:** 

Greenfield site within the settlement boundary, suitable for development

Summary:		Green	Greenfield site within the settlement boundary, suitable for development.							
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	Un- known	If <b>YES</b> to bot <b>Delive</b>		Not Deliverable		
Is the Site: \$	Suitable?	Yes	If <b>YES</b> to Sui	table then t	he site is:	Developable	opable Developable			
Brownfield or Gree	enfield?		Mostly Greenfi	ield In a Neighbourhood Plan Ar			hbourhood Plan Area? Yes			
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?  Access issues							
If yes what are they:										
Can they be overc	ome?		Yes							
When could the sideveloped?	te be	6- 15 years What would the build rate be? 30 dwellings per year					ear			
Existing Strategic L policy:	ocal Plan	Greenfield site within the development boundary subject to SP4, SP24 and the Neighbourhood Plan.						4 and the		
Are there any nati	onal policy	None								

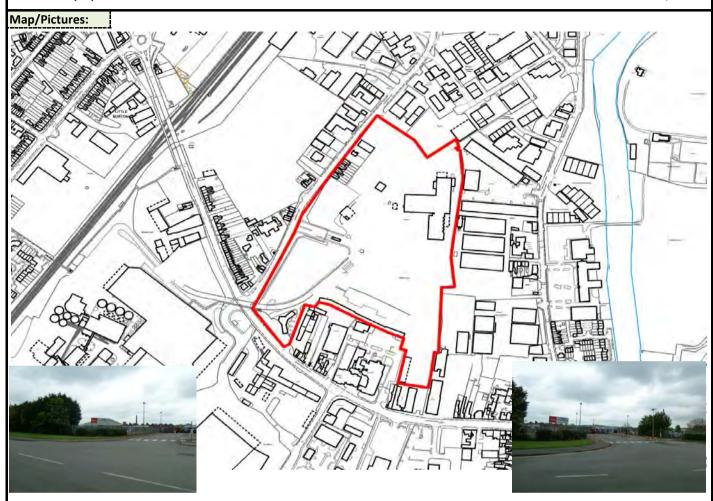
				If yes, what:	 	Access			
	ysical problems I affect residenti Plopment?		Yes	The site itself does i demolition of the n Uttoxeter site a		ver, as part of the	e wider West of		
				If yes, what:		Landscape			
Would residentia impact on the	l development h surrounding ar		Yes	Development wou land to the wes	ld have impact on t will reduce the in				
What are the surre	_	Site bo	ounded by green	fields, either agricul the existing dwellir	=		s the site from		
А	re there likely to	be any i	impacts on the	viability of develop	ment in relation to	o the following:			
Market Factors:		Due	to delivery of a	djacent developmen	t the site is consid	lered viable.			
Cost Factors:		St	tandard S106 co	ntributions, plus pro	vision of public op	en space.			
Delivery Factors:	This site could be phased as part of West of Uttoxeter site.								
				wner Information:					
Is the Landowner			re any existing						
of the site known?	Yes	leases/0	Ownership issue	es/multiple	No				
Do they intend to				Sell					
Comments:				I	When are the develop/se		0-5 years		
			Planning	Application History	:				
Are there any plar	ning application	s relatin	g to residential	use on the site?		N	0		
If yes, give details:									
			Addition	al Site Information:					
What is the currer site?				Residential with I	Paddock/Equestric	an use			
Are there any exis on the site?				Dwelling, outb	ouildings and Stab	les 			
What was the pressite?	vious use of the			U	nknown				



Are there any ph	vsical problems	on site		If yes, what:							
= =	affect residenti		No	 							
deve	lopment?										
				Yes  Residential would have an impact on the character of country.  character. Farm buildings to West, ribbon development to East. Playground to East  pacts on the viability of development in relation to the following:  Unknown							
Would residentia	<del>-</del>		Yes			L					
impact on the	surrounding are	ea?		Residentia	l would	have an impact o	n the character c	of countryside.			
What are the surro		Rural i	in character. Fai	rm buildings i	to West	•	nent to East. Play	ground to the			
Aı	e there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	the following:				
Market Factors:				Un	known						
Cost Factors:				Standard S1	06 cont	ributions					
Delivery Factors:			Š	Site considere	ed not a	leliverable					
	Landowner Information:										
Is the Landowner		Are the	re any existing								
of the site	Yes		Ownership issue	es/multiple		Unknown					
known?		landow	ners?	<u>;</u>							
Do they intend to	develop or sell t	he site?		Sell		<b>NA</b> /In a a a Ala .					
Comments:						When are the develop/se	-	0-5 years			
			Planning	Application	History						
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0			
If yes, give details:											
			Addition	al Site Inforn	nation:						
What is the curren			Agric	ultural land							
Are there any exist on the site?	ting buildings					None					
What was the previous	ious use of the	Agricultural land									

## Site Address: Coors Land - Middle Yard, Off Hawkins Lane, Burton 71

Site Area (ha): 9.08 Potential Yield: 272 Related SHLAA Site Ref No's: N/A



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Summary:

Site is within a Strategic Housing Allocation and is therefore suitable for development.

Is the Site:	Available?	Yes	Is the site: <b>Ac</b>	hievable?	Yes	If <b>YES</b> to bo <b>Delive</b>		Deliverable		
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Develo	opable		
Brownfield or Gre	enfield?		Brownfield		ln :	a Neighbourhood	eighbourhood Plan Area? No			
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?					
If yes what are they:		Potential risk of contamination and within flood zones								
Can they be over	come?		Yes							
When could the s developed?	ite be	C	)-5 years	What wou build rate		30	dwellings per ye	ar		
Existing Strategic policy:	Local Plan		Housing allocation in SP4							
Are there any nat restrictions?	ional policy	Within National Forest area. Site is close to Horninglow Street Conservation area and a number of listed buildings.					n area and a			

				If yes, what:			Contamination				
Are there any phy	<del>-</del>			li yes, wildt.	I		Contamination				
	affect residenti	ial	Yes	i		ation issues due t					
devel	lopment?			is be	ounde	ed predominantly	by employment	uses.			
				If yes, what:  Other, Please specify  Changing this site's current use to residential would have a posit impact on the surrounding area.  Commercial and residential. The surrounding uses are predominantly 'go neighbour' uses.  In the viability of development in relation to the following:  Unknown  Standard S106 contributions  Dependent on relocation of the current use							
Would residential			Yes	Chanaina this	s site'	s current use to re	sidential would l	nave a positive			
impact on the	surrounding ar	ea?		gg 				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
				İ		,					
What are the surro	_	The are	a is mixed comr				ig uses are predo	minantly 'good			
and character of th	e site?				neigh	ibour' uses.					
Arc	e there likely to	be any	impacts on the	viability of dev	elopn	ment in relation to	o the following:				
Morket Footors				Unka							
Market Factors:				Unkn	own						
Cost Factors:				Standard S106	cont	rihutions					
cost ructors.					come						
Delivery Factors:			Denen	dent on relocat	ion o	f the current use					
belivery ructors.			Береп	dem on relocat	1011 0	the current asc					
			Landov	wner Information	on:						
Is the Landowner		Are the	re any existing								
of the site	Yes		Ownership issue	es/multiple		No					
known?		landow	ners?	<u>,                              </u>			<u> </u>				
Do they intend to d	levelop or sell t	he site?		Sell							
						When are the		0-5 years			
Comments:					ļ	develop/se	II the site?	-			
į			Dlanning	Application His	<b></b>						
A				Application His		: 					
Are there any plant	ning application	is relatin	g to residential	use on the site	: r		N	O 			
If yes, give			Pre	e-application dis	SCUSSI	ions ongoing					
details:				e application as	,cu 33,	ons ongoing					
			Addition	al Site Informa	tion:						
What is the current	t use of the	Current	ly used for stora	ge and parking	relat	ing to the operati	on of Molson Cod	ors Brewery site			
site?					to t	he south.					
Are there any exist	ing buildings					Yes					
on the site?											
What was the prev	ious use of the				U	nknown					
site?		Unknown									

# Site Address: \*\*Derby Rd, Burton upon Trent\*\* Site Ref: 72 Site Area (ha): 4.39 Potential Yield: 132 Related SHLAA Site Ref No's: N/A \*\*Map/Pictures:\*\* \*\*Map/Pictures: 4.39 Potential Yield: 132 Related SHLAA Site Ref No's: N/A



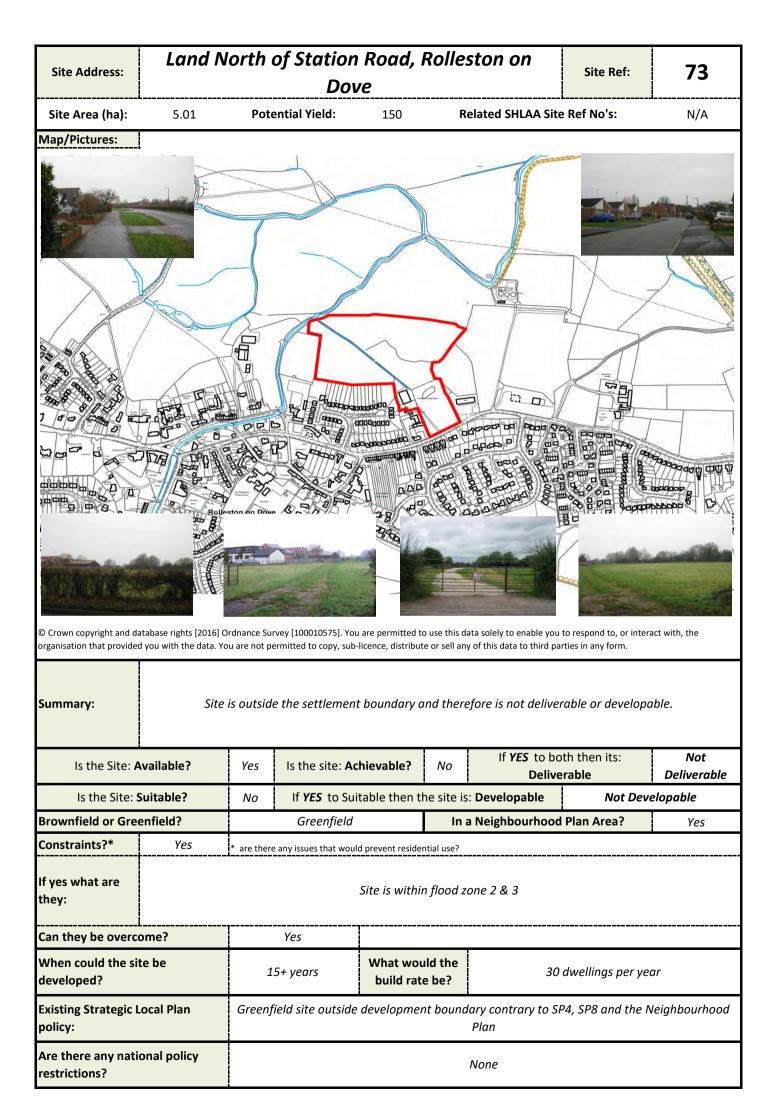
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#### Summary:

Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site is adjacent to SHLAA site no: 60.

Is the Site: A	Available?	No	Is the site: <b>Ac</b>	hievable?	Yes	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then t	he site is	: Developable	Develo	pable	
Brownfield or Gre	enfield?	i ! !	Brownfield		ln :	a Neighbourhood	hbourhood Plan Area? Yes		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they:	Potential risk (	of contai	ontamination and the relocation of existing retail/light industrial units. Proximity to flood zones.						
Can they be over	ome?		Yes	! ! !					
When could the sideveloped?	ite be	6-	- 15 years	What wou build rat		30	dwellings per ye	ar	
Existing Strategic policy:	Local Plan			Housing allocation in SP4					
Are there any nat restrictions?	ional policy			Within the National Forest					

Are there any ph	vsical problems	on site		If yes, what	<u> </u>		Contamination			
which would	affect residenti	Potential risk of contamination likely in the Potential Residential likely to development in this area would enton and contamination likely in the Potential Residential development in this area would enton in the Potential Residential likely to be low and currently in use.  Possible high mitigation costs  Likely to be low and currently in use.  Possible high mitigation costs  Likely to be low and currently in use.  Possible high mitigation costs  Likely to be low and currently in use.  Possible high mitigation costs  Likely to be low and currently in use.  Possible hi	tion likely in this	area.						
				If yes, what		Oth	er, Please specify	·		
Would residentia impact on the	I development he surrounding are		Yes	Residen	tial deve	elopment in this a	rea would enhan	ce the area.		
What are the surro	<del>-</del>	i e		outh east an	d Derby	road to the north	_	•		
Aı	re there likely to	be any i	impacts on the	viability of d	evelopn	nent in relation to	o the following:			
Market Factors:			Land val	ue likely to b	e low ar	nd currently in use				
Cost Factors:				Possible higl	n mitiga	tion costs				
Delivery Factors:										
	,	,	Landov	wner Inform	ation:					
Is the Landowner										
of the site	No		<del>-</del>	es/multiple			Multiple Owr	ers & leases		
known?	<u> </u>		ners?		<u>-</u>					
Do they intend to	develop or sell t	ne site?		Unknov	vn	When are the	y looking to			
Comments:								15+ years		
			Planning	Application	History:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Yε	'S		
If yes, give details:	PA/16788/	PA/16788/012 - Planning application for two semi detached houses - Approved 24/10/2002 and fully								
			Addition	al Site Infori	nation:					
What is the current use of the site?  Mix of employees					etail use	es and traditional	terraced housing	·.		
Are there any exist on the site?						Yes				
What was the prev	vious use of the	Ous use of the Unknown								



Are there any ph	vsical problems	on cito		If yes, what:			Flood Risk			
which would	l affect residenti elopment?		Yes	Site lies wit	nin the	flood zone. Pump to the s	-	ulvert adjacent		
				If yes, what:			Character			
Would residentia impact on the	I development he surrounding are		Yes		Imp	act on the charac	ter of the village.			
What are the surro		Site lies	s to the north o	•	•	ominantly residen st and west of the	•	ountryside lies		
Aı	re there likely to	be any i	impacts on the viability of development in relation to the following:							
Market Factors:				Un	knwon					
Cost Factors:	Possible re	location	of pumping sta	tion required,	may in	crease costs and s	standard S106 co	ntributions		
Delivery Factors:				Site considere	d not a	leliverable				
			Lando	wner Informa	tion:					
Is the Landowner		Are there any existing								
of the site	Yes		Ownership issu	es/multiple		No				
known?	L	landowi	ners?	<u> </u>			İ			
Do they intend to  Comments:	develop or sell t	ne site?		Sell		When are the develop/se		0-5 years		
			Planning	Application I	listory:					
Are there any plan	ning application	s relatin	g to residentia	l use on the s	te?		Yε	25		
If yes, give details:	P/2019/0013:	OU/02708/005 -outline application for residential purposes - Refused 24/04/1989.  PA/02708/002 - erection of 5 houses - Refused 13/11/1978  Both refused due to the unacceptable extention of the village.  P/2019/00131 - Outline application for up to 18 dwellings including 10 affordable dwellings and details of access - The application site is only part of the south side of the larger SHLAA site. Submitted to the LPA January 2019, still awaiting determination as at June 2021								
			Addition	nal Site Inforn	nation:					
What is the curren			Agric	ultural Land						
Are there any exist on the site?						None				
What was the previous site?	Vhat was the previous use of the Agricultural Land									

### Land south of Beamhill Road, East of Outwoods, Burton

Site Ref:

**74** 

Site Area (ha):

**Site Address:** 

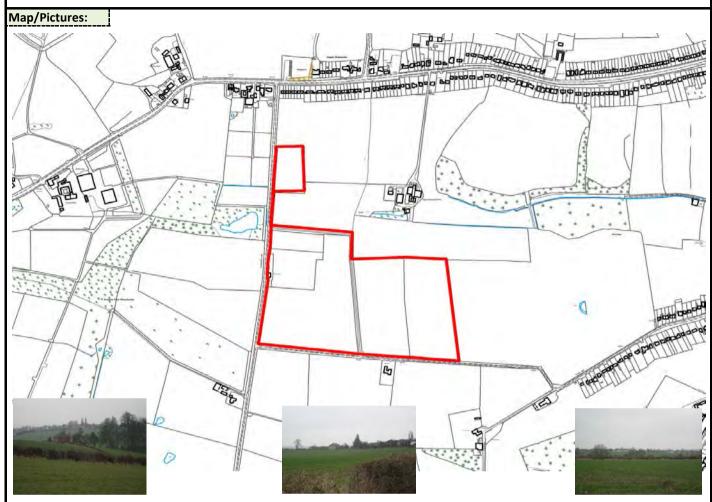
12.6

**Potential Yield:** 

378

**Related SHLAA Site Ref No's:** 

N/A



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### Summary:

The site is not suitable for residential development, the eastern site adjacent to the development boundary is allocated as a sustainable urban extension in the Local Plan. The remainder of the site (outlined in red) is not suitable or deliverable in the plan period.

