

East Staffordshire Strategic Housing Land Availability Assessment (SHLAA)

2017



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SEPARATE SHEETS

Site Proformas

A3 Map of Burton upon Trent SHLAA Sites

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A1 SHLAA Site Map

A1 SHLAA Trajectory Map

1. WHAT IS A STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT?

1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a key element of providing a robust and reliable evidence base for the East Staffordshire Local Plan. The Government requires every local planning authority to prepare a SHLAA to ensure that sufficient land is made available to deliver housing to meet future needs. The primary role of the SHLAA is to;

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

1.2 The National Planning Policy Framework, published in March 2012 specifically requires Local Planning Authorities to identify sufficient specific **deliverable** and **developable** sites to deliver housing throughout the Plan period. Footnote 11 and 12 on page 12 of the NPPF set out what are considered to be Deliverable and Developable sites;

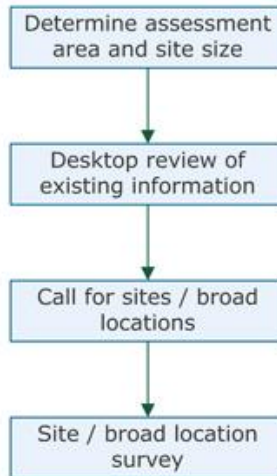
Footnote 11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Footnote 12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

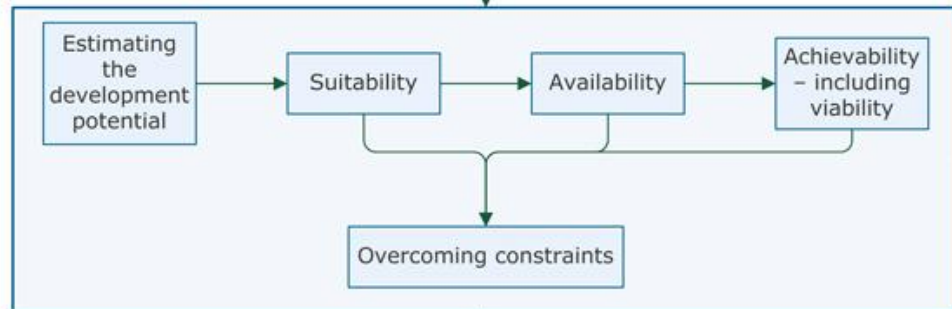
2. METHODOLOGY

2.1 The National Planning Practice Guidance sets out the following stages of carrying out a SHLAA:

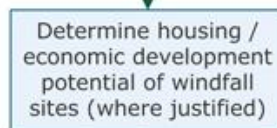
Stage 1 - Site / broad location identification



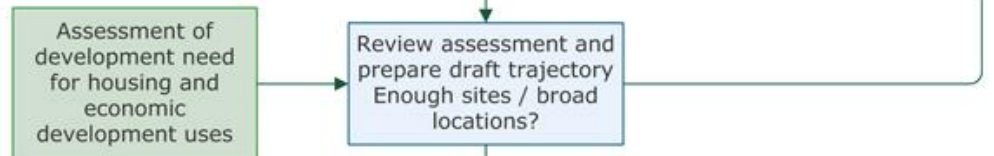
Stage 2 - Site / broad location assessment



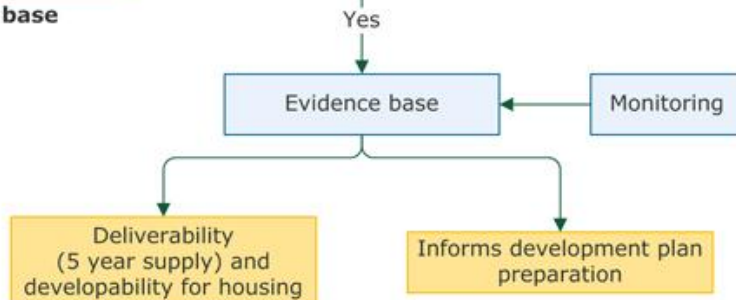
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



- 2.2 Following the adoption of the Local Plan in October 2015 it is necessary to update the SHLAA. This 2017 SHLAA is therefore a new document. Whilst there has been a review of sites identified in previous SHLAA reports, this document represents a SHLAA taking into account most up to date adopted Local Plan policy and new sites in line with the most recent guidance.
- 2.3 The SHLAA itself does **not** make policy decisions on future housing allocations, **nor does it allocate** sites for specific land uses.
- 2.4 However, the SHLAA does, through a robust up to date assessment process, provide an indication of potential future housing land that could be delivered across the borough, including sites within and outside of existing settlements. The SHLAA seeks to identify suitable housing sites with potential to ensure a comprehensive assessment process.
- 2.5 **The inclusion of a site within the SHLAA should not be taken to imply that the Council will consider planning applications favourably.**

3. THE LOCAL PLAN

- 3.1 The Local Plan was adopted on the 15th October 2015. The document identifies sufficient allocations and broad locations to meet the housing requirement of 11,648. Strategic Policy 4 identifies the allocated sites across the settlement hierarchy. In addition the policy identifies a windfall allowance for Burton Upon Trent and Uttoxeter of 1,459, and a housing requirement for Tier 1 and Tier 2 settlements within the settlement boundaries. Strategic Policy 4 also identifies a housing requirement to take place in the countryside on sites such as conversions, agricultural workers dwellings and rural exception sites. This strategy guides the assessment of sites within the SHLAA.

4. SHLAA REVIEW

- 4.1 East Staffordshire Borough Council prepared a SHLAA annually between 2007 and 2014. The purpose of these documents was to support the Local Plan, both at the beginning of plan preparation by providing a pool of available sites and later on assisting with the selection of sites considered suitable.
- 4.2 Now the Local Plan is adopted the purpose of the SHLAA is to identify suitable sites which will contribute to the delivery of the development strategy. The SHLAA also seeks to establish realistic assumptions about the development potential of the land identified and when the development is likely to occur.

Methodology

- 4.3 Following adoption of the Local Plan it is necessary to amend the methodology in previous SHLAA documents. In July 2016 East Staffordshire Borough Council held

a Developer Forum. Whilst this event was not specifically targeted at the SHLAA assumptions from the SHLAA were discussed and as a result the following changes have been made.

Principles

4.4 In previous SHLAAs viability of brownfield sites and associated market conditions at the time was a reason to push brownfield sites beyond the 5 year period. Since this time a number of brownfield sites have been approved for redevelopment, with some constructed. Therefore it is important that each site is considered on a case by case basis. Where previously identified brownfield sites are in a current use, the owners have been contacted. If the current use is expected to continue well into the Local Plan period or no response was received, then the site has been removed from the SHLAA.

