

Site Address:	Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)	Site Ref:	343
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Site Area (ha):	0.39	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is suitable if brought forward by owner together with sites 359 and 360. However, not likely to achieve the suggested yield of 12 as the building is listed and could not be cleared to allow maximised use of site.*

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

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

If yes what are they: *Listed building, contamination and ownership issues as it would need to come forward with sites 359 and 360.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Brownfield site with existing settlement boundary*

Are there any national policy restrictions? *Within the National Forest and there is a Listed Building on site.*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Other, Please specify...
The site includes a listed building, is set back from the road behind the current Kwik Fit unit. This site would need to come forward at the same time. (359)*

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Residential development would improve this part of the town but would need to be part of a larger development on sites 359 and/or 360.</i>
What are the surrounding uses and character of the site?	<i>Site is bounded to the east by the railway, to the west by Kwik Fit and retail and commercial to the north and south.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Land value likely to be low and currently in use. Not a highly desirable area at present.</i>	
Cost Factors:	<i>High mitigation costs mean that this site could not come forward on its own and even with sites 359 and 360 are unlikely to be viable on their own without intervention.</i>	
Delivery Factors:	<i>Realistic only in conjunction with sites 359 and 360. Likely to come forward as a single phase.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? Yes <i>Multiple sites and owners</i>
Do they intend to develop or sell the site?	<i>Sell</i>	When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:		
Planning Application History:		
Are there any planning applications relating to residential use on the site?	<i>No</i>	
If yes, give details:		
Additional Site Information:		
What is the current use of the site?	<i>Coach department</i>	
Are there any existing buildings on the site?	<i>Yes</i>	
What was the previous use of the site?	<i>Railway building associated with sidings.</i>	

Site Address:	Barton Park Farm, Barton under Needwood			Site Ref:	344
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Site Area (ha):	21.8	Potential Yield:	654	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *This site would be a large extension to Barton under Needwood. Part of the site would be well related to the village and is suitable, available and potentially deliverable.*

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

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

If yes what are they: *Part of the site is covered by floodzone 2 & 3, which may cause issues.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

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

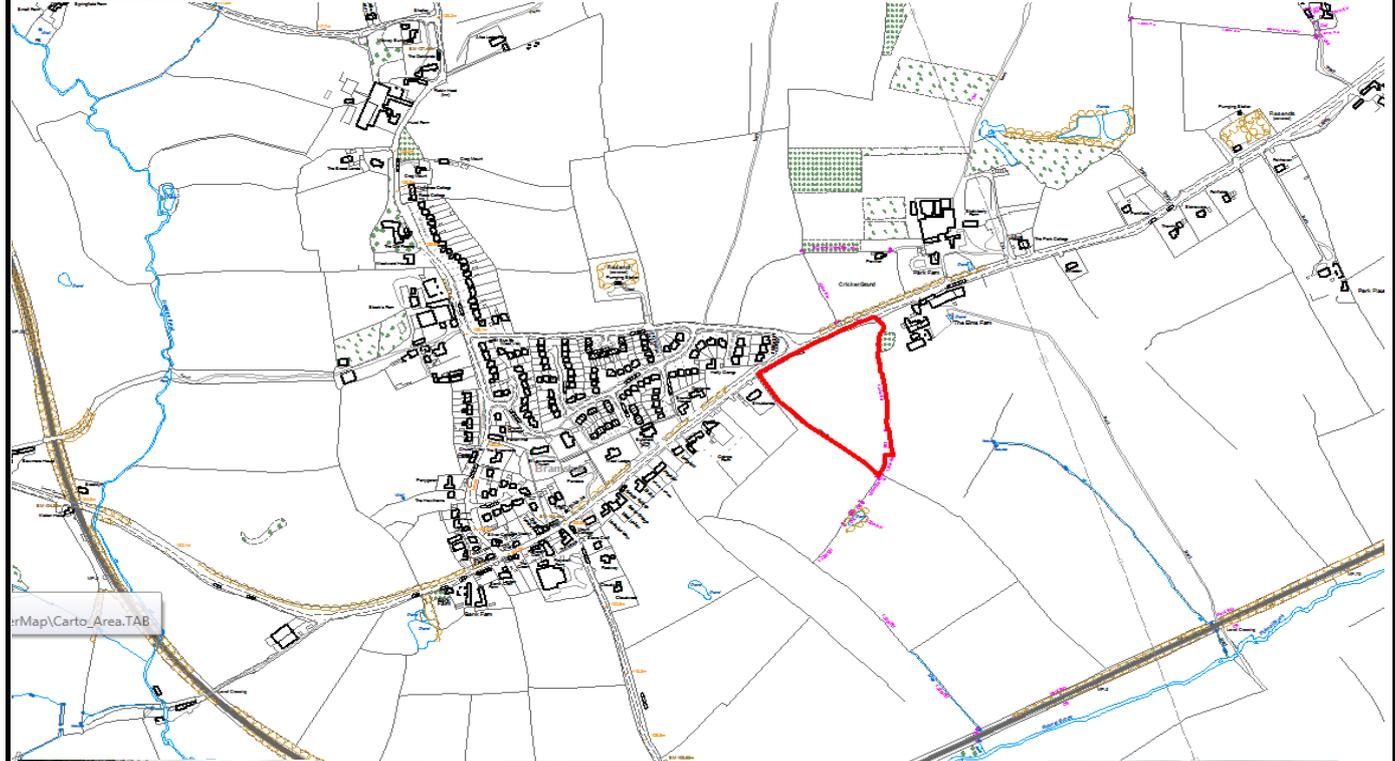
Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Flood Risk*
Some issues with flood risk from the brook which would need to be dealt with through careful design and mitigation.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>other than the National Forest, the site has no landscape, environmental or heritage designations. The site would be an extension of the village into the open countryside.</i>	
What are the surrounding uses and character of the site?	<i>Residential to the east, open countryside to the south and west with ribbon development to the north.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Barton under Needwood is considered an attractive and sought after location.</i>			
Cost Factors:	<i>No unexpected costs likely on this site other than usual infrastructure and s106 contributions.</i>			
Delivery Factors:	<i>Dependant on the level of development one or two developers could be involved.</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Unknown</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>	
Do they intend to develop or sell the site?		<i>Unknown</i>	When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>Unknown</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land along Bramshall Road, Bramshall	Site Ref:	345
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Site Area (ha):	2.56	Potential Yield:	77	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *Although this site is close to Bramshall, which does not have a development t boundary, this site is remote from any settlement boundary and is therefore not well located for community facilities. As such is not considered to be suitable.*