	ŧ									
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	able then the site is: <b>Developable</b> Not Developable					
Brownfield or Gre	enfield?	i i i	Greenfield		ln :	a Neighbourhood	urhood Plan Area? Yes			
Constraints?*	Yes	* are there	e any issues that woul	ould prevent residential use?						
If yes what are they:		<b></b>		Тој	oograph	y 				
Can they be overc	ome?		Yes							
When could the si developed?	te be	1	5+ years	What wou build rat		50	dwellings per ye	ear		
Existing Strategic policy:	Local Plan	Greenf	ield site outside	developme	nt bound	lary contrary to SI Plan.	P4, SP8 and the	Neighbourhood		
Are there any nati restrictions?	ional policy		Part of site is	a site of Biological Importance & within the National Forest				Forest		

Are there any nhy	Are there any physical problems	on site		If yes, what:			Contamination			
which would	affect residenti		Yes	Potential C	`ontamı	mination and a number of access points alon site boundary.  Character e north and east of site and countryside to the and south.  and Open Countryside  pment in relation to the following:  In  d \$106 contributions  t deliverable  No  When are they looking to develop/sell the site?  Unkn  Ty:  Yes  the majority of the original SHLAA site (68).	ints along the			
				If yes, what:			Character			
Would residentia impact on the	I development he surrounding are		Yes	Residential	to the r	=		ide to the west		
What are the surro	_			Residel	ntial an	d Open Countrysi	de			
Aı	e there likely to	be any i	impacts on the	viability of de	evelopn	nent in relation to	the following:			
Market Factors:				Un	known					
Cost Factors:			Infrastru	icture and sta	ndard S	5106 contributions	S			
Delivery Factors:				Site considere	d not a	leliverable				
	Landowner Information:									
Is the Landowner		Are the	re any existing							
of the site	Yes	_	Ownership issue	es/multiple		No				
known?		landowi	ners?	<u> </u>						
Do they intend to	develop or sell t	he site?		Develo	)	When are the	y looking to			
Comments:	Site propo	osed by o	wner, immedia	tely available		- IInkni				
			Planning	Application H	listory:					
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		Υe	?s		
If yes, give details:	P/2013	P/2013/00429 - Approved application to develop the majority of the original SHLAA site (68).								
			Addition	al Site Inform	nation:					
What is the current use of the site?					Agricu	ultural Land				
Are there any exist on the site?						No				
What was the previous site?	vious use of the		Agricultural Land							

## Site Address: Land North of Stretton, Burton Site Ref: 75 Site Area (ha): 28.5 Potential Yield: 855 Related SHLAA Site Ref No's: N/A Map/Pictures:



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 54.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Not Dev	velopable
Brownfield or Gre	enfield?		Greenfield		ln :	n a Neighbourhood Plan Area?		
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?			
If yes what are they:		·	Potential access issues.					
Can they be overc	ome?		Yes					
When could the si developed?	ite be	1	5+ years	What wou build rate		40	dwellings per ye	ear
Existing Strategic I policy:	Local Plan	Greenf	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.					
Are there any nati restrictions?	ional policy			Most of the site is Grade 2 Agricultural Land				

Are there any physical problems on sit which would affect residential development?		on site		If yes, what		Access						
			Yes	Access from Craythorne Road and Guinevere Avenue								
				If yes, what		Oth	Other, Please specify					
Would residentia	<del>-</del>		Yes	Development of this scale would have an impact on the character of								
impact on the surrounding area?		ea?	, es	the area.								
What are the surrounding uses and character of the site?			Craythorne Road runs through the three areas making up this site. Housing to the south, vacant Golf course to the north west. Open countryside beyond.									
Are there likely to be any impacts on the viability of development in relation to the following:												
Market Factors:	Unknown											
Cost Factors:	Standard S106 contributions.											
Delivery Factors:	Site considered not deliverable											
			Landov	wner Informa	ation:							
Is the Landowner		Are there any existing										
of the site	Yes	leases/0	Ownership issue	es/multiple		No	Single Owner					
known?		landowners?										
Do they intend to	develop or sell t	Develop		р								
Comments:	Site promoted in behalf of c			owner		When are the develop/se	-	0-5 years				
			Planning	Application	History							
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Υε	?5				
	D/2/	112/0121	E Approved	nlication to	dovola	como of the aries	nal CUI AA -:+- /a	70)				
If yes, give	P/2012/01215 - Approved application to develop some of the original SHLAA site (17											
<b>If yes, give</b> P/2014/00818 - Outline application to develop the western field with up to 385 dwellings - Redetails:  committee due to harm to development strategy, outside settlement boundary and loss of agriculture.												
actaris.	Since appealled and dismissed - 18/11/2016											
			Addition	al Site Inforr	nation:							
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		As above										

### Coors Offices, High Street, Burton **76 Site Address:** Site Ref: Site Area (ha): 2.9 **Potential Yield:** 87 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: The site is allocated for housing in the Local Plan and therefore suitable for housing. If **YES** to both then its: Unkno Not Is the Site: Available? Yes Is the site: Achievable? **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable **Brownfield or Greenfield?** Brownfield In a Neighbourhood Plan Area? No Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Listed buildings and the relocation of the current office uses. Within the flood zones. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed over two years developed? build rate be? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4

& SP14

Listed buildings make up part of the site.

Within Conservation Area and National Forest.

policy:

restrictions?

Are there any national policy

Are there any physical problems on site which would affect residential development?			No	Not expected to be any contamination issues of				on site.					
Would residential development have an impact on the surrounding area?			No	If yes, what:									
What are the surrounding uses and character of the site?		The area is mixed Leisure, retail, commercial and office uses. There has also been recent conversion from offices to residential use within the surrounding area. The surrounding uses would not have a detrimental impact on a residential environment.											
Are there likely to be any impacts on the viability of development in relation to the following:													
Market Factors:	Unknown												
Cost Factors:	Reliant on the relocation of current occupant for the site to come forward. Most cost would be associated with listed building development and expected section 106 payments												
Delivery Factors:	The site is a good opportunity site within the town centre and residential development as part of a wider mix would be attractive in this location. Site would not need to be phased.												
			Landov	wner Informa	tion:								
Is the Landowner of the site known?	Are there any existing Yes leases/Ownership issue landowners?			es/multiple		No Single Owner							
Do they intend to develop or sell the site?  Develop													
Comments:	To develop site for hous			<u></u>		When are they looking to 0-5 year develop/sell the site?							
			Planning	Application H	listory:								
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0					
If yes, give details:													
Additional Site Information:													
What is the current use of the site?			Office buildings										
Are there any existing buildings on the site?			Yes										
What was the previous use of the site?		As above											

#### Site Address: Land South of Uttoxeter Rd, Abbots Bromley

Site Ref:

**77** 

Site Area (ha):

4.6

**Potential Yield:** 

138

Related SHLAA Site Ref No's:

N/A



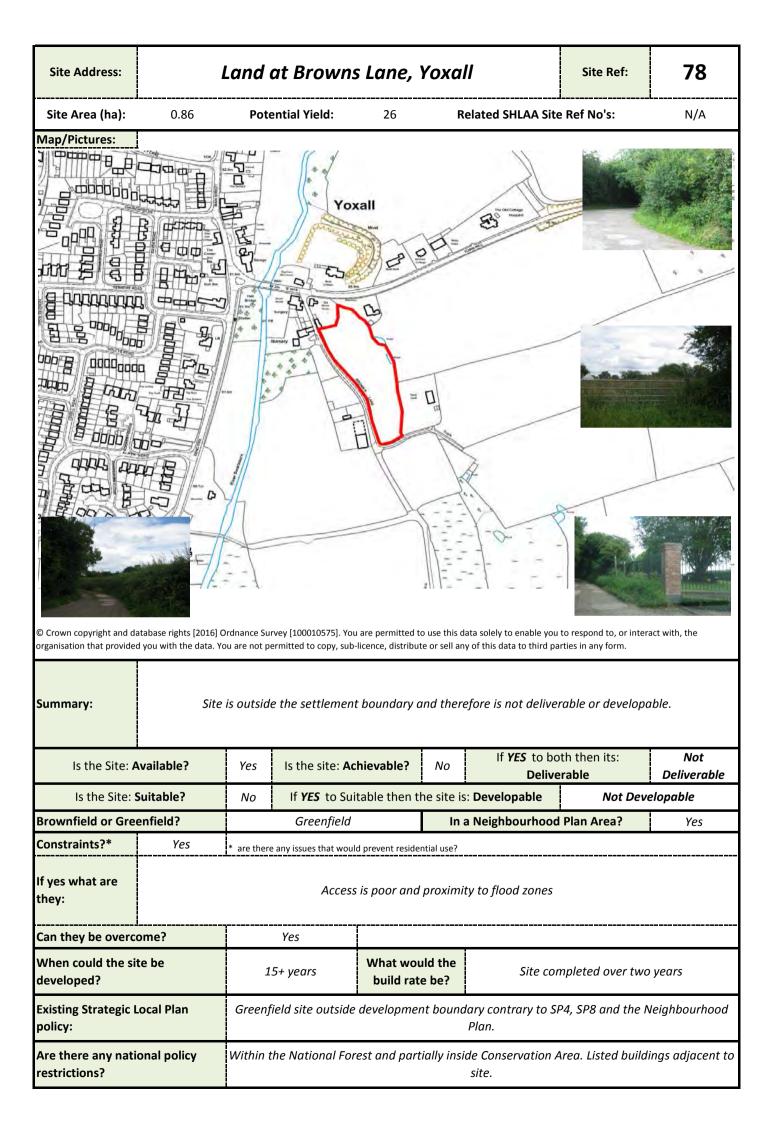
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Summary:

The site is mostly outside the settlement boundary and therefore is not deliverable or developable.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	table then the site is: <b>Developable Not Developable</b>					
Brownfield or Gre	enfield?		Greenfield		ln a	a Neighbourhood	Plan Area?	Yes		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they:  Can they be overc	<u> </u>	rsity site and brook would restrict development. Topography issues within the larger section of the site.  Yes								
When could the si developed?	te be	1	5+ years	What wou		30	dwellings per ye	ar		
Existing Strategic   policy:	Local Plan	Gre	Greenfield site outside development boundary contrary to SP4, SP8 and the emerging Neighbourhood Plan.							
Are there any nati restrictions?		G	irade 2 Agrid	cultural L	Land and Conservo	ation Area				

				If yes, what:		Oth	er, Please specif			
Are there any ph	ysical problems	on site		ļi		dland and brook t				
which would	l affect residenti	ial	Yes	1			-	-		
deve	elopment?			There is a po	וטונ אווטו	•		jieiu. Telegrupii		
				If yes what		•				
Would residentia	l development h	ave an	.,			<u> </u>				
	surrounding ar		Yes	Developme	nt into			cantly increase		
						the size of Abbo	ts Bromiey.			
What are the surre	ounding uses	Rural	in character an	nd bounded by	, some	residential on the	eastern side. De	velopment of		
and character of t	<del>-</del>		There is a public footpath that runs across the larger field. Telegraph poles on site.  If yes, what: Other, Please specify  Development into the open countryside would significantly increase the size of Abbots Bromley.  In character and bounded by some residential on the eastern side. Development of whole site would be detrimental to the character of the area.  Impacts on the viability of development in relation to the following:  Unknown  Usual \$106 contributions required  Site considered not deliverable  Landowner Information:  The any existing ownership issues/multiple No develop/sell the site?  Sell When are they looking to develop/sell the site?  Planning Application History:  g to residential use on the site? No							
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	o the following:			
Market Factors:				Un	known					
Coat Footowa				laval C10C as						
Cost Factors:			U	Suai 5106 cor	ιτισατίο	ons requirea				
Delivery Factors:				Site consider	ed not c	deliverable				
Belivery ractors.				Site consider	.a not c	ienverable				
Is the Landowner			-	,		•				
of the site	Yes	i i		es/multiple		No				
known?	develop over like	L	ners?	Call			<u> </u>			
Do they intend to	develop or sell t	ne site?		Sell		When are the	ey looking to			
Commonts	Vac	if land ro	avirad for days	lanmant				0-5 years		
Comments:	res, i	j iuna re	quirea jor aevei	юртет.		ucvelop, se	in the site.			
			Planning	Application	listory	•				
Are there any plar	ning application	s relatin	g to residential	l use on the s	ite?		۸	lo		
If yes, give										
details:										
			Addition	nal Site Inforn	nation:					
	is the current use of the					ricultural				
site?										
Are there any exis				No						
on the site?	vious use of the									
What was the pressite?	vious use of the				Ag	ricultural				
3166:		Agriculturur								



Are there any physical problems on site		If yes, what:			Access						
which would	affect resident		Yes	Po	oor acc	cess to the site via	an unadopted ro	oad.			
				If yes, what:		Oth	er, Please specify	·			
Would residentia impact on the	I development he surrounding ar		Yes	Possible ir	npact	on the setting of conservation	=	uildings and			
What are the surro	_			Edge of village	e locai	tion and open cou	ntryside				
Aı	e there likely to	be any i	mpacts on the	viability of dev	velopr	ment in relation to	o the following:				
Market Factors:				Unk	nown						
Cost Factors:		Usu	al section 106 c	contributions. A	Access	expected to be a	cost factor.				
Delivery Factors:				Site considered	d not a	leliverable					
Landowner Information:											
Is the Landowner of the site known?	Yes		re any existing Ownership issudners?	es/multiple		No					
Do they intend to	develop or sell t	<del>-</del>		Sell		<del>_</del>					
Comments:						When are the develop/se		0-5 years			
			Planning	Application Hi	istory	1					
Are there any plan	ning application	ns relatin	g to residential	use on the sit	e?		N	0			
If yes, give details:											
		<u>-</u>	Addition	nal Site Informa	ation:						
What is the curren site?		! ! ! !	Ρ	addock							
on the site?	re there any existing buildings n the site?										
What was the previous site?	Paddock/Agricultural										

#### Land west of Uttoxeter and Parks Farm

Site Ref:

**79** 

Site Area (ha):

**Site Address:** 

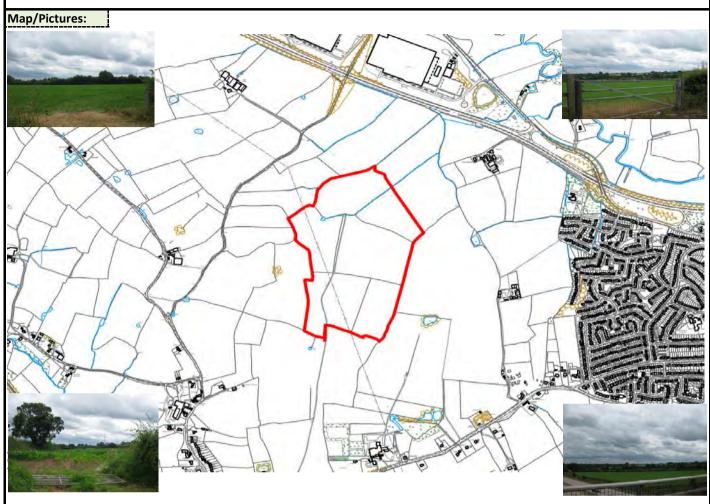
28.19

**Potential Yield:** 

846

**Related SHLAA Site Ref No's:** 

N/A



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#### Summary:

Whilst the whole of the site is not suitable for residential development, the eastern site adjacent to the development boundary is allocated as a sustainable urban extension in the Local Plan. The remainder of the site is not suitable or deliverable in the plan period.