Deliverability and Developability

4.5 In terms of assessing deliverability and developability, assumptions were made relating to the timeframe within which a site could be considered available for development. These broadly reflect the footnote on page 12 of the NPPF.

- Sites were considered to be deliverable, and capable of being included in the first 5 years land supply when demonstrated to be available now, offer a suitable location for development now in line with the development strategy of the Local Plan, and be achievable with a realistic prospect that housing would be delivered on site within five years and, in particular that development on the site is viable.
- Brownfield site landowners / agents were contacted in October 2016 to ensure that the SHLAA included the most up to date information available.

4.6 The proforma includes information provided by the landowner regarding their expected delivery/sale of site etc. However this information is separate to the estimated timescales of when the site could be developed taking into account the Councils full assessment of the site.

Yield

4.7 In relation to yield on site, following discussion at the developer forum yield was agreed as being 30dph, again unless information was provided to the contrary. There may be certain sites where a higher yield would be possible but it was agreed that 30dph on average was reasonable.

4.8 In addition to considering reasons for making assessments about each site, it was also important to consider reasons for excluding sites from the SHLAA. The reasons for removing sites are based on the following assumptions:

- Yield below threshold – It was considered appropriate to apply a site size and yield of above 10 units or a site area of approx 0.33ha (As this would lead to a yield of 10 at 30dph). This was to ensure the SHLAA would be more manageable, having previously identified approximately 1900 sites. In making this decision the Council considered the Governments Technical consultation on implementation of planning changes of February 2016 which included a small sites register to support custom build. However at the time of preparing the SHLAA no further guidance or policies had been prepared and it is therefore reasonable to address any requirements separately in the future.
- Built –The 2017 SHLAA has removed sites which have been granted permission. Sites have been redrawn where permission has been granted on part of a previously identified site. Should any planning permissions expire on individual sites in the future, it will be for the 5 year land supply report¹ to identify these. If appropriate such sites may be included within a future SHLAA review depending on the site circumstance.
- Location unsuitable –These sites are not considered deliverable or developable as they are not located within a settlement boundary or are in open countryside where greenfield development would be contrary to policy, also taking into account policies in ‘Made’ Neighbourhood Plans. These sites have been given a 15+ year timescale as they would be subject to a Local Plan and/or Neighbourhood plan review.
- Duplicate site – Previous SHLAAs contained a number of overlapping sites. All sites have been reviewed to ensure there is no overlapping or duplication of sites.
- Sites undeliverable- where landowners have confirmed existing uses are to continue for the foreseeable future, or no information from the landowner has been received these sites have been excluded from the SHLAA. It is important that the SHLAA only identifies sites which have a realistic or reasonable prospect of coming forwards for development over the plan period.

¹ Prepared twice a year

5. SHLAA RESULTS

5.1 As stated in the Methodology , the Core Outputs of the SHLAA are to produce the following:

- a list of all sites cross-referenced to their locations on maps;
- an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site and broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks.

5.2 The results section of this document therefore includes the following in order to meet the above core outputs;

5.3 **Appendix A** includes the SHLAA Trajectory table; this identifies each site included within the SHLAA, and provides the following information;

1. SHLAA reference number and the site address.
2. The size of the site, and its potential yield using 30dph.
3. Information about whether a site is regarded as suitable, available and achievable, and whether it is deliverable or developable.
4. A detailed housing trajectory – when each site is expected to come forward and what the delivery from a site would be per annum.

5.4 **Appendix B** includes the map of all sites.

5.5 **Appendix C** includes a map of the housing trajectory and shows each site and when it could be developed based on the information in Appendix A and the trajectory.

5.6 **Appendix D** then includes a blank proforma. The completed proformas for all of the SHLAA sites is available as a separate document.

6. 2017 RESULTS

6.1 The results following the review of all previously identified SHLAA sites and submissions are as follows:

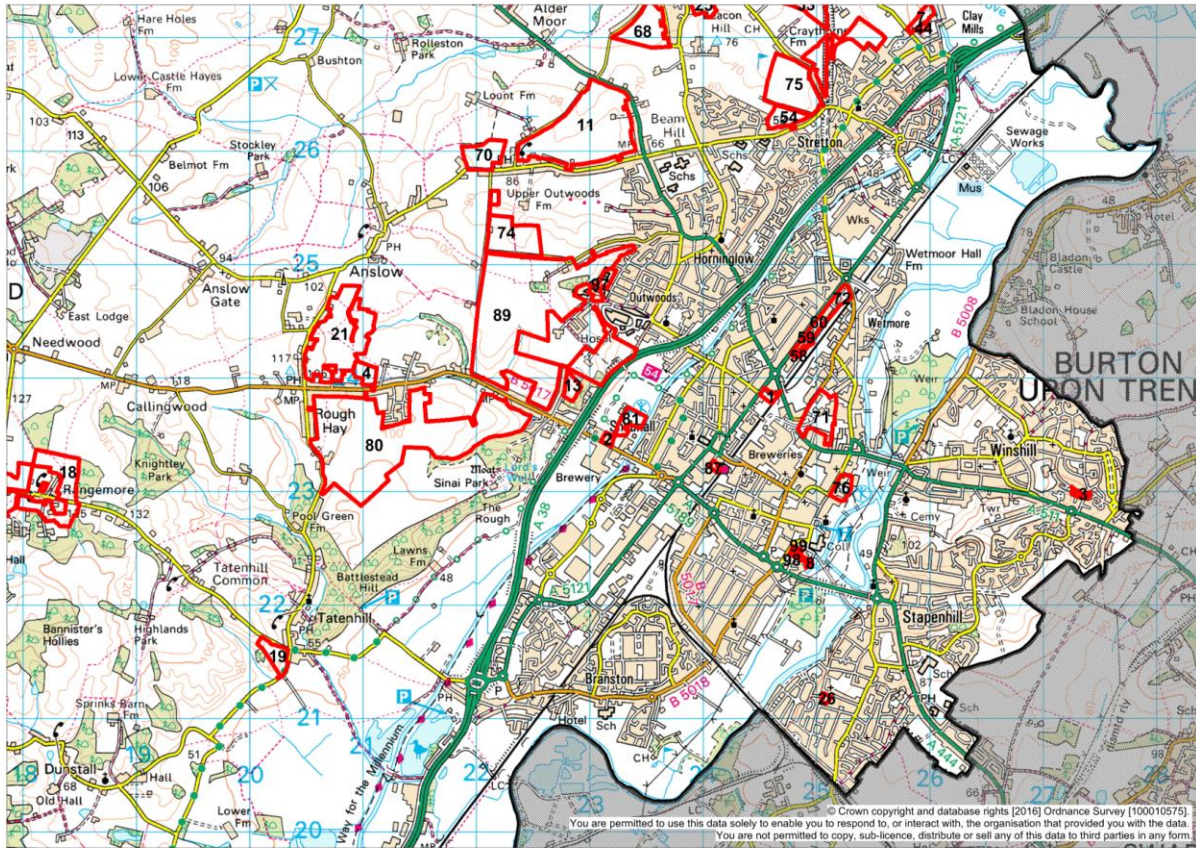
- The SHLAA identifies a total of 99 sites. The total site area included in the SHLAA which includes all submission sites is 692 ha, providing a total yield of 20,757 units.
- Of the total sites 20 sites totalling 35.41 ha are considered deliverable and developable with a total yield of 1,061 units.
- The total yield expected to be delivered in the first five years is 442.
- Of the 99 sites identified, 81 are greenfield, 15 are brownfield sites and 3 are mixed sites.