Deliverable?	No	Available?	Yes	Suitable?	No
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Developable?	Yes	Achievable?	Yes	Suitable?	No
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Constraints?* No * are there any issues that would prevent residential use?

If yes what are they:

Can they be overcome? N/A

If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of market & affordable	When could the site be developed?	0-5 years	What would the build rate be?	30 dwellings per year

Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? None

Are there any physical problems on site which would affect residential development? No **If yes, what:**

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Residential development would have a detrimental impact on the character of the area.</i>	
What are the surrounding uses and character of the site?	<i>Edge of settlement to the west and farm complex to the east. Fields to the south.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Development likely to be viable. Houses would sell</i>			
Cost Factors:	<i>Depending on the level of development, affordable housing and education contributions may be necessary as well as other S106 contributions.</i>			
Delivery Factors:	<i>None</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single Owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land at Bitham Lane, Stretton	Site Ref:	346
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Site Area (ha):	4.47	Potential Yield:	134	Related SHLAA Site Ref No's:	N/A
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Summary: *Greenfield site adjacent to the Burton/Stretton development boundary, bounded by development on two sides. Field access shown above as access one of two access points. Second access not obvious. Adjacent to south western part of site 178a and would be more likely to come forward if combined.*

Deliverable?	No	Available?	Yes	Suitable?	No
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Developable?	Yes	Achievable?	Yes		
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Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Access to this site is poor.*

Can they be overcome? Yes

If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>

Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *Adjacent to the National Forest boundary*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Access*
Proposed access looks insufficient but could be resolved with the demolition of one of the adjacent properties.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
		Residential development would have an impact on the rural nature of this part of Stretton. However, a sensitive scheme could be implemented.		
What are the surrounding uses and character of the site?	Site is bounded by houses on two sides (South & West) a unused golf course to the North and a field to the North East.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market and location to ensure development would be viable			
Cost Factors:	Standard S106 and AH contributions			
Delivery Factors:	Yes the site is realistic, subject to access. Phasing not necessary			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2014/00818 - Outline application to develop up to 425 dwellings - Registered 25/06/2014- yet to be determined.			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land at Bagots View, Abbots Bromley	Site Ref:	348
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Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

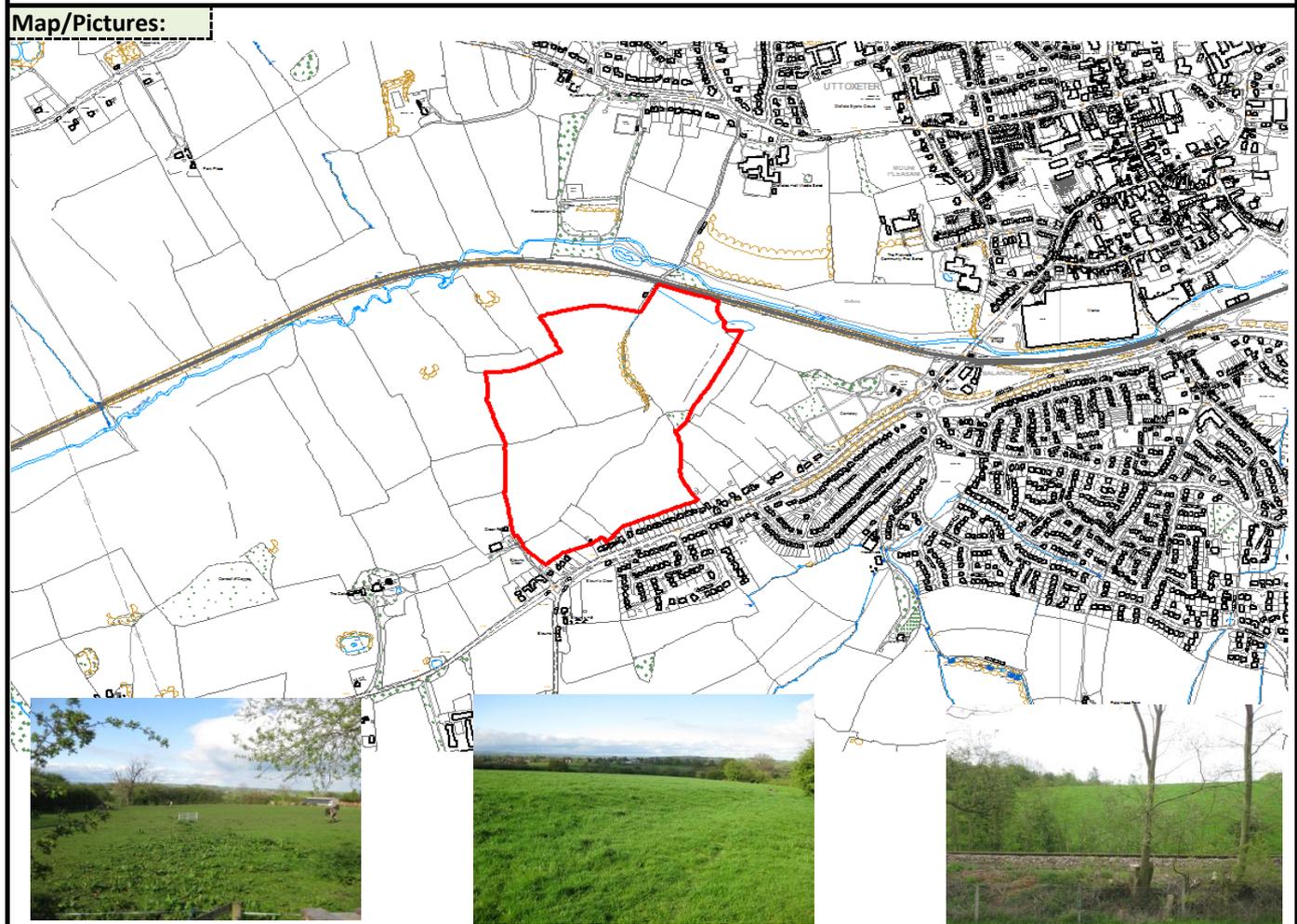
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Summary:	<i>Site adjacent to existing residential development and access could be from Bagots view, though this is unlikely to be suitable for the whole site. Although the whole of the site has been put forward, development of the whole site may not be appropriate.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access would be key to delivery of the site.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Adjacent to the Abbots Bromley Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access poor from both School Lane and Harley Lane.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what: Further encroachment into the countryside would have an impact on existing residents, particularly the increased traffic.	Other, Please specify...
What are the surrounding uses and character of the site?	Low density residential development to the south with countryside to the north. School, Doctors surgery within the village.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Attractive location. Higher than average property values therefore site would be viable		
Cost Factors:	No abnormal costs subject to access.		
Delivery Factors:	Single developer likely - too small to be phased.		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	Site submitted on behalf of the owner		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			
If yes, give details:	OU/01551/005 - Outline application for 1 dwelling in one small corner of the site - REFUSED 05/05/2005		
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	Blounts Green Farm, Stafford Road, Uttoxeter	Site Ref:	349
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Site Area (ha):	19.44	Potential Yield:	583	Related SHLAA Site Ref No's:	N/A
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Summary: *This site is available, adjacent to the development boundary of Uttoxeter and would significantly contribute to the housing requirement for Uttoxeter, given the scale of the site. No agent/developer involved in this site to date so unlikely to be deliverable.*