Is the Site: Available?		Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to both then its: <b>Deliverable</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	he site is	: Developable	Not Devi	elopable	
Brownfield or Gre	enfield?		Greenfield		ln :	a Neighbourhood	Plan Area?	No	
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they:	No existin <u>o</u>	g access (	access onto the site, however this could be achieved through the adjacent development.						
Can they be overc	ome?		Yes						
When could the si developed?	te be	1	5+ years	What wou build rat		50+ dwellings a year (Multiple developers on site )			
Existing Strategic I policy:	Local Plan		Greenfield site	outside dev	velopme	nt boundary contr	ary to SP4, SP8 &	& SP31	
Are there any nati					None				

Are there any physical problems on s	on site		If yes, what:	[		Access					
which would	I affect residenti		Yes		^	No existing access	onto the site				
				If yes, what:			Character				
Would residentia impact on the	I development he surrounding are		Yes	Development would affect the landscape and character in the area, part of which is a green gap.  If the site, open countryside in all other directions. A50 to north of the site.  Itability of development in relation to the following:  Unknown  Unknown							
What are the surro	=	Residen	tial to the east	of the site, open	cour	-	er directions. A50	to north of the			
Aı	re there likely to	be any i	impacts on the	viability of deve	lopn	nent in relation to	o the following:				
Market Factors:				Unkno	own						
Cost Factors:	Majo	or highw	ay and infrastru	ıcture works in ad	dditi	on to the standar	d s106 contributi	ons.			
Delivery Factors:				Site considered n	ot d	'eliverable					
	Landowner Information:										
Is the Landowner			re any existing								
of the site	Yes		Ownership issu	es/multiple		No					
known?		landow	ners?	Sell	T						
Do they intend to	uevelop of sell t	ne siter		3611		When are the develop/se	-	6- 15 years			
			Planning	Application Hist	ory:						
Are there any plan	ning application	s relatin	g to residentia	l use on the site?	•		Υe	?S			
If yes, give details:	P/2013/00882	P/2013/00882 - Approved Outline Application for a mixed use site including 700 dwellings to develop a large proportion of the original SHLAA site (42).									
			Addition	nal Site Informati	ion:						
What is the curren				A,	gricu	ıltural Land					
on the site?	here any existing buildings e site?										
What was the prev site?	Agricultural Land										

# Site Address: Land at Henhurst Hill, Burton upon Trent Site Ref: 80 Site Area (ha): 87.02 Potential Yield: 2611 Related SHLAA Site Ref No's: N/A



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	ite: Achievable?		If <b>YES</b> to both then its: <b>Deliverable</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	itable then t	he site is	: Developable	Not Dev	velopable	
Brownfield or Gre	enfield?		Greenfield		ln a	a Neighbourhood	Plan Area?	Yes	
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they:		Infrastructure and access							
Can they be over	ome?		Yes						
When could the si developed?	ite be	1	5+ years	What wou build rat		50+ dwellings a y	vear (Multiple de )	evelopers on site	
Existing Strategic policy:	Local Plan	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.						Neighbourhood	
Are there any national policy Within the National Forest									

				If yes, what: Contamination						
Are there any phy	= -		Voc	Potential risi	k of con	tamination on soi	me parts of the s	e site. Access from e is a brook along  adscape character erties to the north fringes of Burton  g:  d owners  0-5 years  No op some of the red at appeal		
	l affect residenti elopment?	aı	Yes	Forest Road	, Henhu	ırst Hill and Poste	rn Road. There is	s a brook along		
deve	nopment:					the edge of t	the site.			
				If yes, what:			Landscape			
Would residentia impact on the	l development h surrounding ar		Yes	Developmei	nt on th	is scale would lea	d to loss of lands	cape character		
What are the surro	_	· ·	=	=	dary of	· · · · · · · · · · · · · · · · · · ·				
Aı	re there likely to	be any i	mpacts on the	viability of de	evelopn	nent in relation to	the following:			
Market Factors:				Un	known					
Cost Factors:			Infr	astructure ar	nd norm	al S106 costs				
Delivery Factors:	Site considered not deliverable									
Landowner Information:										
Is the Landowner		!	e any existing							
of the site	Yes		Ownership issue	es/multiple		Yes	7 land o	owners		
known?		landowi	ners?	<u>i</u>		i				
Do they intend to	develop or sell t	he site?		Sell		14/h 4h -				
Comments:	Site proposed I	·=	en for co-ordind th notice requir	-	nent.	When are the develop/se	-	0-5 years		
			Planning	Application I	listory:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0		
	p/2012/012	59 - Anni	oved outline an	nlication (an	nroyed	at anneal 12/02/2	2014) to develop	some of the		
If yes, give	F/2012/013	39 - Appi	oved odtime ap	original SH			1014) to develop	some of the		
details:	P/2018/01291 - Erection of 128 no. affordable dwelling, refused 18/07/2019 and allowed at appeal									
	07/10/2020	) (the site	area for this a	oplication has	s been r	emoved from the	SHLAA site @ 20	21 update)		
			Addition	al Site Inforn	nation:					
What is the current use of the site?					Agric	ultural land				
Are there any existing buildings on the site?						None				
What was the prevaite?	vious use of the				Agric	ultural land				

# Shobnall Sports and Social Club, Burton upon Trent

Site Ref:

81

Site Area (ha):

**Site Address:** 

3.46

**Potential Yield:** 

104

**Related SHLAA Site Ref No's:** 

N/A



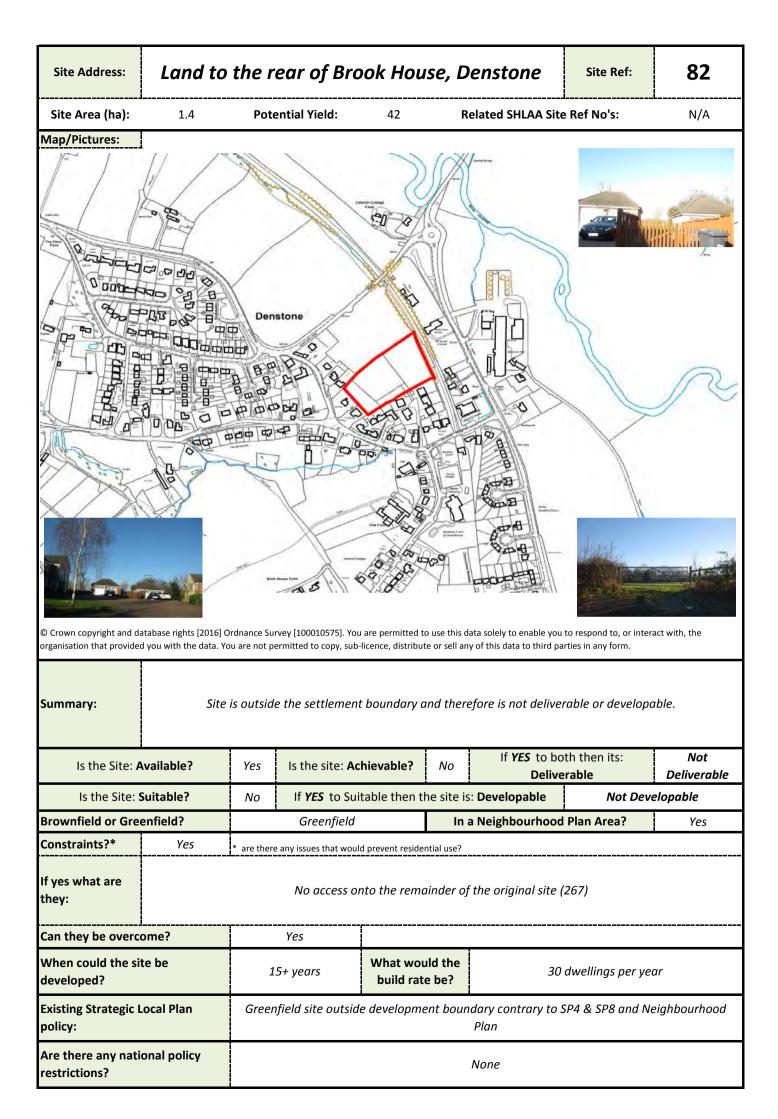
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#### Summary:

Site is suitable for residential development, and there is suitable access. Development would lead to the loss of existing sports facilities.

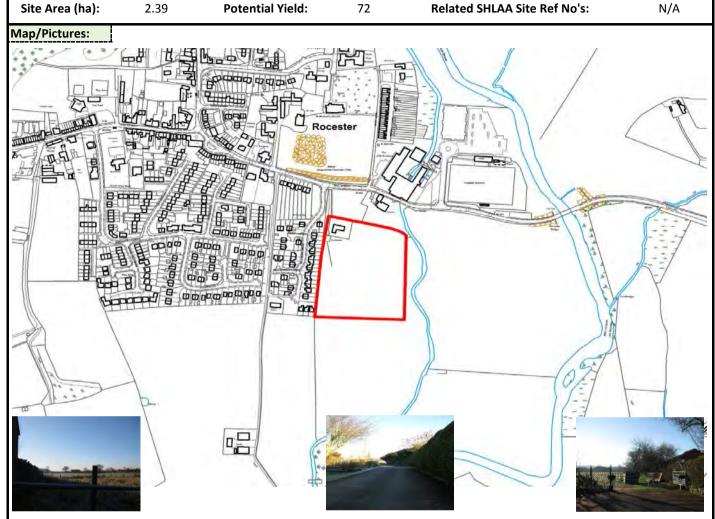
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then tl	ne site is	: Developable	Develo	pable		
Brownfield or Gre	enfield?		Mix	Mix In a Neighbourhood Plan Area? Yes						
Constraints?*	No	* are there	e any issues that woul	d prevent reside	ntial use?					
If yes what are they:										
Can they be overc	ome?		N/A							
When could the si developed?	ite be	6-	· 15 years	What wou build rate		30	dwellings per yed	ar		
Existing Strategic policy:	Local Plan	Site within settlement boundary (SP4), but also open space (SP32)								
Are there any nati restrictions?	ional policy	Site is adjacent to Site of Biological Importance - Branston Lock, Trent and Mersey Canal.  Trent & Mersey Canal Conservation Areas adjacent to site.						Лersey Canal.		

Are there any ph	ysical problems	on site		If yes, what			Flood Risk		
which would	l affect residenti elopment?		Yes		Majorit	y of site is within	flood zones 2 and	13.	
				If yes, what			None		
Would residentia impact on the	I development he surrounding are		No						
What are the surro	=	Resido	ential area, nex			e centre, with resi to the south of th		side of canal.	
A	re there likely to	be any i	impacts on the	viability of d	evelopn	nent in relation to	o the following:		
Market Factors:				Ur	known				
Cost Factors:				Standard S1	06 cont	ributions			
Delivery Factors:			Dependen	t on relocatio	n of exi	sitng sports facilit	ies		
	,		Lando	wner Informa	ation:				
Is the Landowner of the site known?	Yes		re any existing Ownership issu ners?	es/multiple		No	Single (	Owner	
Do they intend to	develop or sell t	he site?		Sell					
Comments:	Site submitted c	n behalf	f of the owner. (	Owner will re	ocate.		When are they looking to develop/sell the site?  0-5 years		
			Planning	Application	History:				
Are there any plar	ning application	s relatin	g to residential	use on the s	ite?		Ye	S	
If yes, give details:	OU/03624/069/	U/03624/069/JPM/ & P/2012/00029/JPM/PO - Outline application Approved to develop some of the original SHLAA site (94).							
			Addition	nal Site Inforr	nation:				
What is the currer site?	t use of the	Sports/s	social club - incl			bowling green and training also on th		l pitches in use.	
Are there any exis on the site?						Yes			
What was the presite?	ious use of the Unknown								



		•-		If yes, what	) )		Access				
	ysical problems I affect resident elopment?		Yes	<b>:</b>		could be problemo r relatively new d		_			
				If yes, what		 	Character				
Would residentia impact on the	I development he surrounding ar		Yes	Further resi	dential	in the area would a whoi	•	ct on village as			
What are the surro	<del>-</del>	Agricu			_	residential dwellir way line (now disu	-	he South and			
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation t	o the following:				
Market Factors:				Ur	known						
Cost Factors:	Achieving	Achieving access by purchasing land could be expensive in addition to standard S106 contributions									
Delivery Factors:	Site considered not deliverable										
Landowner Information:											
Is the Landowner of the site known?	Yes	1	re any existing Ownership issue ners?	es/multiple		No					
Do they intend to	develop or sell t	he site?		Develo	р	T	'				
Comments:				L		When are the develop/se		0-5 years			
			Planning	Application	History	:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Yε	?S			
If yes, give details:	OU/26916/002 & OU/26916/003 - Outline applications to develop the original site as a whole (i.e.: 276) were refused in 2003 & 2004 due to the site being outside the settlement and the impact on the character of the village.										
			Addition	al Site Inforr	nation:						
What is the curren site?	t use of the				Agric	ultural land					
Are there any exison the site?						No					
What was the prev site?	previous use of the Agricultural land										

# Site Address: The Beeches and land adjoining Millholme, Rocester 83



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Summary:

Are there any national policy

restrictions?

The majority of the site is outside the settlement boundary and therefore is not deliverable or developable.

None

Is the Site: A	Available?	able? Yes Is the site: A			No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then th	le then the site is: <b>Developable Not Developab</b>			elopable
Brownfield or Gre	ownfield or Greenfield? Greenfield				ln :	a Neighbourhood	Plan Area?	No
Constraints?*	Yes	Yes * are there any issues that would prevent residential use?						
If yes what are they:		Access and adjacent to the floodzones						
Can they be overc	ome?		Yes					
When could the si developed?	ite be	15+ years What would the build rate be? 30 dwellings per year						
Existing Strategic I policy:	Local Plan	Greenfield site outside development boundary contrary to SP4 & SP8					SP8	

Are there any ph	veical problems	on sita		If yes, what:	i	Acc	ess and Flood Ris	sk		
which would	d affect resident		Yes	۸	lo acce.	ss points and pote	ential risk of flood	ling		
				Yes    If yes, what:   Character						
Would residentia impact on the	l development h surrounding ar		Yes		Imp	act on the charac	ter of the village			
What are the surro	_	ī	_	-						
A	re there likely to	be any	impacts on the	viability of de	velopn	nent in relation to	o the following:			
Market Factors:				Uni	known					
Cost Factors:		Cost of obtaining access and standard S106 contributions								
Delivery Factors:	Site considered not deliverable									
Landowner Information:										
Is the Landowner of the site known?	Yes		<del>-</del>	es/multiple		Yes		· ·		
Do they intend to	develop or sell t	he site?		Sell						
Comments:				<u>'</u>				0-5 years		
			Planning	Application H	listory:					
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		Ye	S		
If yes, give details:	P/2011/01295/JPM - planning permission for the erection of 4 dwellings on part of the of the original SHLAA site (110).									
			Addition	al Site Inform	ation:					
What is the curren			Resid	lential proper	ty and g	garden. Remainde	er is open land			
Are there any exison the site?				Ye	s, resid	ential property				
What was the previous	vious use of the				Ui	nknown				

#### Land East of Highwood Road and West of 84 **Site Address:** Site Ref: Wood Lane, Uttoxeter **Potential Yield:** 172 **Related SHLAA Site Ref No's:** Site Area (ha): 5.72 N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site no: 16. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access and topography issues. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy None

restrictions?