6.2 The following section splits the results into various settlements within East Staffordshire. Namely Burton upon Trent and Uttoxeter, followed by the Tier 1, Tier 2 and other villages within the borough.

6.3 The sites highlighted in orange and in italics within the below tables are the deliverable and developable sites which are expected to be delivered in the next five years.

7. BURTON UPON TRENT

28 sites have been identified in Burton upon Trent; these are shown on the map below.



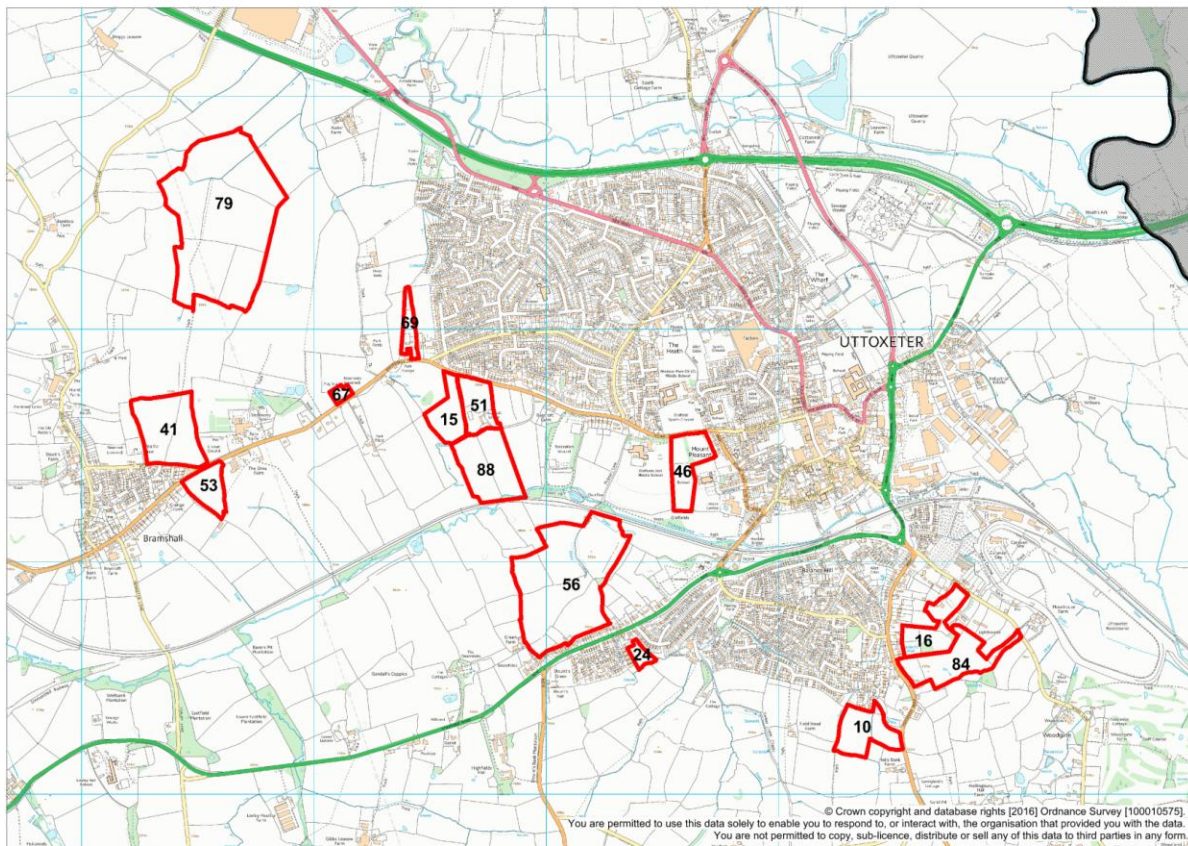
The following table identifies the sites within Burton

Site Ref	Address	Area	Yield
1	Derby Street	1.14	34
2	Shobnall Rd	0.82	25
3	Vancouver Drive	0.66	20
4	Land Rear of the Homestead, Henhurst Hill	3.16	95
7	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	2.28	68
8	Land at Bond Street and Green Street	0.41	12
11	Land North of Beamhill Road, West of Tutbury Road	45	1350
13	Reservoir Road, Burton upon Trent	2.37	71
21	Land east of Hopley Road between Henhurst Hill and Anslow	31	930

26	<i>Short Street Community Infants School, Stapenhill</i>	0.5	15
44	<i>20-24 Dovecliff Road, Stretton</i>	0.38	11
54	Land at Bitham Lane, Stretton	4.47	134
58	Land at Derby Road, Graham Fletcher Coaches	0.39	12
59	Land at Derby Road (Tile store, Kwik Fit and adjacent land)	1.02	31
60	Land at Derby Road, Rykneld Metals	0.47	14
70	Land North of Beamhill Road	7.33	220
71	<i>Coors - Middle Yard, Hawkins Lane</i>	9.08	272
72	Derby Road, Burton	4.39	132
74	Land South of Beamhill Road, Burton	12.6	378
75	Land North of Stretton	28.5	855
76	Coors - High Street, Burton	2.9	87
80	Land at Henhurst Hill, Burton upon Trent	90.9	2727
81	Shobnall Sports and Social Club	3.46	104
87	Curzon Street	0.51	15
89	Land North of Forest Road, South of Field Land and East of Outwoods Lane	103	3090
97	Burton Hospital - Outwoods Site	2.76	83
98	Bond Street (Car Park)	0.34	10
99	Bond Street (Telecoms Building)	0.31	9