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

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

If yes what are they: *Access is key to the delivery of this site.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Access*
Current farm access is poor but Stafford Rd looks to be the only access point. Some neighbouring land may be required.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
		This part of Uttoxeter is attractive and part of a former special landscape area. The site is also not well contacted to the built up area and as such would create a significant protrusion into the countryside.		
What are the surrounding uses and character of the site?	The site is largely surrounded by countryside but also the cemetery and Bramshall Park to the east and north east, separated by the Derby Crewe railway line. Stafford Road, the only development adjacent to the boundary is to the south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	The area is attractive and, subject to the sorting of acceptable access, the development of this site should deliver sought after properties.			
Cost Factors:	No unexpected costs associated with this site.			
Delivery Factors:	Land owner willing to deliver whenever necessary.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Agricultural land			

Site Address:	Site West of Sudbury Road, Yoxall	Site Ref:	350
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Site Area (ha):	2.37	Potential Yield:	71	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Greenfield site adjacent to the Yoxall development boundary. Good access from A515 from mini roundabout and close to existing services.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Part of the site lies within the village Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>No obvious constraints</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Development of the site would mean the extension of the village into the countryside and link the main village to the smaller residential area to the west of the village.</i>
What are the surrounding uses and character of the site?	<i>The site is within a tier 2 village offering numerous facilities such as a Post office, sports field and a school. Rural in character but as there is development on three sides would mean limited impact.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Open market housing required to be viable though could possibly provide some community facilities if any were highlighted as required during the preparation of the Yoxall Neighbourhood plan.</i>	
Cost Factors:	<i>Dependant on the affordable housing requirement and/or community facilities, it is considered that the site is viable.</i>	
Delivery Factors:	<i>Site is likely to be phased and possibly including an element of affordable housing.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? No
Do they intend to develop or sell the site?	Sell	
Comments:	<i>Site marketed on behalf of owner</i>	When are they looking to develop/sell the site? 0-5 years
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	<i>P/2014/00039 - Outline application to erect 40 dwellings on the majority of the site - REGISTERED 10/01/2014 - Still not determined.</i>	
Additional Site Information:		
What is the current use of the site?	<i>Farm and associated land</i>	
Are there any existing buildings on the site?	Yes	
What was the previous use of the site?	<i>Unknown</i>	

Site Address:	Land to South of Thyme House, Abbots Bromley	Site Ref:	355
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Site Area (ha):	1.03	Potential Yield:	31	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>This site is adjacent to the Abbots Bromley development boundary and is opposite existing residential development on the eastern side of Lichfield Road. To the south of the site is agricultural land that has consent for a new Cricket facility (still not implemented) and to the west is St Mary's School for Girls Cross Country Equestrian course. The site is therefore remote from any agricultural working.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	No	* are there any issues that would prevent residential use?			
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If yes what are they:					
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Can they be overcome?	N/A				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
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Are there any national policy restrictions?	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:			
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Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Yes, although the site is surrounded by mature hedgerows that would minimise impact. Although the site yield is 31 dwellings, it is likely that a lower density scheme would be appropriate.</i>
What are the surrounding uses and character of the site?	<i>The site is semi rural. It is bounded on two sides by recreational uses and housing to the north and east.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Desirable location for housing development. Houses would sell.</i>		
Cost Factors:	<i>Standard S106 and affordable housing contributions may be sought.</i>		
Delivery Factors:	<i>Site is realistic. Unlikely to be phased. Development likely to be completed within 2 years.</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes 2 landowners
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?			<i>No</i>
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Paddock</i>		
Are there any existing buildings on the site?	<i>Unknown</i>		
What was the previous use of the site?	<i>Unknown</i>		