A 4 b a a b		a.u. aika		If yes, what	:	Тор	ography & Acce	ss	
Are there any ph which would	ysicai problems I affect residenti	i	Yes	i	_	od road would be			
deve	elopment?			ana aijjer	_	nd levels from the arrow for a develo			
				If yes, what	:		Landscape		
Would residentia impact on the	I development he surrounding ar		Yes	D	evelopn	nent would impact	t on open country	yside.	
What are the surro	<del>-</del>	-	=	-		within large plots to		=	
A	re there likely to	be any i	impacts on the	viability of d	evelopr	nent in relation to	the following:		
Market Factors:				Ui	nknown				
Cost Factors:				Standard S2	106 cont	ributions			
Delivery Factors:				Site consider	ed not a	leliverable			
			Landov	wner Inform	ation:				
Is the Landowner			re any existing	_					
of the site known?	Yes	leases/0	Ownership issue	es/multiple		No			
Do they intend to	develop or sell t	L		Develo	מפ				
Comments:		epresent	tation to the Pre in October 2013	e-submission		When are the develop/sel		Unknown	
			Planning	Application	History:				
Are there any plan	ning application	s relatin	g to residential	use on the	ite?		Υe	?s	
If yes, give details:	P/2015/001	P/2015/00140 - Outline application for 49 dwellings - Refused due to site being outside the settlement boundary and landscape impact. Appeal dismissed 03/03/16							
			Addition	al Site Infor	mation:				
What is the curren					Agric	ultural land			
Are there any exis on the site?					U	nknown 			
What was the prev site?	Agricultural land								

## Land East of Bonfield Lane, Yoxall 85 **Site Address: Site Ref:** Site Area (ha): 2.66 **Related SHLAA Site Ref No's:** N/A **Potential Yield:** 80 Map/Pictures:

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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

				·			·		
Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	ne site is	: Developable	Not De	velopable	
Brownfield or Gre	enfield?		Greenfield		ln :	a Neighbourhood	d Plan Area? Yes		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they: Can they be overo	ome?	T	Poi  Yes	ential acces	s and flo	ooding issues.			
When could the sideveloped?		1	5+ years	What wou build rat		30	dwellings per y	ear	
Existing Strategic policy:	Local Plan	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.							
Are there any nat restrictions?	ional policy	Site is within the National Forest and the northern part is within the Conservation Area.							

Are there any physical problems on			If yes, what:			Access		
	-		.,	Access would	l need	to be from the so	outhern edge of t	he site, due to
	l affect residenti	aı	Yes	restricted viev	vs at t	the northern part	of the site. Flood	zones 2&3 are
aeve	elopment?					to the east of	the site.	
				If yes, what:	[		Character	
Would residentia impact on the	I development he surrounding are		Yes	Develo	pmen	t would extend in	to the open cou	ntryside.
What are the surro			Residential to ti	he north and op	oen co	untryside surroun	nding the rest of	the site.
Aı	e there likely to	be any i	impacts on the	viability of dev	elopn	nent in relation to	the following:	
Market Factors:				Unkr	nown			
Cost Factors:			Standard S1	06 contribution	s. Pot	ential highways c	osts.	
Delivery Factors:				Site considered	not d	eliverable		
			Landov	wner Informati	on:			
Is the Landowner			re any existing			_		
of the site	Yes		Ownership issue	es/multiple	l	Jnknown		
known?		landowi	ners?	Davidan	Г			
Do they intend to	develop or sell t	ne site?		Develop		When are the		
Comments:	Submitted as r	-	ation to the Pre in October 2013		cal	develop/se	-	Unknown
			Planning	Application His	story:			
Are there any plan	ning application	s relatin	g to residential	use on the site	e?		Υe	?s
If yes, give details:	P/2015/00228 - Erection of 8 detached dwellings - Withdrawn 16/04/2015. P/2015/01739 - Detailed Application for 7 dwellings - Valid 08/01/2016, awaiting determination.							
			Addition	al Site Informa	tion:			
What is the curren site?	t use of the				Agricι	ultural land		
Are there any exist on the site?		None (water p	numping station	on th	ne field but not wi	thin the site bou	ndary)	
What was the previous use of the site?						nknown.		

# Site Address: Land off Bar Lane and Dogshead Lane, Barton under Needwood

Site Ref:

86

Site Area (ha):

3.25

**Potential Yield:** 

97

**Related SHLAA Site Ref No's:** 

N/A



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Summarv:

Site is outside the settlement boundary and therefore is not deliverable or developable.

Summary:	Site	is outsia	utside the settlement boundary and therefore is not deliverable or developable.								
Is the Site: A	Available?	Yes	Is the site: <b>A</b> o	chievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable			
Is the Site:	Suitable?	No	If <b>YES</b> to Su	itable then t	he site is	: Developable	Not Developable				
Brownfield or Gre	enfield?		Greenfield		In	a Neighbourhood	ourhood Plan Area?				
Constraints?*	No	* are there	are there any issues that would prevent residential use?								
If yes what are they:Can they be overc	ome?		 N/A								
When could the sideveloped?	te be	1	5+ years	What wou build rat		30	dwellings per y	ear			
Existing Strategic policy:	Local Plan		Greenfield site outside development boundary contrary to SP4 & SP8								
Are there any nat restrictions?	ional policy	Within the National Forest									

Are there any physical problems of			If yes, what:	<u> </u>			
which would	ysical problems I affect residenti elopment?		No	A brook ru	ns along the south	ern boundary of t	the site.
				If yes, what:	<u> </u>	Landscape	
Would residentia impact on the	l development h surrounding ar		Yes	1	andscape, environn I to further encroa	_	-
What are the surro	_	Predom	•	bbon development gshead Lane. Open o	•		lings to the east
A	re there likely to	be any i	impacts on the	viability of develop	ment in relation t	o the following:	
Market Factors:				Unknowi	1		
Cost Factors:	No t	ınexpect	ed site costs lik	ely other than usua	l infrastructure and	d S106 requireme	nts.
Delivery Factors:				Site considered not	deliverable		
			Lando	wner Information:			
Is the Landowner of the site known?			re any existing Ownership issu ners?	es/multiple	No		
Do they intend to	develop or sell t	he site?		Sell			
Comments:		Sell the	site to a develo	per	When are the develop/se	i	0-5 years
			Planning	Application Histor	y:		
Are there any plan	ning application	s relatin	g to residentia	use on the site?		N	0
If yes, give details:							
			Addition	nal Site Information	):		
What is the current use of the site?				pies part of the site of for agricultural gra			
Are there any exis on the site?	xisting buildings Yes, dwelling						
What was the previous use of the site?  Unknown.							

#### Curzon Street, Burton upon Trent Site Ref:

**87** 

Site Area (ha): 0.51 Potential Yield: 15 Related SHLAA Site Ref No's: N/A



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#### Summary:

restrictions?

**Site Address:** 

Brownfield site close to Burton town centre. Site is currently in employment use and land ownership is piecemeal, therefore site is considered not deliverable at the present time.

None

	i   									
Is the Site: A	Available?	No	Is the site: Achievable?		No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	Yes	If <b>YES</b> to Su	itable then t	he site is	: Developable	Develo	pable		
Brownfield or Gre	enfield?		Brownfield		ln -	a Neighbourhood	ood Plan Area? Yes			
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they:	<u> </u> 	of emplo	employment land. Railway line adjacent to site and possible contamination issues.							
Can they be overc	ome?		Yes							
When could the si developed?	te be	6-	6- 15 years  What would the build rate be?  30 dwellings per year							
Existing Strategic policy:	Local Plan	Brownfield site within Burton upon Trent Settlement Boundary. Development subje & SP14. Emerging Neighbourhood plan.					subject to SP4			
Are there any nati	are there any national policy									

				If yes, what		Oth	er, Please specify	/		
	ysical problems I affect residenti elopment?		Yes	Railway	line is a	djacent to site and mitigatio	None  Intial uses in the vacinity  of site. Recently some new to the site on Curzon Street  In to the following:  Multi Occupancy of they looking to //sell the site?  No	ould require		
				If yes, what			None			
Would residentia impact on the	l development h surrounding ar	-	No		There a	re other residentia	ıl uses in the vaci	inity		
What are the surro	<del>-</del>	Ť	=	=	e been l	<del>-</del>	=			
А	re there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:			Cu	rrent use is e	xpected	l to continue				
Cost Factors:		Additional demolition and clear-up costs. Standard S106 contributions								
Delivery Factors:		Unknown								
Landowner Information:										
Is the Landowner of the site known?	Yes		e any existing Ownership issue ners?	es/multiple		Yes	Multi Occup	ancy offices		
Do they intend to	develop or sell t	he site?		No						
Comments:	Not cu	ırrently lo	ooking to develo	op the site			Unknown			
			Planning	Application	History					
Are there any plar	ning application	s relatin	g to residential	use on the	ite?		N	0		
If yes, give details:										
			Addition	al Site Infor	nation:					
What is the currer site?		<b>-</b>		Transport de	pot, fur	niture store and to	axi office	<b></b>		
Are there any exis on the site?						Yes				
What was the pressite?	vious use of the				Emplo	yment uses				

# Land South of Bramshall Road, Inc Roycroft Farm, Uttoxeter

Site Ref:

88

Site Area (ha):

**Site Address:** 

6.56

**Potential Yield:** 

197

**Related SHLAA Site Ref No's:** 

N/A



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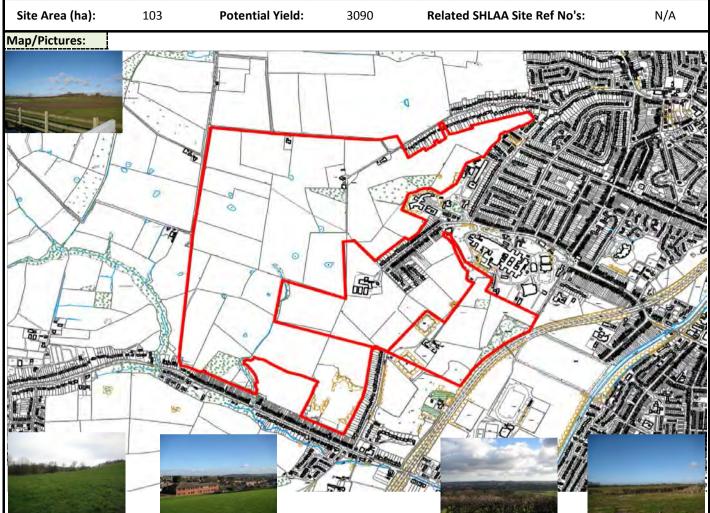
#### Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no's: 15 & 51.

Is the Site: A	Available?	Yes	Is the site: Ac	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then t	he site is	: Developable	Not Dev	relopable		
Brownfield or Gre	enfield?		Greenfield		ln a	a Neighbourhood	eighbourhood Plan Area? Yes			
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they:  Can they be overc	omo?	Flo	Flooding, although this would not prevent residential development							
•			Yes			<u> </u>				
When could the si developed?	te be	1	5+ years	What wou build rat		30	dwellings per ye	ear		
Existing Strategic I policy:	Local Plan	Greenf	ield site outside	ld site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.						
Are there any nati restrictions?	onal policy		None							

			]	lf		•	Flood Diele				
Are there any ph	vsical nrohlems	on site		If yes, what:	j		Flood Risk				
	l affect residenti		Vos	Part of site is a	withi	n Flood zone 2 an	d 2 and there is	a notential risk			
		aı	763	-				· ·			
ueve	elopment?			oj conti	ווווווו	ution on site. Acce	ess jiuili biullislid	ili Koda.			
				If ves. what:			Landscape				
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			Yes Part of site is within Flood zone 2 and 3, and there is a potential rof contamination on site. Access from Bramshall Road.  If yes, what: Landscape  Yes Would have impact on the character of the countryside as development would be further south than existing built up area development would be further south than existing built up area development in the north and east to be developed, with open countryside in all other directions. The railway line is to the southern boundary.  Impacts on the viability of development in relation to the following:  Unknown  Dealing with flooding issue, plus standard \$106 contributions  Site considered not deliverable  Landowner Information:  The any existing where they looking to develop/sell the site?  When are they looking to develop/sell the site?								
Would residentia			Yes	Would ho	ive ir	npact on the char	acter of the coun	ntryside as			
impact on the	surrounding ar	ea?		developmen	t wo	uld be further sou	th than existing l	built up area.			
What are the surro	nunding uses	Res	sidential to the r	north and east t	n he	developed with a	nen countruside	in all other			
and character of the	<del>-</del>	nes					-	in an other			
and character or th	ile site:		unec	tions. The rank	uy III	ne is to the south	.m boundary.				
A	re there likely to	be any	impacts on the	viability of deve	elopr	nent in relation to	o the following:				
Market Factors				Unlen	01440						
Market Factors:				Ulikli	OWII						
Cost Factors:			Dealing with flo	oding issue, plu	s sta	ndard S106 contri	ibutions				
5 !: 5 ·				c:							
Delivery Factors:	Site considered not deliverable										
	Landowner Information:										
Is the Landowner		Are the	re any existing								
of the site	Yes			es/multiple		No	Sinale	Owner			
known?		landow					eg.e				
Do they intend to	L	<u></u>		Sell			!				
				<u> </u>		When are the	ey looking to	0.5			
Comments:	Yes - s	site subn	nitted on behalf	of owner				0-5 years			
				<b>.,</b>							
			Planning	Application His	tory:						
Are there any plan	ning application	s relatin	g to residential	use on the site	?		Υe	?s			
							<u> </u>				
	P/2015/01283	- Reserv	ed matters appl	=		on of 138 dwelling	g- Approved 15/0	04/2016 on the			
If yes, give				site adj							
details:						to 45 dwellings o	=	-			
	Committe 18/0	8/2016 d	due to site being	outside the set	tlem	ent boundary, site	access and land	scape impacts.			
			Addition	al Site Informat	tion:						
What is the curren	t use of the										
site?	it add of tile			Farm	and (	agricultural Land					
Are there any exis	ting huildings										
on the site?				Farm Bu	ıildin	gs (Roycroft Farm	)				
What was the prev	vious use of the										
site?				Farm	and (	agricultural Land					

# Land North of Forest Road, South of Field Lane & East of Outwoods Lane, Burton Site Ref: 89



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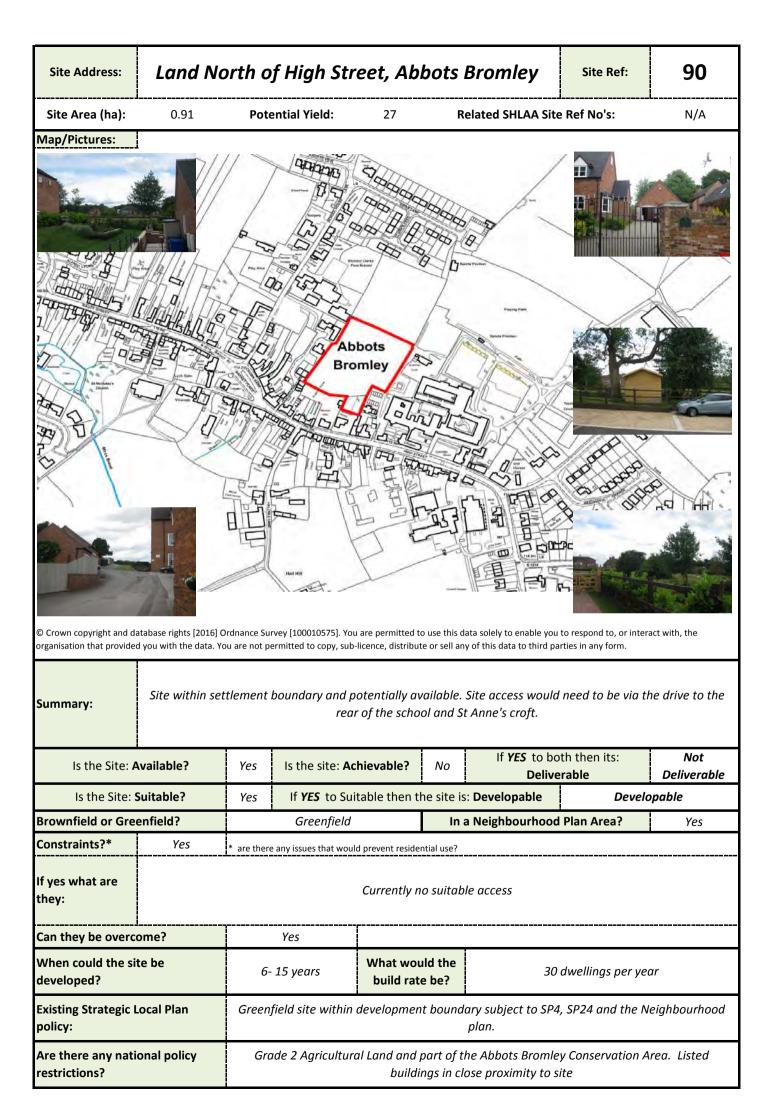
#### Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA sites 74 & 97.