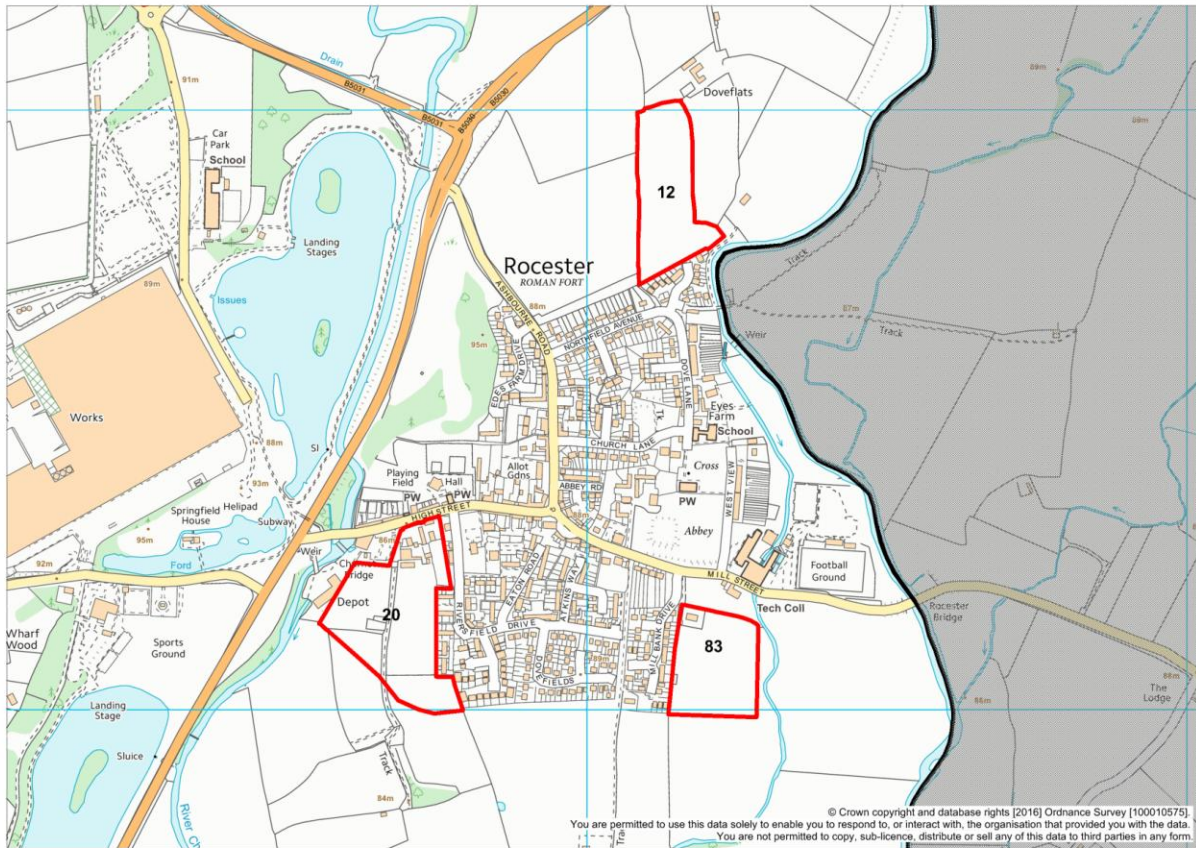
8. UTTOXETER

11 sites have been identified in Uttoxeter; these are shown on the map below.



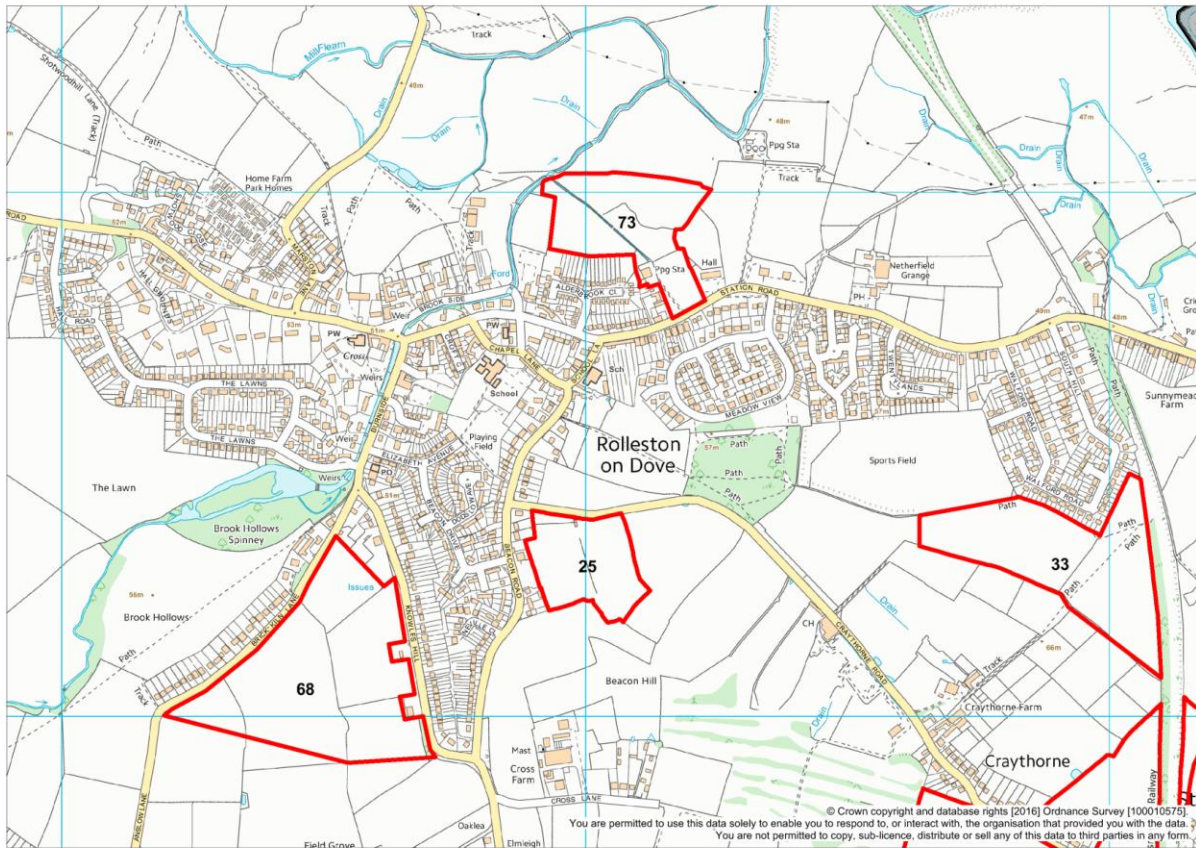
Site Ref	Address	Area	Yield
10	Land South of Demontfort Way	4.12	124
15	Land South of Bramshall Road, adj. Ryecroft Lodge, Uttoxeter	3	90
16	Land south of Wood Lane, Uttoxeter	4	120
24	<i>Land at the rear of 61 Stafford Road, Uttoxeter</i>	<i>0.71</i>	<i>21</i>
46	Land at Stone Road, Uttoxeter	3.96	119
51	Roycroft Lodge, Uttoxeter	3.1	93
56	Blounts Green Farm, Stafford Road, Uttoxeter	19.44	583
69	Land to the West of Uttoxeter	1.36	41
79	Land West of Uttoxeter (Parks Fm)	28.19	846
84	Land East of Highwood Road and West of Wood Ln, Uttoxeter	5.72	172
88	Land South of Bramshall Road, inc Ryecroft Farm, Uttoxeter	6.56	197