Site Address:	Land North of DeMontfort Way, Uttoxeter	Site Ref:	356
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Site Area (ha):	0.49	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *The site is suitable, available and achievable, being well located to the town and having good access. Currently adjacent to the development boundary but surrounded on three sides by residential development.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	Market housing	When could the site be developed?	0-5 years	What would the build rate be?	Site completed within a year
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Existing local planning policy: Greenfield site outside development boundary contrary to NE1

Are there any national policy restrictions? None

Are there any physical problems on site which would affect residential development? No **If yes, what:**

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Residential development to the west. Older housing to the south and east.</i>
What are the surrounding uses and character of the site?	<i>Urban rural fringe, Mainly residential to the North West and agricultural to the other sides of the site.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Good housing location, reasonable demand.</i>	
Cost Factors:	<i>No unexpected costs</i>	
Delivery Factors:	<i>Good edge of town location with good access. No need for phasing.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? No Single owner
Do they intend to develop or sell the site?	<i>Sell</i>	When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:		
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	<i>P/2014/00502 - Outline application for the erection of 10 dwellings, received 24.04.2014 but not yet determined.</i>	
Additional Site Information:		
What is the current use of the site?	<i>Paddock</i>	
Are there any existing buildings on the site?	<i>Unknown</i>	
What was the previous use of the site?	<i>Paddock/Agricultural land</i>	

Site Address:	Land off Goose Lane, Abbots Bromley	Site Ref:	357
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Site Area (ha):	1.00	Potential Yield:	30	Related SHLAA Site Ref No's:	N/A
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Summary: *The site suitable, available and deliverable. No significant constraints of the site therefore development is achievable and viable. The site adjoins the settlement boundary and has an existing boundary in terms of the residential and commercial properties located on the southern boundary of the site.*

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

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

If yes what are they: *Not considered to be any constraints to the development of the site.*

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *Conservation Area*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Access*
Potential issues with access, unless it is gained via the adjoining property.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Other, Please specify... Residential development on two sides. However, this would be a further incursion into the countryside increasing the density of development in this location.</i>		
What are the surrounding uses and character of the site?	<i>Residential development to the north. Part of the southern boundary formed by a number of residential and commercial buildings. However the area is largely rural in character with the boundary to the northern residential area separated by a narrow heavily hedged walkway (Narrow Lane). Site bordered by a care facility.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Sufficient market to consider the development viable.</i>				
Cost Factors:	<i>No unexpected costs likely.</i>				
Delivery Factors:	<i>Delivery on the site is realistic</i>				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?			<i>Unknown</i>	When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?					<i>No</i>
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	<i>Open countryside/fields.</i>				
Are there any existing buildings on the site?	<i>Unknown</i>				
What was the previous use of the site?	<i>Unknown</i>				

Site Address:	Land at Derby Road, Burton on Trent (Tile Store/Kwik fit & adjacent land)	Site Ref:	359
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Site Area (ha):	1.02	Potential Yield:	31	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is suitable if brought forward by owner together with sites 343 and 360. Site could potentially deliver more than suggested yield of 31 given that a higher density would be appropriate in this location.*

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

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

If yes what are they: *Existing tenants, surrounding uses (site 343 and 360 which would need to come forward together for this site to have a realistic chance of being delivered).*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Brownfield site within development boundary.*

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

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Other, Please specify... The site is under utilised, having been partially cleared recently. However it is home to Kwik fit and the Pets at Home/Tile store which would need to be relocated.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Other, Please specify...</i> <i>Development in this site and adjacent sites 343 and 360 would help to improve the area in line with the council's objectives.</i>	
What are the surrounding uses and character of the site?	<i>Area is a mix of Industrial, commercial and retail on the eastern side of Derby Road with residential opposite. Railway to the East of the site</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Current may be of greater value.</i>			
Cost Factors:	<i>High mitigation costs mean that this site could not come forward on its own and even with sites 343 and 360 are unlikely to be viable on their own without intervention in the short term.</i>			
Delivery Factors:	<i>Realistic only in conjunction with sites 343 and 360. likely to come forward as a single phase.</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Unknown</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>	
Do they intend to develop or sell the site?		<i>Unknown</i>	When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Retail and Sui Generis Units</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Unknown</i>			

Site Address:	Land at Derby Road, Burton on Trent (Rykneld Metals)	Site Ref:	360
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Site Area (ha):	0.47	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *The site is suitable if brought forward together with sites 343 and 359 and would help to improve the visual appearance of Derby Road area. There are a number of existing uses that would need to be relocated from these sites were development to take place. Site is also adjacent to site 381.*

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

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

If yes what are they: *Possible contamination. Site not likely to come forward on its own but in conjunction with 343 and 359 but this could mean ownership issues.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Brownfield site in urban area.*

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

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>
			<i>Potential risk of contamination</i>

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Residential use would help to enhance the area in line with the Council's corporate priorities.</i>	
What are the surrounding uses and character of the site?	<i>Area is mix of industrial, commercial, and retail on the eastern side of Derby Road with Residential to the West. Railway to the east of the site.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Unlikely to be viable on its own and in the short term.</i>			
Cost Factors:	<i>Unlikely to be viable on its own and in the short term. Land value may be low but existing business and contamination could mean unviable</i>			
Delivery Factors:	<i>Realistic only in conjunction with sites 343,359 and 381. Likely to come forward as a single phase</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Vacant Industrial Unit</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Industrial Unit</i>			