Is the Site: A	Available?	Yes	Is the site: <b>Ac</b>	Is the site: Achievable?		If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	table then tl	the site is: <b>Developable</b> Not Developable				
Brownfield or Gre	enfield?		Greenfield	Greenfield In a Neighbourhood Plan Area?			Yes		
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?				
If yes what are they:			Infrastructure						
Can they be over	come?		Yes						
When could the sideveloped?	ite be	1	5+ years	What wou build rate		30	dwellings per ye	ar	
Existing Strategic policy:	Local Plan	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.							
Are there any nat restrictions?	ional policy	Within the National Forest and adjacent to a site of Biological Importance - Shobnall Brook					Shobnall Brook		

				If yes, what:		Contamination			
	ysical problems I affect residenti elopment?	Ī	Yes	Some poter	tial coi	ntaminations soui points onto		mber of access	
				If yes, what:			Character		
Would residentia impact on the	l development h surrounding ar		Yes	1		n of Burton. Develor of area and wou	=		
What are the surro			Оро	en Countrysid	e to the	e west, residential	to the east.		
Α	re there likely to	be any i	impacts on the	viability of de	velopr	ment in relation t	o the following:		
Market Factors:				Un	known				
Cost Factors:			Infrastru 	ıcture and sta	ndard S	S106 contribution	s		
Delivery Factors:				Site considere	d not a	leliverable			
			Lando	wner Informa	tion:				
Is the Landowner			re any existing						
of the site	Yes	Ī	Ownership issu	es/multiple		No			
known?	L	landow	ners?	<del>,</del>		r	 	r	
Do they intend to	develop or sell t	he site?		Develo	)				
Comments:	Con.	sortium រុ	oroposing devel	opment		When are the develop/se		0-5 years	
			Planning	Application H	listory	•			
Are there any plar	ning application	s relatin	g to residential	use on the si	te?		Yε	?s	
If yes, give details:	P/2014/01530 -	P/2012/01215 - Approved application to develop some of the original SHLAA site (no: 107 - Redhouse Faphase 1, removed from site area in 2014).  P/2014/01304 - Detailed application for erection of 83 dwellings - 18/02/2016  P/2014/01530 - Outline application for the erection of up to 150 dwellings - Refused due to site being ou of the settlement boundary and access. Then allowed at appeal 29/04/2016 (Redhouse farm - phase 2), quashed by the high court.							
			Addition	nal Site Inform	nation:				
What is the currer site?	t use of the			Agric	ıltural	land and reservoir	rs		
Are there any exis on the site?					Relate	ed buildings			
What was the pre-	vious use of the	ous use of the As above							



				-						
A				If yes, what:	İ		Access			
	l affect residenti		Yes	Access po	or at	present and may	=	with other		
deve	elopment?			i !		landowners to	improve.			
				If yes, what:		Co	onservation Area			
Would residentia impact on the	l development h surrounding are		Yes	Yes, develop		of the site could p I setting of the cor	=	the character		
What are the surro	<del>-</del>	School	s on both east a			site. Residential t ins the west of th		h. Recent new		
A	re there likely to	be any i	impacts on the	viability of dev	elopn	nent in relation to	the following:			
Market Factors:		If ac	ccess is addresse	ed, the site coul	d be v	riable. Sought afte	er location.			
Cost Factors:		Usual section 106 contributions. Access expected to be a cost factor.								
Delivery Factors:		Unknown								
			Landov	wner Informati	on:					
Is the Landowner			re any existing							
of the site known?	Yes	leases/0 landow	Ownership issue ners?	es/multiple		Yes				
Do they intend to	develop or sell t	he site?		Sell						
Comments:						When are the develop/se	i	0-5 years		
			Planning	Application His	story:					
Are there any plan	ning application	s relatin	g to residential	use on the site	?		Ye	rs .		
If yes, give details:	P/2015/00119 -	P/2015/00119 - Erection of a detached dwelling - Approved 03/03/2015 (on part of the original SHLAA site no: 385).								
			Addition	al Site Informa	tion:					
What is the curren	t use of the			Agric	cultur	al/Grazing Land				
Are there any exison the site?						No				
What was the prev site?	vious use of the			Agric	cultur	al/Grazing Land				

#### The Dingle, off College Rd, Denstone

Site Ref:

91

Site Area (ha): 0.72 Potential Yield: 22 Related SHLAA Site Ref No's: N/A



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#### Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 65.

Is the Site: <b>A</b>	Yes	Is the site: Achievable?		No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable			
Is the Site: \$	No If <b>YES</b> to Suitable then the sit			ne site is	: Developable	Not De	velopable			
Brownfield or Gre	enfield?	Greenfield			In a Neighbourhood Plan Area?  Yes		Yes			
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they: Can they be overce	ome?	Brook runs through the site.								
When could the sideveloped?	te be	1	5+ years	What wou		Site completed over two years				
Existing Strategic L policy:	Local Plan	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourh Plan.						- Neighbourhood		
Are there any nati restrictions?	onal policy	None								

Aro thore one of	voical problems	on site		If yes, what: Topo			oography & Acce	ography & Access			
Are there any ph which would	ysicai problems ( l affect residenti		Yes	 							
	elopment?										
				If yes, what			Character				
Would residentia	l davalanment h	200 20		, , , , , , , , , , , , , , , , , ,	-	<u> </u>					
Would residential development have a impact on the surrounding area?			Yes	} !		Impact on open	countryside				
What are the surrounding uses											
and character of the	<del>-</del>	Resid	Residential to the North of the site and open countryside surrounding the					st of the site.			
A	re there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	o the following:				
Market Factors:	Unknown										
Cost Factors:		Standard S106 contributions									
Delivery Factors:		Site considered not deliverable									
			Landov	wner Inform	ation:						
Is the Landowner		Are the	re any existing								
of the site	Yes	leases/0	Ownership issue	es/multiple		No					
known?		landow	ners?	T							
Do they intend to	develop or sell t	he site?		Sell							
Comments:						When are they looking to develop/sell the site?		0-5 years			
			Planning	Application	History	•					
Are there any plar	ning application	s relatin	g to residential	use on the	ite?		Υε	?S			
	P/2019/014	89 - Out	line annlication	includina de	tails of a	access to develop	land by the erect	ion of 5 No			
If yes, give				_	-	Over 55's units an	· · · · · · · · · · · · · · · · · · ·	=			
details:		_		_		submitted to the	-	-			
	June 21 is still awaiting determination										
			Addition	al Site Infor	mation:						
What is the currer site?	nt use of the		Open Land								
Are there any exis	ting buildings					No					
on the site?		   									
What was the pres	vious use of the				Op	oen Land					
site?		]	Open zana								

# Land at Efflinch Lane, Barton under Needwood

Site Ref:

92

Site Area (ha):

**Site Address:** 

2.1

**Potential Yield:** 

63

Related SHLAA Site Ref No's:

N/A



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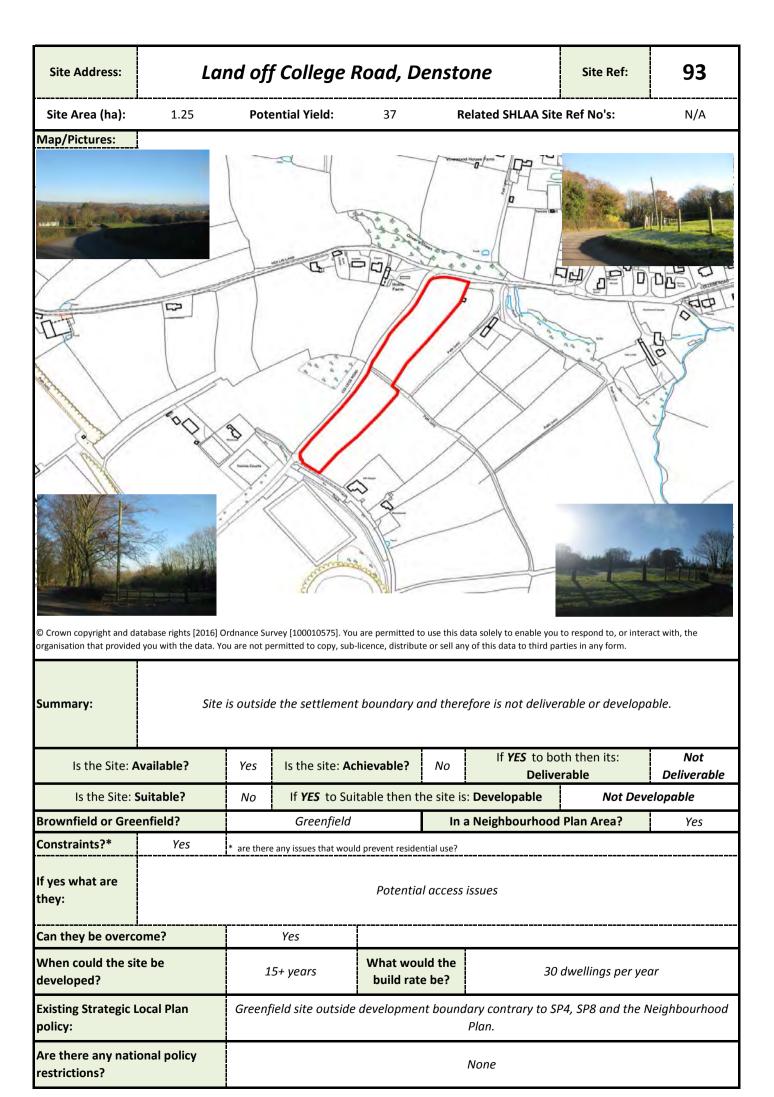
#### Summary:

restrictions?

Site is not deliverable or developable. Sits outside the settlement boundary (A recent outline application for the majority of the remaining SHLAA site (59a) was granted permission in 2015).

Is the Site: Available?		Yes	Is the site: <b>Ac</b>	hievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site: Suitable?		No	No If YES to Suitable then the site is: Developable Not D						
Brownfield or Gree	enfield?		Greenfield In a Neighbourhood Plan Area? No		No				
Constraints?*	No	* are there	* are there any issues that would prevent residential use?						
If yes what are they:  Can they be overce	 ome?			[			·		
When could the sit	te be	1	5+ years	What wou		30	30 dwellings per year		
Existing Strategic L policy:	ocal Plan		Greenfield	site outside development boundary contrary to SP4 & SP8					
Are there any nations?	onal policy	Within the National Forest							

Are there any physical problems on site				If yes, what:	f yes, what: Acc			Access		
which would	ysical problems I affect resident elopment?	i i	Yes	Access from Efflinch lane and Mill lane. Site is close to potential contamination sources.						
				If yes, what:						
Would residentia impact on the	l development h surrounding ar		No							
What are the surro	_	i	r defined boundaries with roads and residential development along south of the site adary. Canal and A38 to the east. Education/recreation in close proximity of the site.							
A	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	the following:			
Market Factors:	<i>Unknown</i>									
Cost Factors:	Potential remediation works									
Delivery Factors:	Site considered not deliverable									
			Landov	wner Informa	tion:					
Is the Landowner			re any existing							
of the site	Yes	I	Ownership issue	es/multiple		Yes	Multiple	Owners		
known?	dovelop ov sell t	landow	ners?	Call						
Do they intend to  Comments:	develop or sell t	ne siter		Sell		When are the develop/se		0-5 years		
			Planning	Application I	listory					
Are there any plan	ning application	s relatin	g to residential	use on the s	te?		Υe	?\$		
If yes, give details:	P/2014/01490- Approved outline application to develop 25 dwellings in addition to the larger site for 130 (59a).									
			Addition	al Site Inforn	nation:					
What is the curren				Agricultur	al land	with mature hedg	erows			
Are there any exis on the site?						None				
What was the prev site?	vious use of the	! ! ! !			Agric	ultural Land				



Are there any physical problems on site		•.		If yes, what:		Topography & Access				
which would	which would affect residential development?		Yes	The site is quite steep and access road is quite narrow.						
				If yes, what			Character			
Would residentia impact on the	l development h surrounding ar		Yes	Impact on the open character of the countryside.						
What are the surrounding uses and character of the site?			Residential to north east and School buildings/playing fields to the south west.							
Aı	re there likely to	be any i	impacts on the	viability of d	evelopr	ment in relation to	o the following:			
Market Factors:	Unknown									
Cost Factors:	Standard S106 Contributions									
Delivery Factors:	Site considered not deliverable									
			Landov	wner Inform	ation:					
Is the Landowner of the site known?	Yes		re any existing Ownership issue ners?	es/multiple		No				
Do they intend to	develop or sell t	he site?		Develop						
Comments:				<u> </u>		When are the develop/se		0-5 years		
			Planning	Application	History					
Are there any plan	ning application	ns relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	al Site Infor	nation:					
What is the curren			Field							
Are there any exist on the site?						No				
What was the prevaite?	vious use of the					Field				

#### Churchfields, Watery Lane, Ellastone

Site Ref:

94

Site Area (ha):

**Site Address:** 

2.85

**Potential Yield:** 

85

**Related SHLAA Site Ref No's:** 

N/A



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Summarv:

Site is outside any settlement boundary and therefore is not deliverable or developable.