ROCESTER



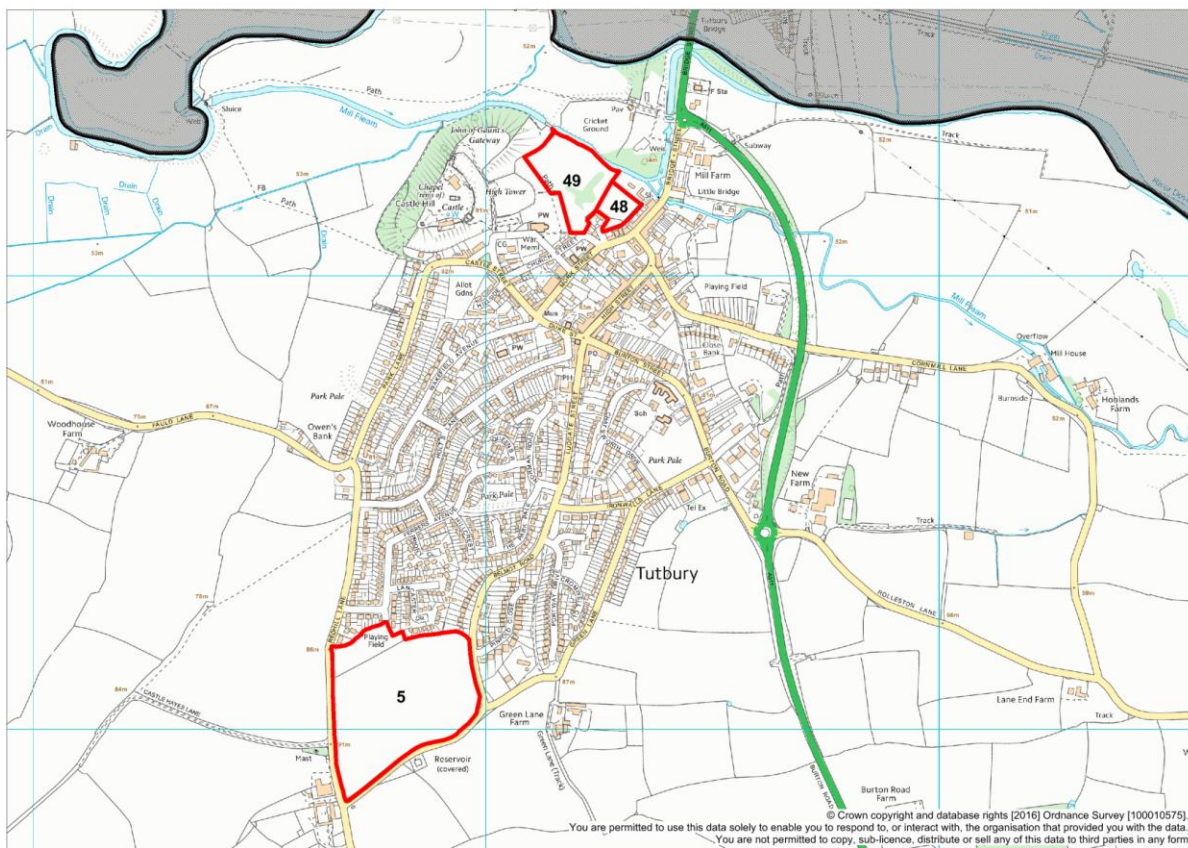
Site Ref	Address	Area	Yield
12	Land off Northfield Avenue, Rocester	2.26	68
20	Land at Main Street, Rocester	4.1	123
83	The Beeches and Land Adjacent Mill Street, Rocester	2.39	72

ROLLESTON ON DOVE



Site Ref	Address	Area	Yield
25	Land at Craythorne Road/ Beacon Road	3.4	102
33	Land South of Walford Road, Rolleston on Dove	7.53	226
68	Knowles Hill, Rolleston	10.85	325
73	Land North of Station Road, Rolleston on Dove	5.01	150