Site Address:	Former Bargates and Meadowside Centre Car park.	Site Ref:	361
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Site Area (ha):	1.6	Potential Yield:	48	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *This site is currently partially available but the adopted development brief of Jan 2011 sets out a mixed use site with the inclusion of an indicative 100 dwellings as part a comprehensive scheme. The site is well located and offers a sustainable and attractive location adjacent to the river. The site is allocation to housing in the emerging Local Plan.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within two years.</i>
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Existing local planning policy: R2: Within Town centre

Are there any national policy restrictions? Within the National Forest

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Flood Risk
Potential risk of flooding as in flood zones 2 & 3. Adjacent to Conservation Area.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Site is currently vacant, therefore residential use could enhance the area.	
What are the surrounding uses and character of the site?	Numerous retail units, leisure facilities and car parking.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Dependent on market for town centre living.			
Cost Factors:	Site is vacant, no significant costs expected.			
Delivery Factors:	Delivery on site is realistic.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Vacant land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Retail, office and leisure uses.			

Site Address:	Land to the South East of Church Leigh	Site Ref:	363
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Site Area (ha):	0.51	Potential Yield:	15	Related SHLAA Site Ref No's:	104
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Map/Pictures:

The map shows the layout of Church Leigh, including buildings like 'The Old Rectory', 'Leigh Rectory', 'Old Church House', 'All Saints Church', 'Church Farm', 'The Star Inn (PH)', 'Council Houses', and 'Red Gables Court'. A red rectangle highlights a specific site bounded to the north and east by residential development. Two inset photos are included: one of a green field and another of a street with parked cars.

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Summary: *This smaller site contained within site 104 (which is considered unsuitable) is bounded to the north and east by residential development. Although relatively recent development has taken place to the East. Access to the site would require the relocation of parking for properties at Red Gables Court.*

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

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

If yes what are they: *Access may be an issue as it would have to be via the current parking area for existing dwellings*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *No development boundary around Church Leigh, contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *None*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Some impact on character of village, although development would be to the rear of a recent residential development, site is not visible from whole of village		
What are the surrounding uses and character of the site?	Residential to north and East and agriculture to South and West.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Relatively recent development suggests sufficient market and viable development			
Cost Factors:	No additional costs perceived			
Delivery Factors:	Site size suggests that few delivery factors would be an issue.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land off Park Hill Rd, Church Leigh	Site Ref:	364
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Site Area (ha):	0.41	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is in an unsuitable location being in open countryside. Although located adjacent to other development in Church Leigh, this village has few services and facilities.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	0-5 years	What would the build rate be?	Site completed within a year
Existing local planning policy:	No development boundary around Church Leigh, contrary to NE1				
Are there any national policy restrictions?	None				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Residential development would enclose current residential development on eastern side of Parkhall Lane.</i>
What are the surrounding uses and character of the site?	<i>Set within a rural village with residential to the South and West and agricultural land to the East of the site.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Desirable location, housing would be likely to sell.</i>	
Cost Factors:	<i>No additional costs perceived</i>	
Delivery Factors:	<i>Site could be delivered if considered appropriate.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? No Single owner
Do they intend to develop or sell the site?	Sell	When are they looking to develop/sell the site? 0-5 years
Comments:	<i>Site proposed by owner</i>	
Planning Application History:		
Are there any planning applications relating to residential use on the site?	No	
If yes, give details:		
Additional Site Information:		
What is the current use of the site?	<i>Agricultural land</i>	
Are there any existing buildings on the site?	<i>Unknown</i>	
What was the previous use of the site?	<i>Agricultural land</i>	

Site Address:	Land to the North of Church Leigh	Site Ref:	365
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Site Area (ha):	2.62	Potential Yield:	79	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *Site is in an unsuitable location being in open countryside. Although located adjacent to other development in Church Leigh, this village has few services and facilities.*

Deliverable?	No	Available?	Yes	Suitable?	No
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Developable?	No	Achievable?	Yes	Suitable?	No
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Constraints?* No * are there any issues that would prevent residential use?

If yes what are they:

Can they be overcome? N/A

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

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

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:**

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Some impact on character of village.	
What are the surrounding uses and character of the site?	Residential to the South of the site and open countryside to the North, East and West of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Desirable location, housing is likely to sell.			
Cost Factors:	Affordable housing and education amongst others S106 contributions			
Delivery Factors:	The delivery of affordable housing as part of a scheme would have an impact but greenfield sites are currently considered to be viable.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land off Bondfield Lane, Yoxall	Site Ref:	366
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Site Area (ha):	1.4	Potential Yield:	42	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site adjacent to southern edge of Yoxall development boundary. Yoxall is a Tier 2 settlement therefore natural growth appropriate to support identified local service centre. Site considered to be a logical extension to the village. Site is considered deliverable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Public footpath crosses the site, therefore it would need to be routed through the development.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1. H6 - housing design.</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	<i>The A515 runs along the eastern boundary of the site and the existing settlement of Yoxall lies directly to the north. Agricultural land lies to the south and west. To the south lies an industrial unit.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Open market housing required to be viable though could possibly provide some community facilities if any were highlighted as required during the preparation of the Yoxall Neighbourhood plan.</i>		
Cost Factors:	<i>Dependant on the affordable housing requirement and/or community facilities, it is considered that the site is viable.</i>		
Delivery Factors:	<i>Site likely to be phased over two years providing approximately 40 dwellings and possibly including an element of affordable housing.</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site? 0-5 years
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Agricultural land</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Agricultural land</i>		