Summary:	Site	s outside any settlement boundary and therefore is not deliverable or developable.								
Is the Site: Available?		Yes	Is the site: Achievable?		No		If <b>YES</b> to both then its: <b>Deliverable</b>			
Is the Site:	No If <b>YES</b> to Suitable then the sit			he site is	: Developable Not Developable					
Brownfield or Gre	enfield?	Greenfield			In a Neighbourhood Plan Area? No					
Constraints?*	Yes	* are there any issues that would prevent residential use?								
If yes what are they:		Possible flood risk								
Can they be overc	ome?	Yes								
When could the site be developed?		15+ years		What would the build rate be?		30 dwellings per year				
Existing Strategic policy:	Local Plan	Greenfield site outside development boundary contrary to SP4 & SP8						SP8		
Are there any nati restrictions?	ional policy	Mainly in the Conservation Area								

Are there any physical problems on site			If yes, what: Flood F			Risk and Topography				
which would	I affect resident	Ti-	Yes	Slight incline at top of site.						
				If yes, what	:	Chai	racter and Herita	ge		
Would residentia impact on the	l development he surrounding ar		Yes		Significa	ant impact on cha	racter and landso	cape		
What are the surro	<del>-</del>	The chu	urch and residential use adjacent to south west of the site with open countryside to the north and east.							
A	re there likely to	be any i	impacts on the	viability of o	levelopr	ment in relation to	the following:			
Market Factors:	Unknown									
Cost Factors:	Standard S106 contributions									
Delivery Factors:	Site considered not deliverable									
			Landov	wner Inform	ation:					
Is the Landowner			re any existing							
of the site	Yes	1	Ownership issue	es/multiple No						
known?		landow	ners?	T						
Comments:	develop or sell the site?			Sell		When are the develop/se		Unknown		
			Planning	Application	History					
Are there any plan	ning application	ns relatin	g to residential	use on the	ite?		N	o		
If yes, give details:										
			Addition	al Site Infor	mation:					
What is the curren		   			Agricul	tural Grazing				
Are there any exis on the site?		     			Agricu	ıltural Sheds 				
What was the prev	vious use of the				Ор	en Fields				

### Land south of Vinewood Farm, Marlpit Lane, 95 Site Address: Site Ref: **Denstone Potential Yield:** Site Area (ha): 0.81 **Related SHLAA Site Ref No's:** N/A Map/Pictures: Denstone © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is within the settlement boundary as identified in the emerging Denstone Neighbourhood plan and is Summary: therefore suitable. If **YES** to both then its: Not Un-Is the Site: Available? Yes Is the site: Achievable? known **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Yes Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access and topography issues they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site within the emerging Denstone Neighbourhood plan - SB1

None

policy:

restrictions?

Are there any national policy

Are there any physical problems on site		If yes, what:		Тор	ography & Acce	ss				
which would	ysical problems   affect residenti  lopment?		Yes	Site is above	e road l	evel and slopes up narrow		to site is quite		
				If yes, what:						
Would residentia impact on the	l development h surrounding are		No							
What are the surro	_		Residen	Residential to the east and countryside to the south and west.						
Aı	e there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:			
Market Factors:				Un	known					
Cost Factors:		Standard S106 contributions								
Delivery Factors:	Unknown									
			Landov	wner Informa	tion:					
Is the Landowner			re any existing							
of the site known?	Yes	leases/0 landow	Ownership issue ners?	es/multiple		No				
Do they intend to	develop or sell t	he site?		Sell						
Comments:						When are they looking to develop/sell the site?  Unknow				
			Planning	Application I	listory:					
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	0		
If yes, give details:										
			Addition	al Site Inform	nation:					
What is the curren site?			Agricul	tural Grazing						
Are there any exist on the site?		None								
What was the prevsite?	vious use of the				Agricul	tural Grazing				

# Site Address: Land next to B5234, Needwood Site Ref: 96 Site Area (ha): 19.12 Potential Yield: 574 Related SHLAA Site Ref No's: N/A Map/Pictures:



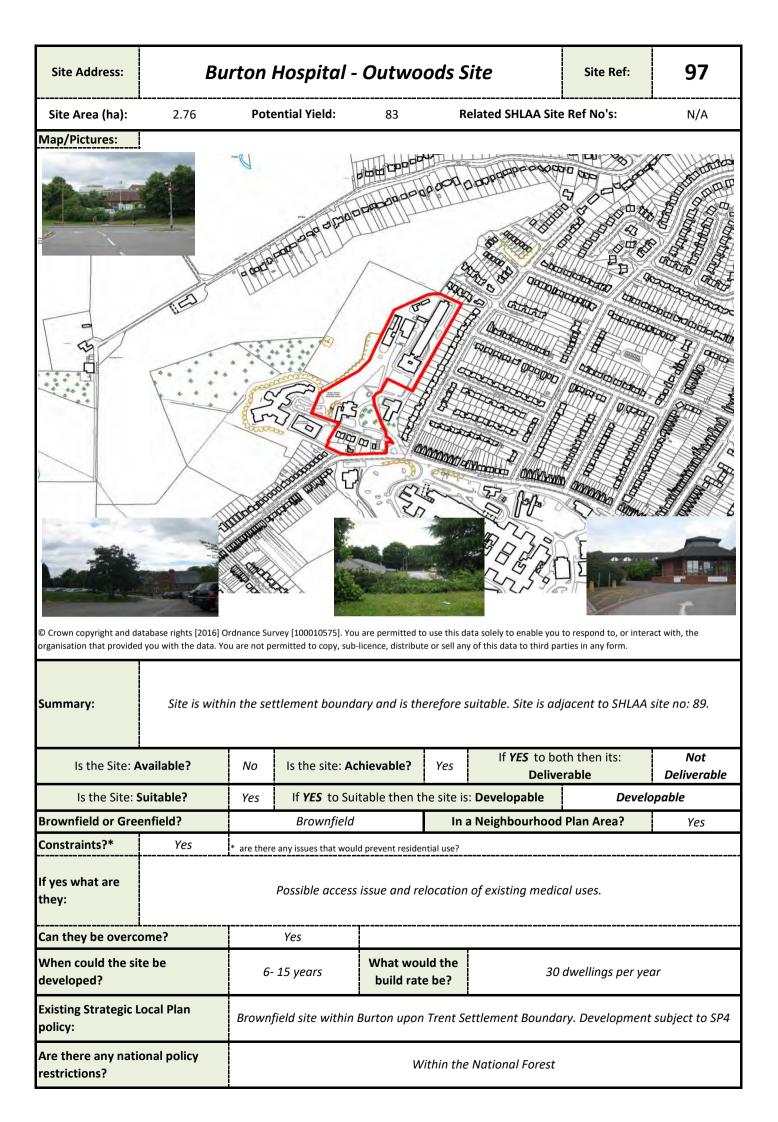
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Summarv:

Site is outside any settlement boundary and therefore is not deliverable or developable

Summary:	Site	is outside	outside any settlement boundary and therefore is not deliverable or developable.							
Is the Site:	Available?	Yes	Is the site: <b>Ac</b>	chievable?	No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable		
Is the Site:	Suitable?	No	If <b>YES</b> to Sui	itable then t	he site is	: Developable	velopable Not Developable			
Brownfield or Gre	enfield?		Brownfield		In a Neighbourhood Plan Area? Part			Part in NP		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?							
If yes what are they:			Possible relocation costs							
Can they be over	ome?	i	Yes							
When could the si developed?	te be	15+ years What would the build rate be? 30 dwellings per year						ear		
Existing Strategic policy:	Local Plan	Brownfield site outside development boundary contrary to SP4 & SP8								
Are there any nat restrictions?	ional policy	Within the National Forest								

A 40 4 h a 40 a 40	usiaal muahlama	on cito		If yes, what:		Infrastructure				
Are there any ph which would	ysicai problems I affect resident	The state of the s	Yes							
deve	elopment?									
				If yes, what:		Character				
Would residentia	l development h	nave an			li yes, wiat.					
	surrounding ar		Yes		Area is mostly ope	n countryside				
What are the surre	_	Ex	isting rural indu		west, Airfield to th	e south and surro	ounded by			
and character of t	ne site?		agricultural land.							
Δ.	ro thoro likely to	he any i	mnacts on the	viability of develo	pment in relation t	o the following:				
	Te there likely to	be any i	inpacts on the			o the following.				
Market Factors:				Unknow	n 					
Cost Factors:		Significant infrastructure costs and standard S106 contributions								
Delivery Factors:	Site considered not deliverable									
			Lando	wner Information:						
Is the Landowner			e any existing			Lease can be t	termiated for			
Is the Landowner of the site	Yes	leases/0	re any existing Ownership issu		Yes	Lease can be t				
of the site known?		leases/C landowi	re any existing Ownership issu	es/multiple	Yes					
of the site		leases/C landowi	re any existing Ownership issu			develo <sub>l</sub>	oment 			
of the site known?		leases/C landowi	re any existing Ownership issu	es/multiple	Yes When are the develop/se	develop				
of the site known? Do they intend to		leases/C landowi	re any existing Ownership issu ners?	es/multiple  Sell	When are the develop/se	develop	oment 			
of the site known?  Do they intend to  Comments:	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning	es/multiple  Sell  Application Histor	When are the develop/se	develop	O-5 years			
of the site known? Do they intend to	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning	es/multiple  Sell  Application Histor	When are the develop/se	develop ey looking to II the site?	O-5 years			
of the site known? Do they intend to Comments: Are there any plar	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning	es/multiple  Sell  Application Histor	When are the develop/se	develop ey looking to II the site?	O-5 years			
of the site known? Do they intend to Comments:	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning	es/multiple  Sell  Application Histor	When are the develop/se	develop ey looking to II the site?	O-5 years			
of the site known? Do they intend to Comments:  Are there any plan If yes, give	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning	es/multiple  Sell  Application Histor	When are the develop/se	develop ey looking to II the site?	O-5 years			
of the site known? Do they intend to Comments: Are there any plan	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning g to residentia	es/multiple  Sell  Application Histor	When are the develop/se y:	develop ey looking to II the site?	O-5 years			
of the site known? Do they intend to Comments: Are there any plan	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning g to residentia	Sell  Sell  Application Histor I use on the site?	When are the develop/se y:	developey looking to	O-5 years			
of the site known? Do they intend to Comments:  Are there any pland If yes, give details:  What is the current site?  Are there any exis	develop or sell t	leases/( landowi he site?	re any existing Ownership issuners? Planning g to residentia	Sell  Sell  Application Histor I use on the site?	When are the develop/se	developey looking to	O-5 years			
of the site known? Do they intend to Comments:  Are there any plar lf yes, give details:  What is the currer site?	develop or sell to	leases/( landowi he site?	re any existing Ownership issuners? Planning g to residentia	Sell  Sell  Application Histor I use on the site?	When are the develop/se	developey looking to	O-5 years			



					-				
Are there any ph	ucical problems	on sito		If yes, what	<u>:</u> <u> </u>		Contamination		
which would	I affect residenti elopment?		Yes		Possible	e contamination r	nitigation require	ed.	
				If yes, what	:				
Would residentia impact on the	l development h surrounding are		No	No - residential in close proximity to the site.					
What are the surro	<del>-</del>	Hospita	I to the south, v	vith some co	-	e beyond. Main but t of the site.	uilt up area of Bu	rton located to	
A	re there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	the following:		
Market Factors:				Ui	nknown				
Cost Factors:		Standard S106 contributions.							
Delivery Factors:		Unknown							
			Lando	wner Inform	ation:				
Is the Landowner		Are the	re any existing				Ownership of	access road	
of the site	Yes		Ownership issue	es/multiple		Yes	belongs to t		
known?	L	landow	ners?		i				
Do they intend to	develop or sell t	he site?		Sell					
Comments:	Yes, premises s	-	requirements. e within 2 years	When are they looking to develop/sell the site?			0-5 years		
			Planning	Application	History:				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Ye	rs	
If yes, give details:	P/2018/000 Residential B	P/2016/00610 - Approved application to develop some of the site for specialist care accommodation.  P/2018/00095 - Outline application for the redevelopment of the Outwoods Hospital Site for an 88 Bed Residential Building for Hospital Staff, 50 Bed Step Down Facility, 80 Bed Extra Care Facility, 40 Bed Care Home, a Community Hub, GP and Primary Care Facility and a 100 Place Children's Nursery - Approved 03/08/2018							
			Addition	al Site Infor	mation:				
What is the curren site?					Hos	spital site			
Are there any exison the site?					Yes, hos	oital buildings			
What was the prev	vious use of the				As	s above			

### Bond Street (Car Park), Burton upon Trent 98 **Site Address:** Site Ref: Site Area (ha): 0.34 **Potential Yield:** 10 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is currently a car park. Not considered deliverable at this time as its been marketed for a considerable Summary: time with no interest. Site is adjacent to SHLAA site no: 8 & 99. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Brownfield No Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Potential risk of contamination. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 policy: & SP25

Within the National Forest and part of the site is within the Conservation Area.

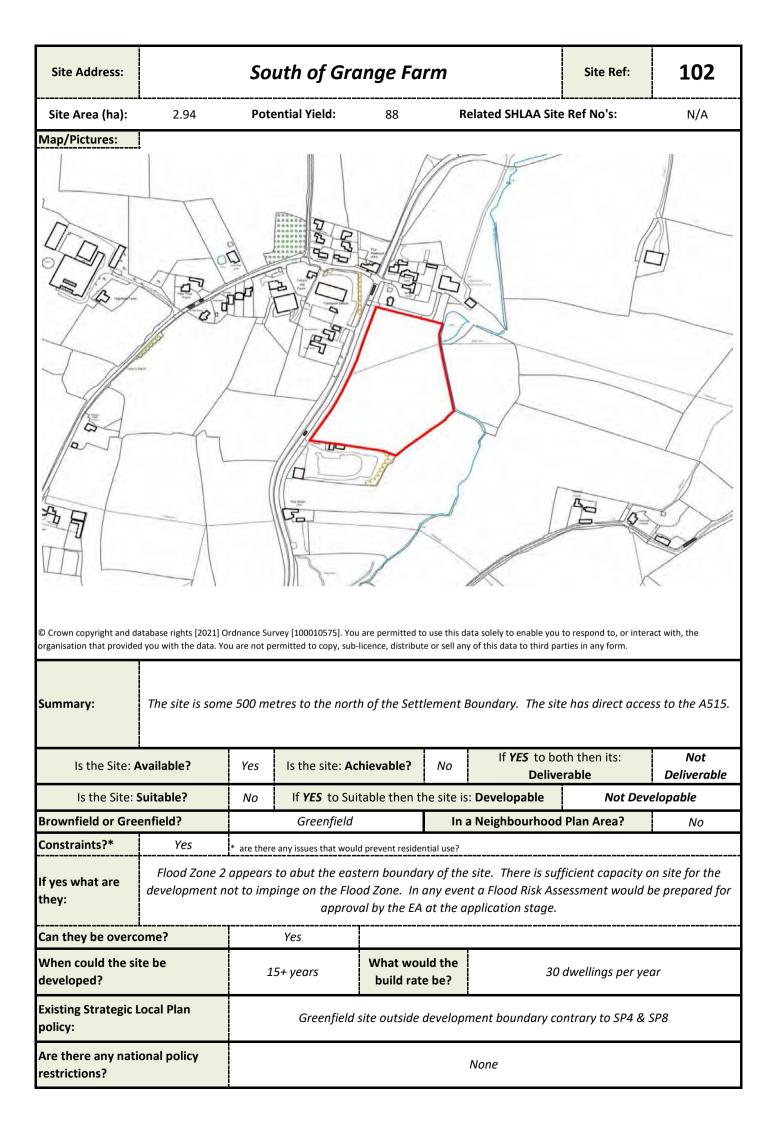
Are there any national policy

restrictions?