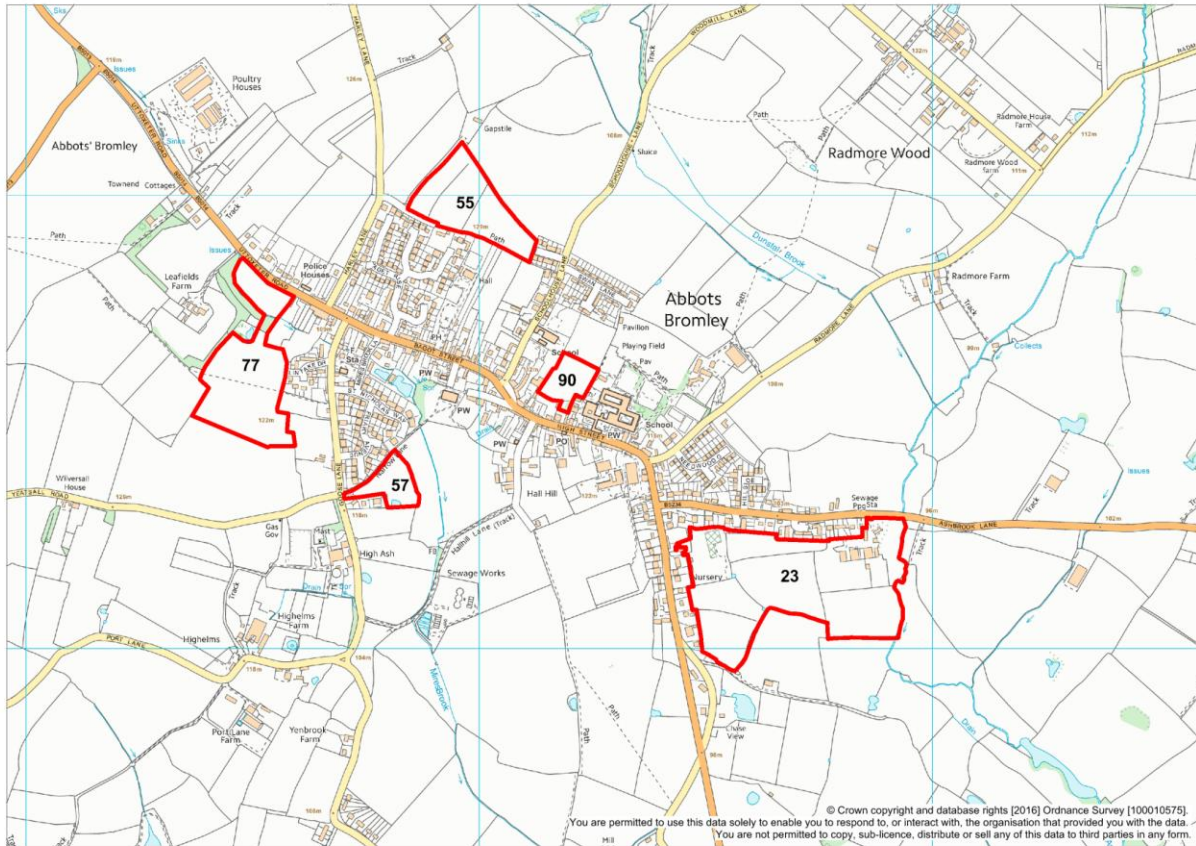
TUTBURY



Site Ref	Address	Area	Yield
5	Land at Belmont Road, Tutbury	8.5	255
48	Land at Manor Farm, Tutbury	0.57	17
49	Land adjacent to Manor Farm Tutbury	2.28	68