Site Address:	Land off Dove Street, Ellastone	Site Ref:	367
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Site Area (ha):	1.67	Potential Yield:	50	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *The site is agricultural land within the village of Ellastone. This site could potentially provide a location for residential development.*

Deliverable?	No	Available?	Yes	Suitable?	No
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Developable?	No	Achievable?	Yes	Suitable?	No
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Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Overhead electric cables and a Public footpath crosses the site*

Can they be overcome? Yes

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

Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *Conservation Area*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Other, Please specify... Overhead electricity cable which may have to be moved. Public footpath which can be diverted through potential development. The site is adjacent to the road which sits slightly lower than the site.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>The area is a conservation area and as such any development would need to be sensitive to the character.</i>	
What are the surrounding uses and character of the site?	<i>Rural in character, bounded by residential on three sides.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Attractive market proposition.</i>			
Cost Factors:	<i>Standard S106/Affordable housing likely to be required.</i>			
Delivery Factors:	<i>Market factors support delivery. May be phased over 3 years (20 per annum)</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Yes</i>	<i>2 owners</i>
Do they intend to develop or sell the site?	<i>Develop</i>		When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>Unknown</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land South of Forest Road, Burton	Site Ref:	368
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Site Area (ha):	7.51	Potential Yield:	225	Related SHLAA Site Ref No's:	125 & 125a
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Map/Pictures:

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Summary:	<i>This site is adjacent to the Marston's land subject to application (P/2012/01359) and is also covered in SHLAA site 125a. That site is considered deliverable and developable. This site however has no access and is reliant on either the Marston's site or site 125a being developed.</i>				
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Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	No		

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>50 dwellings per year</i>
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Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>
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Are there any national policy restrictions?	<i>Within the National Forest</i>
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk & Access</i>
			<i>No direct access onto the site so they are reliant on either site 45 or site 125a. Potential flood risk issues associated with topography</i>

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i>	
			<i>Residential development would have a detrimental impact on landscape character.</i>	
What are the surrounding uses and character of the site?	<i>Agricultural land on all sides of the site, with a small proportion of residential dwellings to the East. The land to the North West of the site has recently been granted planning permission (subject to legal agreements) for up to 300 dwellings. Currently the general area is rural in character.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Likely to be an attractive location if achievable.</i>			
Cost Factors:	<i>Standard S106 contributions for affordable housing, open space, education, national forest etc. Some abnormal costs for developing on steep terrain.</i>			
Delivery Factors:	<i>Not realistic that this site would come forward on its own. No evidence that this might come forward in association with site 125a.</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Part of site 125a which is owned by 7 separate individuals</i>
Do they intend to develop or sell the site?			<i>Sell</i>	
Comments:	<i>Site proposed by all seven for co-ordinated development. 25 month notice required</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Planning Application History:				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Land at The Croft, College Road, Denstone	Site Ref:	369
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Site Area (ha):	1.24	Potential Yield:	37	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *This sloping site is adjacent to the Denstone village development boundary. The site is available and development of this site would have minimal impact on adjacent uses if sensitively developed. Although the site size is big enough for 37 units, the location might be better served by a lower yield.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1. H6 Housing densities/design.*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *No apparent physical issues.*

Would residential development have an impact on the surrounding area?	No	If yes, what:	The site slopes upwards from the road and is obscured by mature planting. development would have limited impact on the surrounding area. Sensitive design at the eastern edge for Richmond House.		
What are the surrounding uses and character of the site?	Rural in character. Residential to the north, predominantly greenfield to the East, West and South.				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	Desirable location, houses would be likely to sell				
Cost Factors:	Standard S106, affordable housing and education contributions				
Delivery Factors:	Delivery realistic, no need to phase site.				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years	
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?			No		
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	Residential with garden and equestrian uses including a paddock				
Are there any existing buildings on the site?	Yes				
What was the previous use of the site?	Agricultural land				

Site Address:	Land to the south of Denstone	Site Ref:	370
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Site Area (ha):	1.5	Potential Yield:	45	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *This greenfield site is adjacent to the existing development boundary. The site is largely free from constraints and has access to services such as school, public transport and employment opportunities.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *The western part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.*

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No. Development would extend the built form southwards and be a continuation of residential development.</i>	
What are the surrounding uses and character of the site?	<i>Residential to the north, Agriculture to the west, employment to the south (including car parking for JCB). Site bounded by B5031 to the east.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Site in an attractive location, likely to be viable</i>		
Cost Factors:	<i>Site development would be expected to contribute to usual S106 contributions such as affordable housing, education etc.</i>		
Delivery Factors:	<i>Site considered in a suitable location. Site too small to be phased.</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			6- 10 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Agricultural land</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Unknown</i>		

Site Address:	Land adjacent Weaverville Drive, Yoxall	Site Ref:	371
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Site Area (ha):	0.28	Potential Yield:	8	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>This area is part of the access to the Weaverslake development, situated on two sides of the access road. Older properties are situated adjacent to the access. Sympathetic development could be acceptable.</i>
What are the surrounding uses and character of the site?	<i>Residential on both sides and opposite the site however the area begins to open out at this point on the edge of the village.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>The site is in an attractive village and houses could be in demand.</i>	
Cost Factors:	<i>Possible affordable housing contribution. No abnormal costs likely to affect viability.</i>	
Delivery Factors:	<i>Development likely to be realistic.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? No
Do they intend to develop or sell the site?	Sell	
Comments:	When are they looking to develop/sell the site?	0-5 years
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	<i>OU/06309/010 - Outline application for 10 dwellings - Approved 02/03/2000 (Fully implemented and development of all 10 is complete)</i>	
Additional Site Information:		
What is the current use of the site?	<i>Incidental land (described as waste ground by land owner)</i>	
Are there any existing buildings on the site?	<i>Unknown</i>	
What was the previous use of the site?	<i>Orchard</i>	