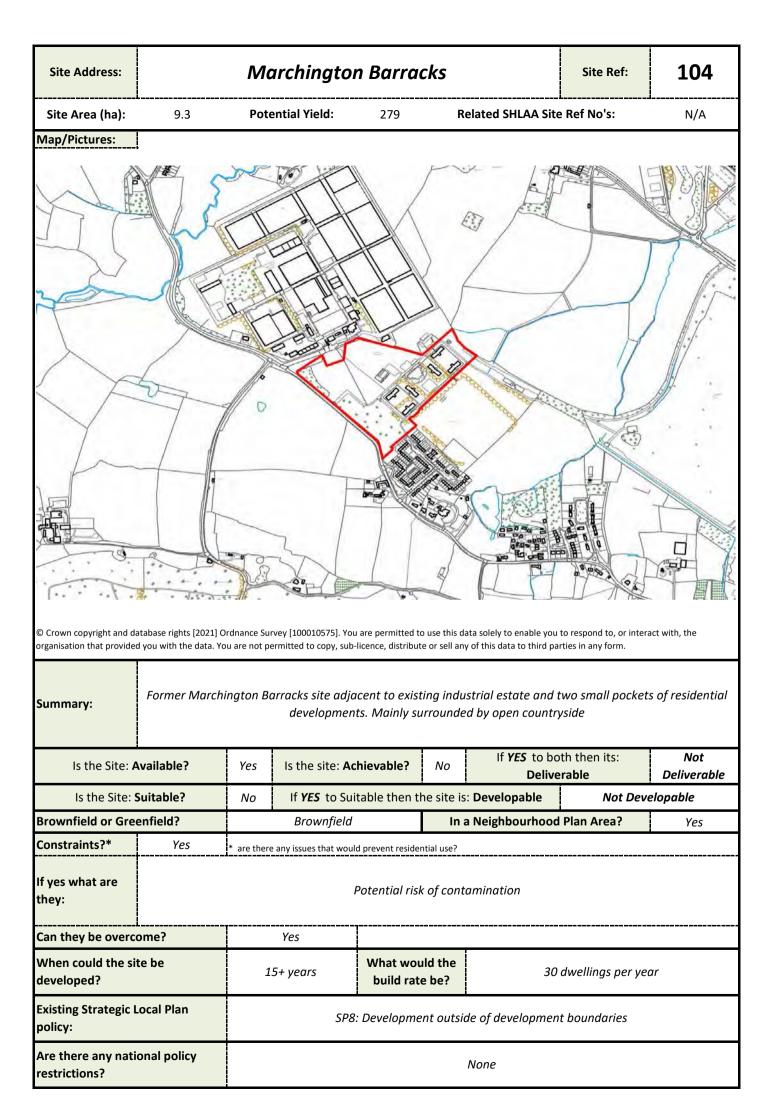
Are there any physical problems on site	••		If yes, what			Contamination				
which would	ysical problems I affect residenti elopment?	Ti-	Yes			Potential risk con	ntamination			
				If yes, what						
Would residentia impact on the	l development h surrounding ar		No			No, site is within	town centre			
What are the surro		•	Town centre - M	lix of retail a	nd office	e, some residentia	l, close to Burton	College		
A	re there likely to	be any i	impacts on the	viability of d	evelopn	nent in relation to	the following:			
Market Factors:				Ur	known					
Cost Factors:		Contamination investigation costs and standard S106 contributions								
Delivery Factors:	Dependant on landowner									
Landowner Information:										
Is the Landowner			re any existing	_						
of the site known?	Yes	leases/0	Ownership issueners?	es/multiple		No				
Do they intend to	develop or sell t	he site?		Unknov	ın					
Comments:	Car park ex	kpected t	o be in use for a	at least 10 ye	rs	When are they looking to develop/sell the site?  Unknow				
			Planning	Application	History:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	al Site Infor	nation:					
What is the curren site?	t use of the				С	ar Park				
Are there any existing buildings on the site?										
What was the prev site?	ious use of the As above									

### Rear of Weaverslake Farmhouse 100 **Site Address:** Site Ref: **Potential Yield:** Related SHLAA Site Ref No's: Site Area (ha): 0.37 N/A 11 Map/Pictures: Cricket Field Weaverstake Sébool Green © Crown copyright and database rights [2021] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The site comprises a vacant greenfield site surrounded on all sides by existing and proposed residential Summary: development. The site lies outside the ESBC Settlement Boundary for Yoxall. The site could accommodate 11 dwellings. The site benefits from an existing access. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Within the National Forest and adjacent to the Conservation Area. Also within the Cannock restrictions? Chase SAC area

Are there any ph	vsical problems	on sita		If yes, what:			None			
= =	affect residenti		No							
deve	elopment?									
				If yes, what:			None			
Would residentia	l development h	ave an	N/-			<del></del>				
impact on the	surrounding ar	ea?	No							
		1		<u> </u>						
NA/bak ana kha anniin	di									
What are the surro and character of the				Residential D	evelopr	nent and open co	untryside			
Aı	re there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	o the following:			
Market Factors:	Devei	opment	is expectea to b	e viable inthis	ιοεατιο	on due to sufficien	t marker for awe	eiling.		
Cost Factors:				l In	known					
cost ractors.										
Delivery Factors:				Site not consi	dered a	leliverable				
, , , , , ,										
				wner Informa	tion:					
Is the Landowner	.,		re any existing	,						
of the site known?	Yes	leases/C	Ownership issue ners?	es/multiple		No				
Do they intend to	develop or sell t	L		Sell						
				<u>i</u>		When are they looking to 0-5 ye				
Comments:						develop/se	,			
			Planning	Application	listory:					
Are there any plan	ning application	s relatin					N	0		
							L			
If yes, give				<b>Ma</b>	+ h:-+					
details:				No rec	ent hist	ory				
			Addition	al Site Inforn	nation:					
What is the curren site?	t use of the	]   			Ag	riculture				
Are there any exist	ting buildings	i     								
on the site?						No				
What was the prev	ious use of the				Aa	riculture				
site?		İ			9	<del>-</del>				



			-					
A Al		<b>:.</b> -		If yes, what:			None	
	/sical problems ( affect residenti lopment?		No					
	•							
				If yes, what:			Character	
Would residential impact on the	development h surrounding are		Yes	Would	l impac	t on the characte	r of the open cou	ıntryside
What are the surro		Етр	-			and north west. south. Open cou	=	-
Ar	e there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:	
Market Factors:			Sufficient mai	develo	pment would be v	viable		
Cost Factors:		Standard S106 contributions						
Delivery Factors:	Site not considered developable							
			Landov	wner Informat	ion:			
Is the Landowner		Are the	e any existing					
of the site	Yes	leases/0	Ownership issue	es/multiple		No		
known?		landow	ners?	, <u>_</u>				
Do they intend to	develop or sell t	he site?		Sell				
Comments:						When are they looking to develop/sell the site?  Unknown		
			Planning	Application H	istory:			
Are there any plan	ning application	s relatin	g to residential	use on the sit	:e?		N	0
If yes, give details:	ning applications relating to residential use on the site?  No							
			Addition	al Site Inform	ation:			
What is the curren site?		Agriculture						
on the site?	e any existing buildings te?							
What was the prev site?	ious use of the				Ag	riculture		



			If yes, what	:	Oth	er, Please specify	<b>'</b>			
	ysical problems I affect resident elopment?		Yes	Pc	tential r	isk contaminatior	n and highways ii	mpact		
				If yes, what	:	Oth	er, Please specify	·		
Would residentia impact on the	l development h surrounding ar		Unknown	Limited - adjacent to industrial estae and site well Screened and enclosed by vegetation						
What are the surro			Marchingto	Marchington industrial estate to north and residential estate to south						
Aı	re there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	the following:			
Market Factors:			Unk	nown given	the niegi	hbouring uses				
Cost Factors:		Contamination report and viability report currently being prepared								
Delivery Factors:	Site not considered developable									
			Landov	wner Inform	ation:					
Is the Landowner of the site known?	Yes		e any existing Ownership issue ners?	es/multiple		No				
Do they intend to	develop or sell t	he site?		Sell						
Comments:	_	_	site to planning suitable houseb	=	ınd	When are the develop/se		0-5 years		
			Planning	Application	History:					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	0		
If yes, give details:										
			Addition	al Site Infor	mation:					
What is the curren				V	acant fo	ormer barracks				
Are there any exist on the site?						Yes				
What was the prev	vious use of the	us use of the Former barracks								

## Site Address: Allotments, Wetmore Rd Site Ref: 105 Site Area (ha): 0.59 Potential Yield: 18 Related SHLAA Site Ref No's: 393



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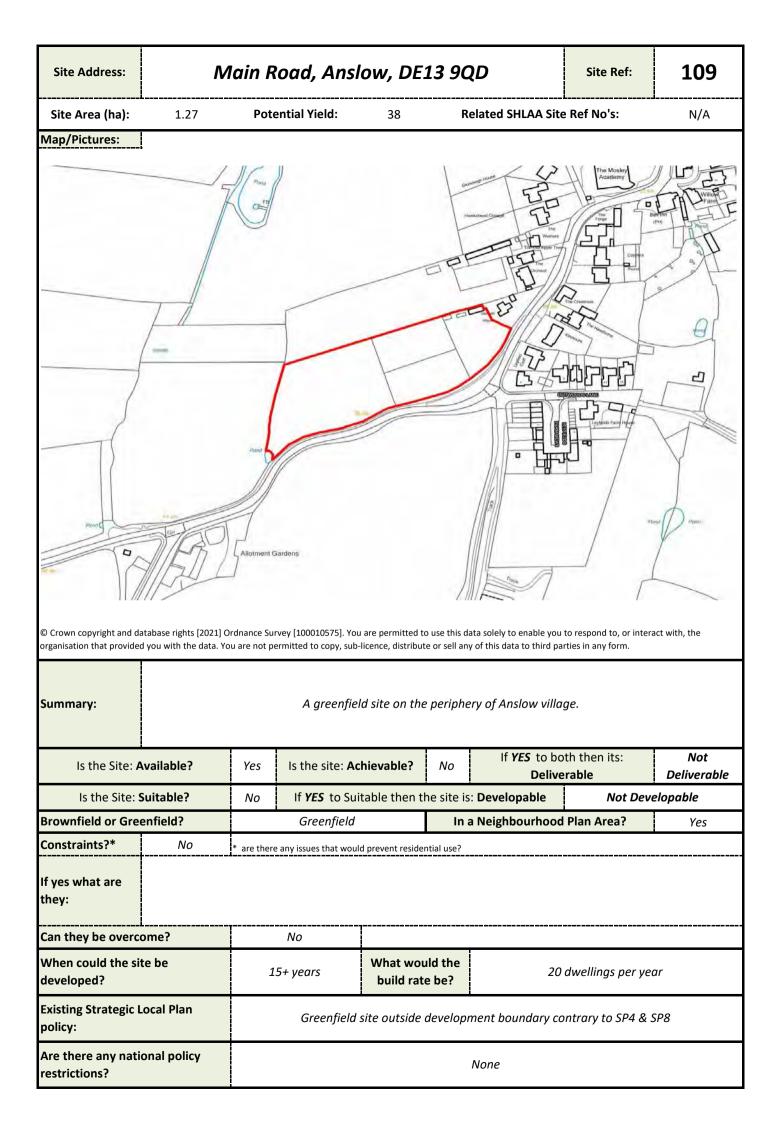
#### Summary:

Part of site is curently used as Allotments, with residential to the West and public play area to the East.

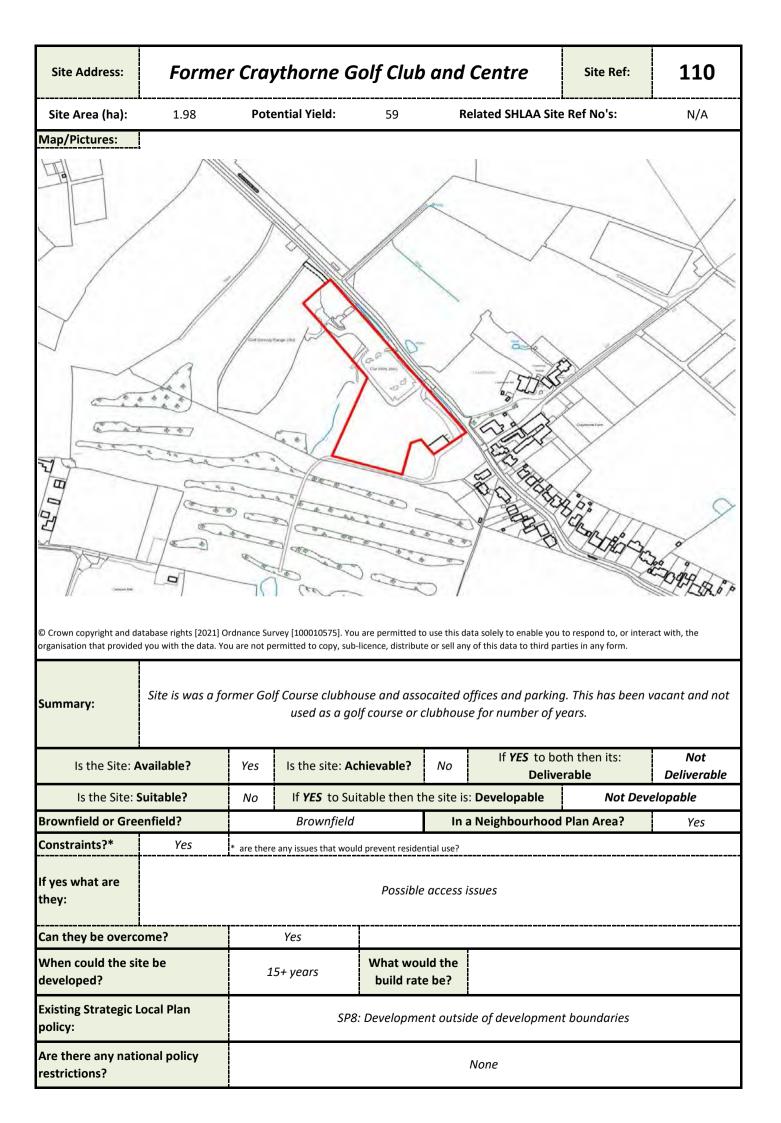
Originaly included under SHLAA ref: 393, removed at 2017 review but since then one of the site owners have asked for the site to be included again.