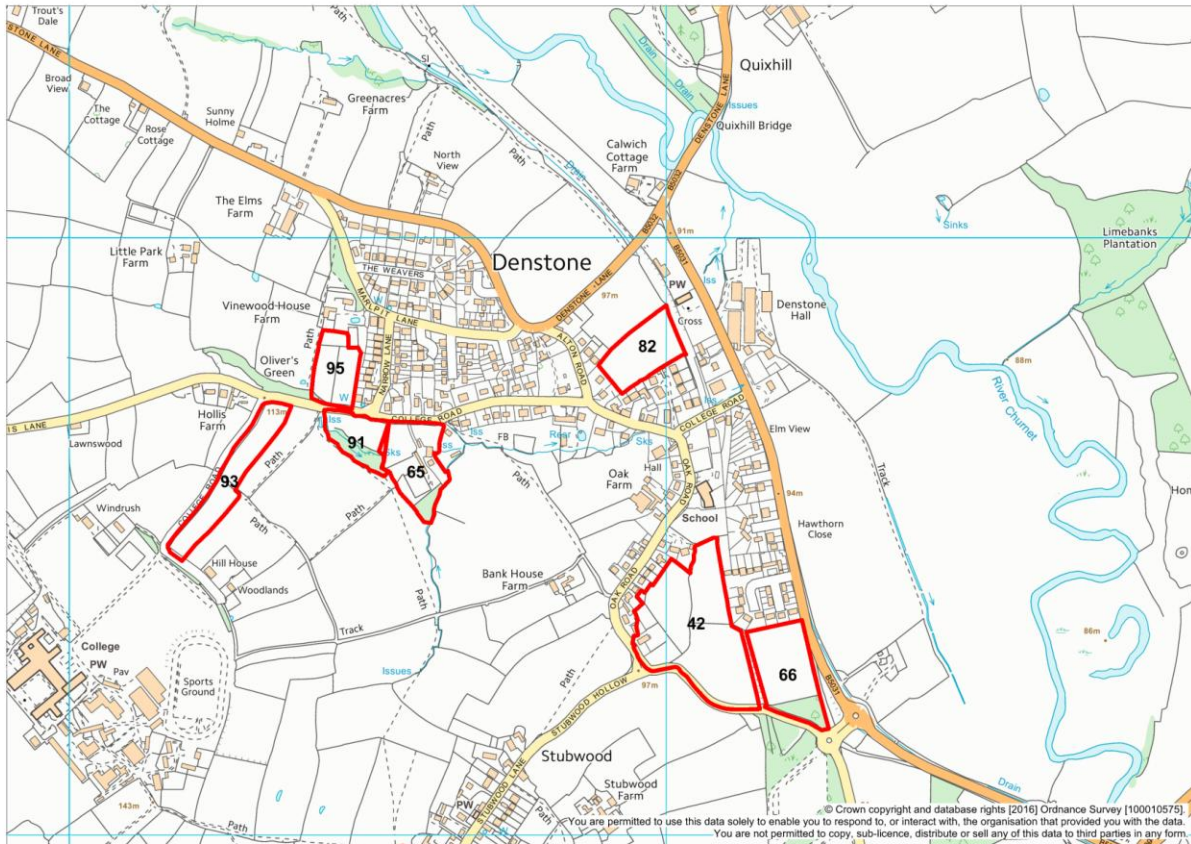
10. CATEGORY 2 VILLAGES

ABBOTS BROMLEY



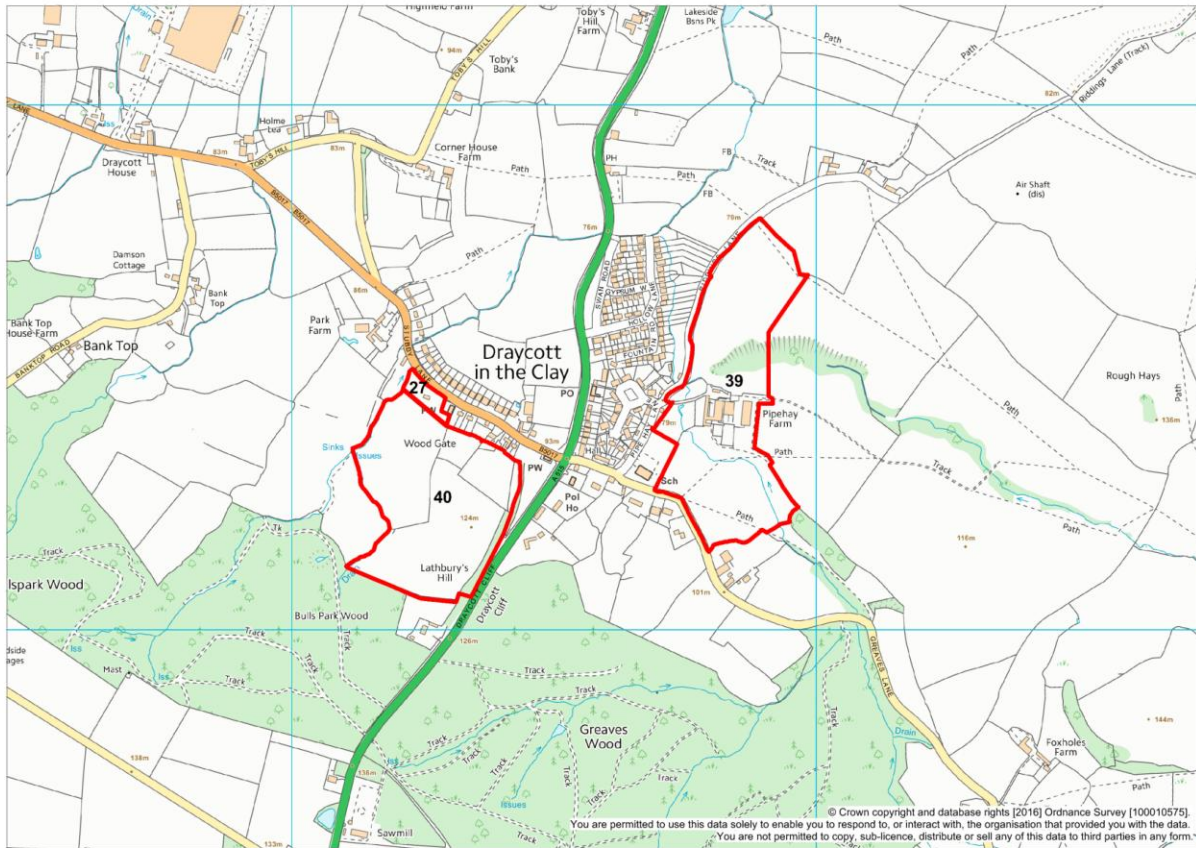
Site Ref	Address	Area	Yield
23	Land at Ashbrook Lane, Abbots Bromley	10.63	319
55	Land at Bagots View, Abbots Bromley	3.16	95
57	Land off Goose Lane, Abbots Bromley	1	30
77	Land South of Uttoxeter Road, Abbots Bromley	4.6	138
90	Land North of High Street, Abbots Bromley	0.91	27

DENSTONE



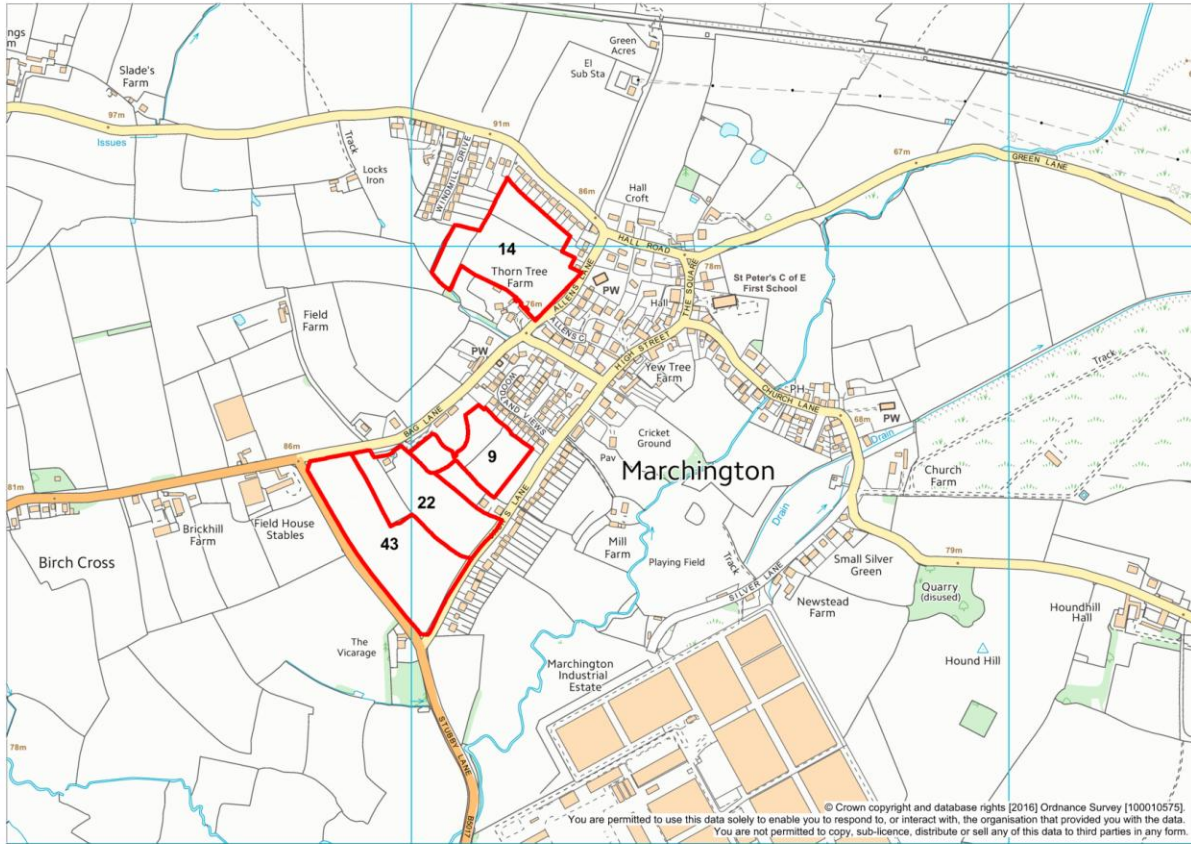
Site Ref	Address	Area	Yield
42	Land at Oak Road, Denstone	3.47	104
65	Land at The Croft, College Road, Denstone	1.24	37
66	Land to the South of Denstone	1.5	45
82	Land to the rear of Brook House Denstone	1.4	42
91	The Dingle, off College Rd, Denstone	0.72	22
93	Land off College Road, Denstone	1.25	37
95	Land south of Vinewood Farm, Marlpit Lane, Denstone	0.81	24