Site Address:	Derby Rd, Uttoxeter	Site Ref:	372
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Site Area (ha):	12.78	Potential Yield:	383	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *The site is allocated in the existing plan for employment use, the allocation continues in the emerging Local Plan. Residential may help to bring forward development but the site is seen as a prime employment use in the Employment Land Review.*

Deliverable?	No	Available?	Yes	Suitable?	No
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Developable?	Yes	Achievable?	Yes		
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Constraints?* Yes * are there any issues that would prevent residential use?
If yes what are they: *Potential risk of flooding.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Within development boundary*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? Yes
If yes, what: *Flood Risk*
Floodzones 2 & 3 cover part of the site.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			The development would extend the built area towards the A50.	
What are the surrounding uses and character of the site?	Site bounded by A50, Dove Way, sewage treatment works and roadside facilities (including a Hotel) . To the southern end is Angus McKinnon Car sales and servicing. Residential to the South of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Uttoxeter is a desirable market and has good transport links.			
Cost Factors:	Standard S106 , affordable housing and education contributions			
Delivery Factors:	No specific details regarding delivery but site is available now.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	PA/20502/011 - Detailed application to erect two roadside premises - REFUSED 09/09/2003 (this application covers the top right hand corner of this site) P/2009/01554/JI- Detailed application to erect two roadside premises - Approved 31/03/2010 (this app does not cover any part of this site)			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Reservoir, adjacent to Reservoir Rd, Burton	Site Ref:	373
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Site Area (ha):	3.66	Potential Yield:	110	Related SHLAA Site Ref No's:	107 & 107a
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Map/Pictures:

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Summary: *This covered reservoir is currently in use but could become available. It is highly visible at the top of Reservoir Road . The site lies outside the Burton development boundary but Reservoir Road itself is within it. Visual impact would be a major concern.*

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

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

If yes what are they: *Cost of redevelopment would need to include the removal of reservoir and associated infrastructure but this is not thought to be a barrier to development.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *NE1: Development outside of development boundaries*

Are there any national policy restrictions? *Within the National Forest and adjacent to Oaks wood which is a site biological importance.*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Topography*
Topography of the site.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Yes, although the site has some residential in close proximity, development of this site would highly visible and impact on landscape character.	
What are the surrounding uses and character of the site?	Rural in part with residential close by. Site is close to Burton but separated by mature planting/woodland.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Dwellings may have views out across Burton making them desirable. Good market for new dwellings in the right location.			
Cost Factors:	Standard S106, affordable housing and education contributions would be expected.			
Delivery Factors:	Development too small to be phased but dwellings likely to be delivered in line with agreed SHLAA Panel rate of 30 dpa.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Possibly		Other, Please	When are they looking to develop/sell the site?
Comments:				6- 10 years
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Covered Reservoir and associated buildings.			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural land			

Site Address:	Covered (Redundant) Reservoir, Bramshall Rd, Bramshall	Site Ref:	374
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Site Area (ha):	0.48	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *This redundant covered reservoir is in open countryside and unsuitable as it is not adjacent to a settlement boundary and distant from services and facilities. Development could also have an impact on landscape character.*

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

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

If yes what are they: *Topography*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Not specified</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *NE1: Development outside of development boundaries.*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Topography*
Topography could be an issue once site is cleared.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Landscape character would be affected.	
What are the surrounding uses and character of the site?	Rural in nature though there are several residential properties.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Residential development in this location would be desirable and therefore economically viable.			
Cost Factors:	Based on the yield calculated, no affordable housing contribution is required. Other S106 contributions may be necessary.			
Delivery Factors:	Site too small to be phased. Delivery of residential development possible.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Redundant covered reservoir			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Covered reservoir			

Site Address:	Knowles Hill, Rolleston on Dove	Site Ref:	375
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Site Area (ha):	10.85	Potential Yield:	325	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	<i>The site is considered to be suitable and deliverable, however it is not anticipated that the whole site would come forward.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Adjacent to conservation area. Also an archaeological search area.</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		The site would have a detrimental impact on the character of the area.		
What are the surrounding uses and character of the site?	Residential on three sides and agricultural land to the South. With mature planting and generous plot sizes. Sensitive development could be considered appropriate with careful implementation.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Site is in an attractive location, therefore it is considered viable.			
Cost Factors:	Standard S106, affordable housing and education contributions would be sought.			
Delivery Factors:	Site could be delivered and phased with a build rate of 30 dpa.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Agricultural land			

Site Address:	Tutbury Road - extended allocation (North of Harehedge Lane (Top))	Site Ref:	376
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Site Area (ha):	5.94	Potential Yield:	178	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *The site is an extension to the adjacent site (40a), also owned by the County Council. This land has approval for a new school and the County have put forward the remainder of the site for residential use. This extension is considered to be an appropriate edge to the Burton Boundary.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *None known*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape Development would have an effect on landscape character but SCC have already approved a school on part of site 40 adjacent. This site added to residential adjacent to school is seen as natural extension.	
What are the surrounding uses and character of the site?	Site currently surrounded by agriculture though permitted school site will change this. Agriculture, though the edge of Burton is close, particularly with the adjacent site 40 being surrounded by residential.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Attractive location likely to be viable. Good housing market.			
Cost Factors:	Standard S106, affordable housing and education contributions			
Delivery Factors:	Development likely to come forward as part of larger area (site 40) therefore site is considered likely to come forward following development of this site.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2013/01406 - Outline application for 500 dwellings received 29/11/2013 but not determined yet so site still needs to be included in the 2014 SHLAA update.			
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Coors Land - Middle Yard, Off Hawkins Lane, Burton	Site Ref:	378
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Site Area (ha):	9.08	Potential Yield:	272	Related SHLAA Site Ref No's:	29
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Summary: *The site is brownfield and on the edge of the Hawkins Land Industrial Estate. Location suitable for residential if issues such as noise/proximity to other uses is dealt with sympathetically. Site allocated to housing in the emerging Local Plan.*