Is the Site: A	Available?	Yes	Is the site: Ac	hievable?	Yes	If <b>YES</b> to bo <b>Delive</b>		Deliverable	
Is the Site:	Suitable?	Yes	If <b>YES</b> to Sui	table then t	ne site is	: Developable	Develo	opable	
Brownfield or Gre	enfield?		Greenfield		ln a	a Neighbourhood	ourhood Plan Area?		
Constraints?*	Yes	* are there	are there any issues that would prevent residential use?						
If yes what are they:	Relocation of	Allotmer	lotments would be required. Accesss to the site and the site is covered by Floodzone 2 & 3.						
Can they be over	come?		Yes						
When could the si developed?	ite be	C	)-5 years	What wou build rat		Site co	mpleted within o	a year	
Existing Strategic policy:	Local Plan	Various policies relating to residential development							
Are there any nat restrictions?	ional policy	Within the National Forest							

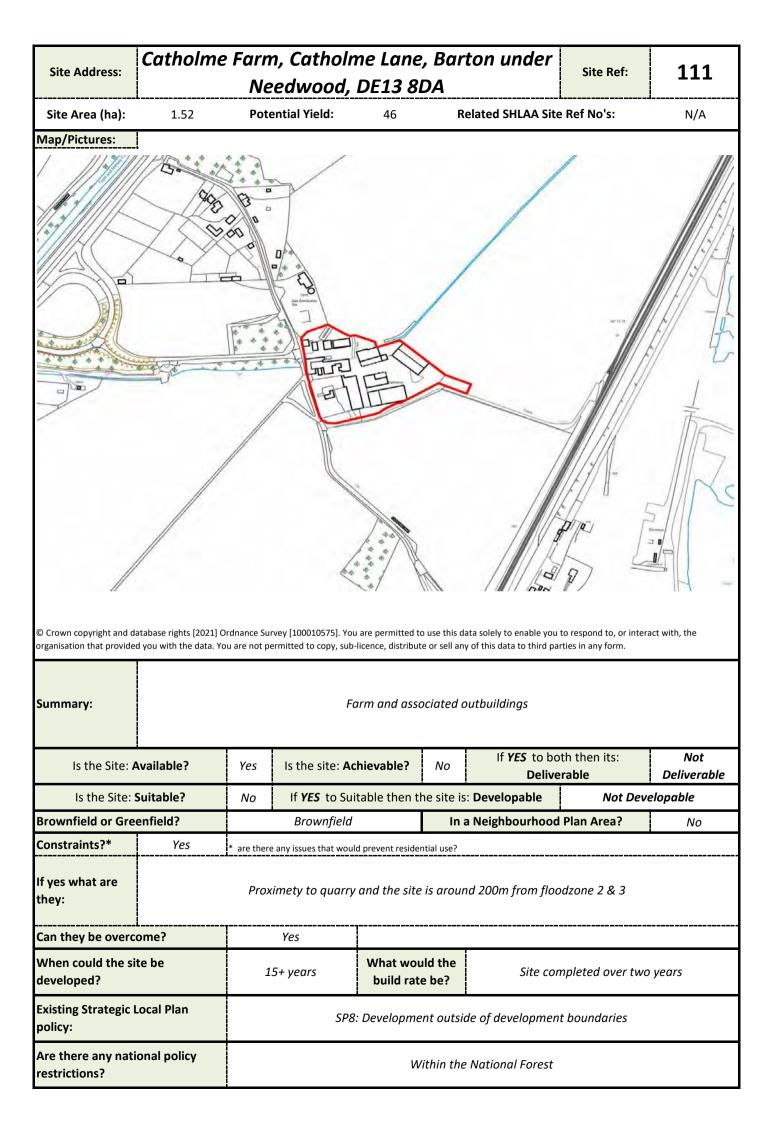
				If yes, what:		Oth	er, Please specify	·		
	ysical problems I affect residenti Plopment?		Yes	Enviromen	S	tess, relocation of ite covered by Flo ey required due to	odzone 2 & 3.	es on the site.		
				If yes, what:						
Would residentia impact on the	l development h surrounding are		No	No significant impact						
What are the surro	<del>-</del>	Mainl	ly residential to			Industrial use to t shlands are to the		ea, The River		
Aı	e there likely to	be any i	impacts on the	viability of d	evelopn	nent in relation to	the following:			
Market Factors:			Sufficient mai	rket to ensure	e develo	ppment would be v	viable			
Cost Factors:		Access, flood and protected species mitigation								
Delivery Factors:	Dependent on site availability and relocation of allotments									
			Landov	wner Informa	tion:					
Is the Landowner			re any existing							
of the site	Yes		Ownership issue	es/multiple		Yes	Multiple la	ndowners		
known?		landow	ners?	, <u>j</u> 		<u>_</u>				
Do they intend to	develop or sell t	he site?		Unknow	'n	144 .1				
Comments:	Overhead	d power	Electricity to We	When are the develop/sel			-	Unknown		
			Planning	Application	listory:	:				
Are there any plan	ning application	s relatin	g to residential	use on the s	te?		N	0		
If yes, give details:	iiiiiiii									
			Addition	al Site Inforn	nation:					
What is the curren site?			Bott	tom of the sit	e is Allo	tments with prote	ected species			
Are there any exist on the site?				No						
What was the previous site?	vious use of the	ous use of the Unknown								



Aug thors some	rainal mushlares	o		If yes, what:			None	
Are there any phy which would	sicai problems ( affect residenti	Į.	No	i ! !				
	lopment?			i ! !				
				If yes, what:			Landscape	
NA/   -				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Would residential impact on the	surrounding are		Yes	This would be a further encroachment into the countryside				
What are the surro	•	The suri	ounding area e			ge of Anslow, a ru National Forest a		ocality. Ths site
Ar	e there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:	
Market Factors:	Develo	pment is	expected to be	viabler in this	locatio	on due to suffcien	t market for dwe	llings.
Cost Factors:		Standard S106 contribitions						
Delivery Factors:	Site considered not developable							
			Landov	wner Informa	tion:			
Is the Landowner		Are the	re any existing					
of the site	Yes	leases/0	Ownership issue	es/multiple		No		
known?		landow	ners?	<u> </u>				
Do they intend to	develop or sell t	he site?		Sell				
Comments:				<b></b>		When are they looking to develop/sell the site?  Unkn		
			Planning	Application F	listory:			
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	o
If yes, give details:								
			Addition	al Site Inform	ation:			
What is the curren site?	Vhat is the current use of the ite?					h domestic curtila	ge	
Are there any exist on the site?	ing buildings			Yes - ar	cillary	to exisiting dwelli	ng	
What was the prev	ious use of the			Open la	nd witi	h domestic curtila	ge	



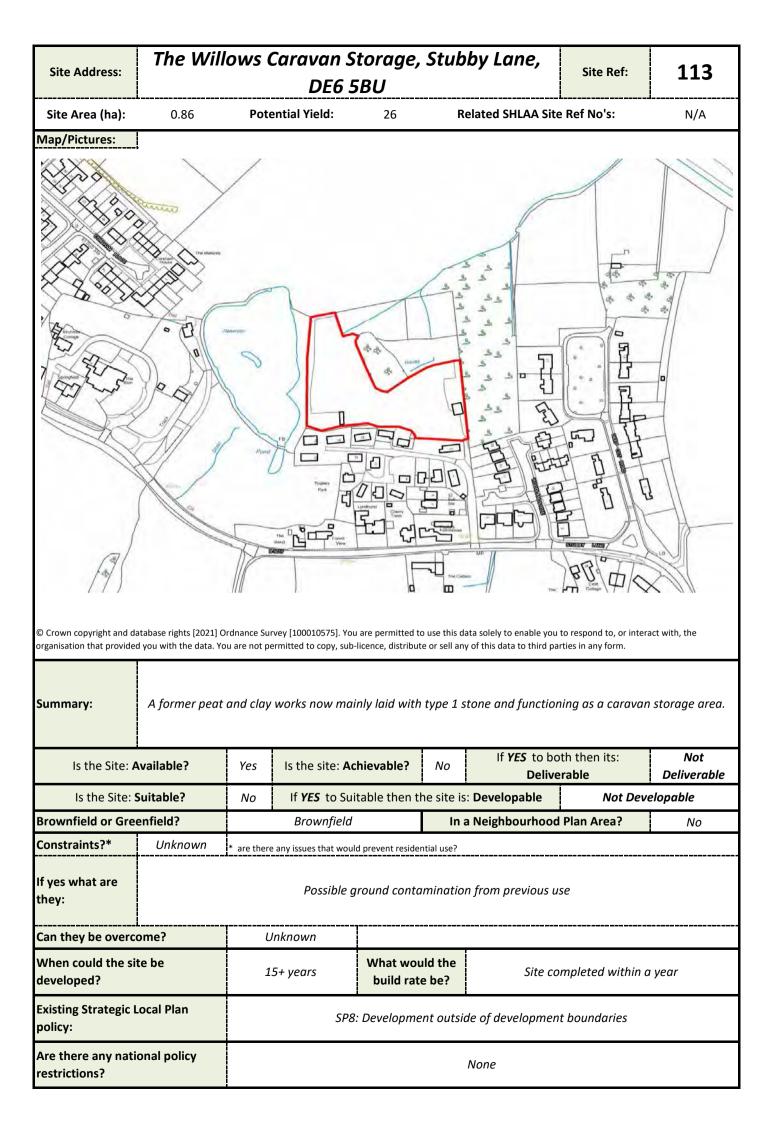
Are there any physical problems on site		If yes, what:			Access			
which would	ysical problems I affect residenti elopment?		No			Possible acce.	ss issues	
				If yes, what:			Character	
Would residentia impact on the	l development h surrounding are		Yes	Reducin	g coun	tryside between B	urton and Rolles	ton village.
What are the surro	<del>-</del>	F	Residential villag	ges to the Noi	th and	South of the site,	accessed via a ru	ıral lane.
Aı	re there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:	
Market Factors:				Un	known			
Cost Factors:		Access costs and standard S106 contributions						
Delivery Factors:	Site considered not deliverable							
			Landov	wner Informa	tion:			
Is the Landowner of the site known?	Yes	Ī	re any existing Ownership issue ners?	es/multiple		Yes	Access arro	ingements
Do they intend to	develop or sell t	he site?		Unknow	'n			
Comments:	Site for sale	/let but l	has been for a n	umber of yea	rs	When are the develop/se	-	Unknown
			Planning	Application I	listory:			
Are there any plan	ning application	s relatin	g to residential	use on the si	te?		N	o
If yes, give details:	No relevent re	No ning applications relating to residential use on the site?  No relevent residential applications, but an Outline application for the siting of 40 holiday chalets has been submitted to the LPA in 2021						
		,	Addition	al Site Inforn	nation:			
What is the curren			Demo	lished golf co	ırse clu	bhouse and assoc	iated buildings	
Are there any exist on the site?				One met	al frame	ed agriculural buil	ding 	
What was the prev site?	vious use of the			Golf course cl	ubhous	e and associated	buildings	



				If yes, what:		Access					
Are there any physical problems on site which would affect residential development?			Yes	Highway capacity onto A38							
			ĺ	If yes, what:		Other, Please specify					
Would residential development have an impact on the surrounding area?			Unknown	Depends on	e development a Idings.	development and any reuse of dings.					
What are the surrounding uses and character of the site?			rural, part agricultural, part commercial and quarrying activities, part residential								
Aı	re there likely to	be any i	impacts on the	viability of d	evelopn	ment in relation to	the following:				
Market Factors:	Unlikely to be a high value location										
Cost Factors:	Unknown										
Delivery Factors:	Unknown										
	Landowner Information:										
Is the Landowner	i i	ī	re any existing								
of the site	Yes leases/Ownership issues/multiple No										
known?	L	landow	ners?	<u> </u>	<u>-</u>	<u></u>	<u> </u>				
Do they intend to develop or sell the site?  Unknown  When are they looking to											
Comments:		Villing owner			develop/se	0-5 years					
			Planning	Application	listory:						
Are there any plan	ning application	ıs relatin	g to residential	use on the s	ite?		N	o			
If yes, give details:											
			Addition	al Site Inforn	nation:						
What is the current use of the site?						Vacant – former agricultural					
Are there any exist on the site?	Yes – former agricultural buildings										
What was the prevaite?	Agricultural uses										

### Land at Sudbury Road, Yoxall 112 **Site Address:** Site Ref: **Potential Yield:** Related SHLAA Site Ref No's: Site Area (ha): 3.66 110 N/A Map/Pictures: © Crown copyright and database rights [2021] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The land comprises a parcel of grassland located on the edge of the village of Yoxall which the Local Plan Summary: recognises as a Tier 2: Local Service Village. If YES to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? No When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Within the Cannock Chase SAC area restrictions?

A				If yes, what		None				
Are there any physical problems on site which would affect residential development?										
				If yes, what			Landscape			
Would residentia	l development h	ave an	.,							
impact on the surrounding area?			Yes	Impact on open o			countryside			
		1								
		Main village to the Courth of the city with a small device was a fill was a fill with a small device was a fill was a fill with a small device was a fill with a fill with a small device was a fill with a fill w								
What are the surro and character of the	<del>-</del>	Main village to the South of the site, with a small devleopment of larger dwellings to East.						ellings to the		
and character of the	ic site.					Lust.				
A	re there likely to	be any i	mpacts on the	viability of d	evelopr	ment in relation to	the following:			
8.4 - ul 4. 5 4			C. Wining to		11		.: l. l -			
Market Factors:			Sufficient ma	rket to ensur	e aeven	opment could be v	паріе			
Cost Factors:				Standard S1	06 cont	rihutions				
	Standard S106 contributions									
Delivery Factors:	Site not considered developable									
Landowner Information:										
Is the Landowner of the site	Yes	Are there any existing								
known?	763	leases/Ownership issues/multiple No landowners?								
Do they intend to	develop or sell t	he site?		Unknov	/n					
				<u> </u>		When are the develop/se		Unknown		
Comments:				aevelop/se						
			Planning	Application	History					
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		Υε	?S		
If yes, give										
details:										
	Additional Site Information:									
What is the current site?	t use of the		Field							
Are there any exis	ting buildings	L I I !								
on the site?			No							
What was the prev	vious use of the	<u> </u>			U	nknown				
site?										



				-					
Are there any physical problems on site which would affect residential development?  Would residential development have an impact on the surrounding area?				If yes, what	:		None		
			Yes	Possible ac	cess issu	ues and ground co	entamination from	m previous use	
				If yes, what					
			Unknown						
What are the surrounding uses and character of the site?			is adjacent to the mobile home park to the south, two small residential areas to the East & West. Industrial and former barracks to the North west of the site						
Ar	e there likely to	be any i	mpacts on the	viability of d	evelopn	nent in relation to	the following:		
Market Factors:	Unknown								
Cost Factors:	Standard S106 contributions. Possible access and contamination mitigation								
Delivery Factors:	Unknown								
Landowner Information:									
Is the Landowner	Are there any existing								
of the site	Yes leases/Ownership issues/multiple Unknown								
known?	landowners?								
Do they intend to	develop or sell t	he site?		Unknov	vn				
Comments:	·		<b>!</b>		When are the develop/se		Unknown		
			Planning	Application	History:				
Are there any plan	ning application	s relatin	g to residential	use on the s	ite?		N	o	
If yes, give details:									
			Addition	al Site Infori	nation:				
What is the current use of the site?			Caravan Storage						
Are there any existing buildings on the site?			Yes - 2 mobile homes						
What was the previous site?	vious use of the	Peat & clay works							

### Land south of the Model Dairy Farm 114 **Site Address: Site Ref: Related SHLAA Site Ref No's:** Site Area (ha): 5.66 **Potential Yield:** 170 N/A Map/Pictures: © Crown copyright and database rights [2021] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Summary:

The site consists of a parcel of agricultural land on the edge of Brizlincote Valley, Burton upon Trent. The site extends to approximately 5.8 hectares and is immediately adjacent to the current residential development.

	İ								
Is the Site: <b>Available?</b>		Yes	Is the site: Achievable?		No	If <b>YES</b> to bo <b>Delive</b>		Not Deliverable	
Is the Site: Suitable?		No	If <b>YES</b> to Suitable then the sit			e site is: <b>Developable</b> Not Developable			
Brownfield or Greenfield?		Greenfield			In a Neighbourhood Plan Area? No				
Constraints?*	Yes	* are there	e any issues that woul	d prevent reside	ntial use?				
If yes what are they:		The site is also within the Greenbelt.							
Can they be overcome?		L	Inknown	! ! ! !					
When could the si developed?	1	5+ years		What would the build rate be?					
Existing Strategic Local Plan policy:		Greenfield site outside development boundary contrary to SP4 & SP8							
Are there any national policy restrictions?		Within the National Forest and Green Belt							

			No No	If yes, what:			None			
Are there any physical problems on site which would affect residential development?										
Would residential development have an impact on the surrounding area?			Yes	If yes, what:	If yes, what: Other, Please specify					
				Loss of Greenbelt						
What are the surrounding uses and character of the site?			Mixed residential and agriculural land							
Aı	e there likely to	be any i	mpacts on the	viability of de	velopn	nent in relation to	the following:			
Market Factors:	Sufficient market to ensure development would be viabable									
Cost Factors:	Standard S106 contributions									
Delivery Factors:	Site not considered developable									
Landowner Information:										
Is the Landowner	Are there any existing									
of the site known?	Yes leases/Ownership issues/multiple No landowners?									
Do they intend to	develop or sell t	he site?		Unknow	า					
Comments:						When are the develop/se		Unknown		
			Planning	Application H	istory:					
Are there any plan	ning application	s relatin	g to residential	use on the sit	:e?		N	o		
f yes, give letails:										
			Addition	al Site Inform	ation:					
What is the curren site?	t use of the	The land is currently in low level agricultural use.								
Are there any exist on the site?		No								
What was the previous site?	vious use of the			Agricultural use.						