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

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

If yes what are they: *Potential risk of contamination*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy: *Within Burton Development boundary. Close to defined town centre boundary. Presumption in favour of development.*

Are there any national policy restrictions? *Within National Forest area. Site is close to Horninglow Street Conservation area and a number of listed buildings.*

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>
			<i>Potential contamination issues due to current/previous use. The site is bounded predominantly by employment uses.</i>

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify... Changing this site's current use to residential would have a positive impact on the surrounding area. Increased residential in the area could tie together existing residential development, creating more of a community. Potential opportunity to create a link road from the Wetmore Road area in the east to the new Tesco store in the west.		
What are the surrounding uses and character of the site?	The area is mixed commercial and residential. The surrounding uses are predominantly 'good neighbour' uses,				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	There is a market need for family homes within the town centre at Burton				
Cost Factors:	Through discussion, a S106 would be expected to include affordable housing, open space and sports provision, national forest and education contributions, undertaking of highways works associated with the site.				
Delivery Factors:	The site could be available within 5 years' time.				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?			Sell	When are they looking to develop/sell the site?	0-5 years
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?	No				
If yes, give details:	Pre-application discussions have taken place during early 2014				
Additional Site Information:					
What is the current use of the site?	Currently used for storage and parking relating to the operation of Molson Coors Brewery site to the south.				
Are there any existing buildings on the site?	Yes				
What was the previous use of the site?	Unknown				

Site Address:	Land Adjacent to West of Uttoxeter	Site Ref:	379
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Site Area (ha):	1.36	Potential Yield:	41	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>The properties facing Bramshall Road are within the Uttoxeter development boundary. The land to the rear abuts (site 48) which is one of the SHLAA sites that make up the West of Uttoxeter land holdings together with 42 and 55. On its own it would not be suitable but together would aid the development of a masterplan for the West of Uttoxeter site.</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access The site itself does not have a clear access to Bramshall Road without demolition of the main house. However, as part of the wider West of Uttoxeter site access could be further west on Bramshall Road.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Development would have impact on landscape character.	
What are the surrounding uses and character of the site?	Site bounded by greenfields, either agriculture or equestrian. A field separates the site from the existing dwellings to the East of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Location considered a viable location.			
Cost Factors:	Standard S106 and affordable housing contributions, plus provision of public open space.			
Delivery Factors:	This site could be phased as part of West of Uttoxeter site.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Possibly, if St Modwen are prepared to purchase.			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Residential with Paddock/Equestrian use			
Are there any existing buildings on the site?	Dwelling, outbuildings and Stables			
What was the previous use of the site?	Unknown			

Site Address:	Land North of Beamhill, Burton upon Trent	Site Ref:	380
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Site Area (ha):	7.33	Potential Yield:	220	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *This site came forward as to separate proposals firstly as the site indicated above but also as a smaller frontage only proposal. Both options are not considered suitable locations.*

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

If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of market & affordable	When could the site be developed?	6- 10 years	What would the build rate be?	30 dwellings per year

Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? *No*

If yes, what:

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Residential would have an impact on the character of countryside.</i>	
What are the surrounding uses and character of the site?	<i>Rural in character. Farm buildings to West, ribbon development to East. Playground to the East</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Market in this location could support new housing development to ensure development would be viable .</i>			
Cost Factors:	<i>Standard S106 contributions for affordable housing and education.</i>			
Delivery Factors:	<i>Larger site may need to be phased.</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?		<i>Sell</i>		When are they looking to develop/sell the site?
Comments:			<i>0-5 years</i>	
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	Derby Rd, Burton upon Trent	Site Ref:	381
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Site Area (ha):	4.39	Potential Yield:	132	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *This area is considered a suitable location for residential development. The Council has already published a Masterplan for the Derby Road area and identified this as a strategic location in the emerging Local Plan. This, in addition to the sites (359 and 360) could be suitable a location for long term regeneration through the re-use of land for residential development. The site is considered developable but will need intervention to deliver this area for residential.*

Deliverable?	Yes	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination and the relocation of existing retail/light industrial units.</i>				
Can they be overcome?	Yes				

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Within Burton development boundary. Principle of development acceptable. No specific policy protection of employment. Policy H6 - Housing design*

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

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>
			<i>Potential risk of contamination likely in this area.</i>

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify... Currently the mix of uses creates a disjointed feeling to the area. Residential development in this area would enhance the area by creating better continuity assisting in regenerating this part of Burton.	
What are the surrounding uses and character of the site?	Mix of employment, retail uses and traditional terraced housing. Site is bounded by railway/sidings to the south east and Derby road to the north west. Urban in character, some underused/vacant sites			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Whilst there is a reasonable housing market in Burton, there is limited market for high density schemes including apartments, which may be necessary to make development viable.			
Cost Factors:	Affordable housing, education and national forest contributions in addition to other S106 contributions may be required.			
Delivery Factors:	Development of this area likely to need intervention to bring forward residential development. This would be a long term project.			
Landowner Information:				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	Multiple owners & leases	
Do they intend to develop or sell the site?			Unknown	When are they looking to develop/sell the site?
Comments:				15+ years
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	PA/16788/012 - Planning application for two semi detached houses - Approved 24/10/2002 and fully complete			
Additional Site Information:				
What is the current use of the site?	Mix of employment, retail uses and traditional terraced housing.			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			