DRAYCOTT IN THE CLAY



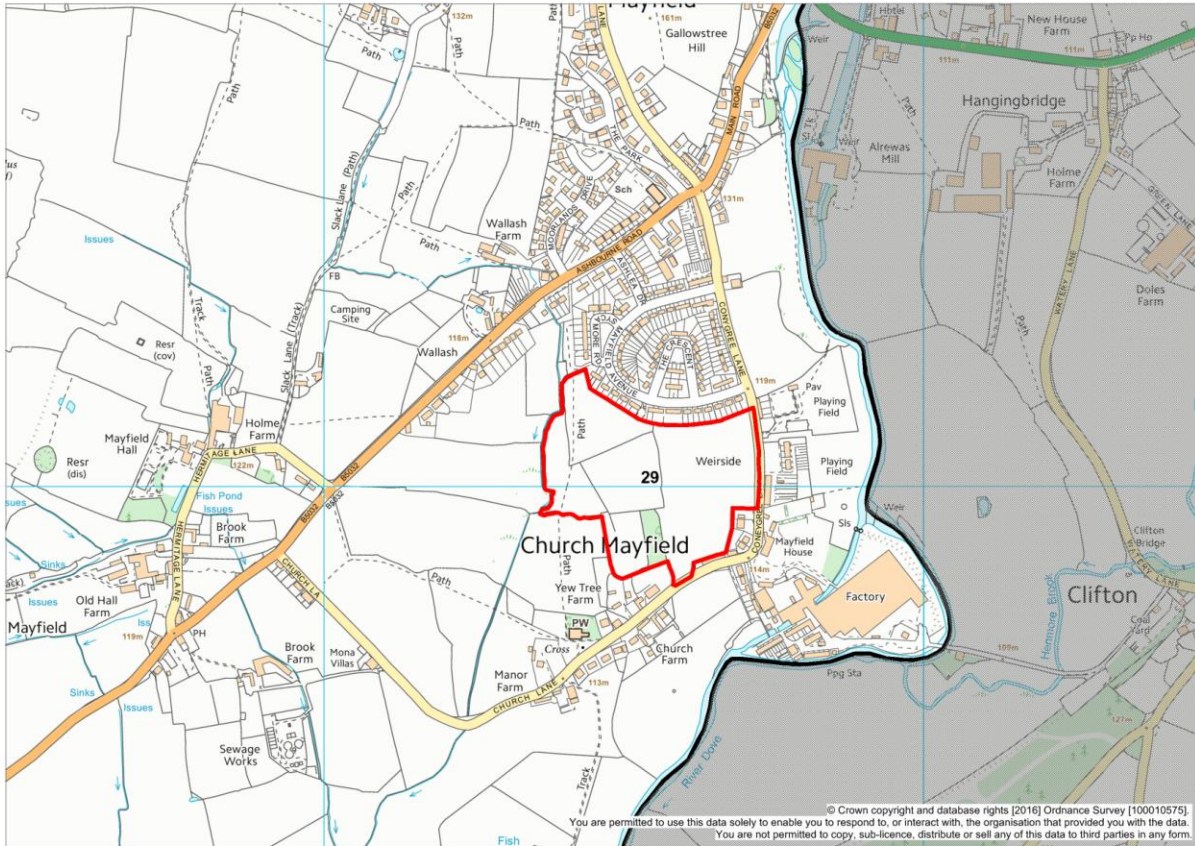
Site Ref	Address	Area	Yield
27	Land at Stubby Lane, Draycott in the Clay	0.36	11
39	Land East of Draycott-in-the-Clay	9.98	300
40	Land West of Draycott-in-the-Clay	8.5	255

MARCHINGTON



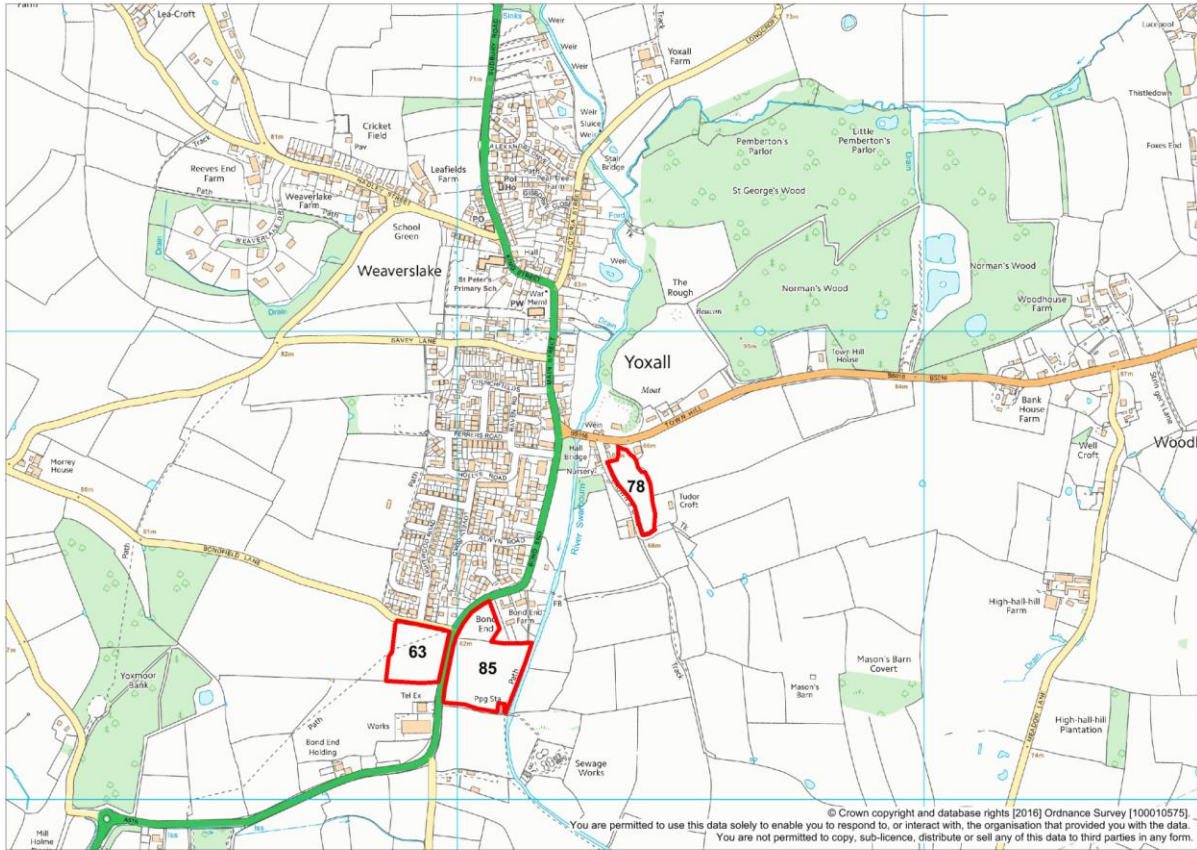
Site Ref	Address	Area	Yield
9	Jacks Lane, Marchington	1.34	40
14	Land at Allens Lane, Marchington	2.8	84
22	Land between Bag Lane and Jacks Lane, Marchington	2.05	62
43	Land along the B5017, Marchington	3.14	94

MAYFIELD



Site Ref	Address	Area	Yield
29	Land off Coneygree Lane, Church Mayfield, Staffordshire	7.9	237

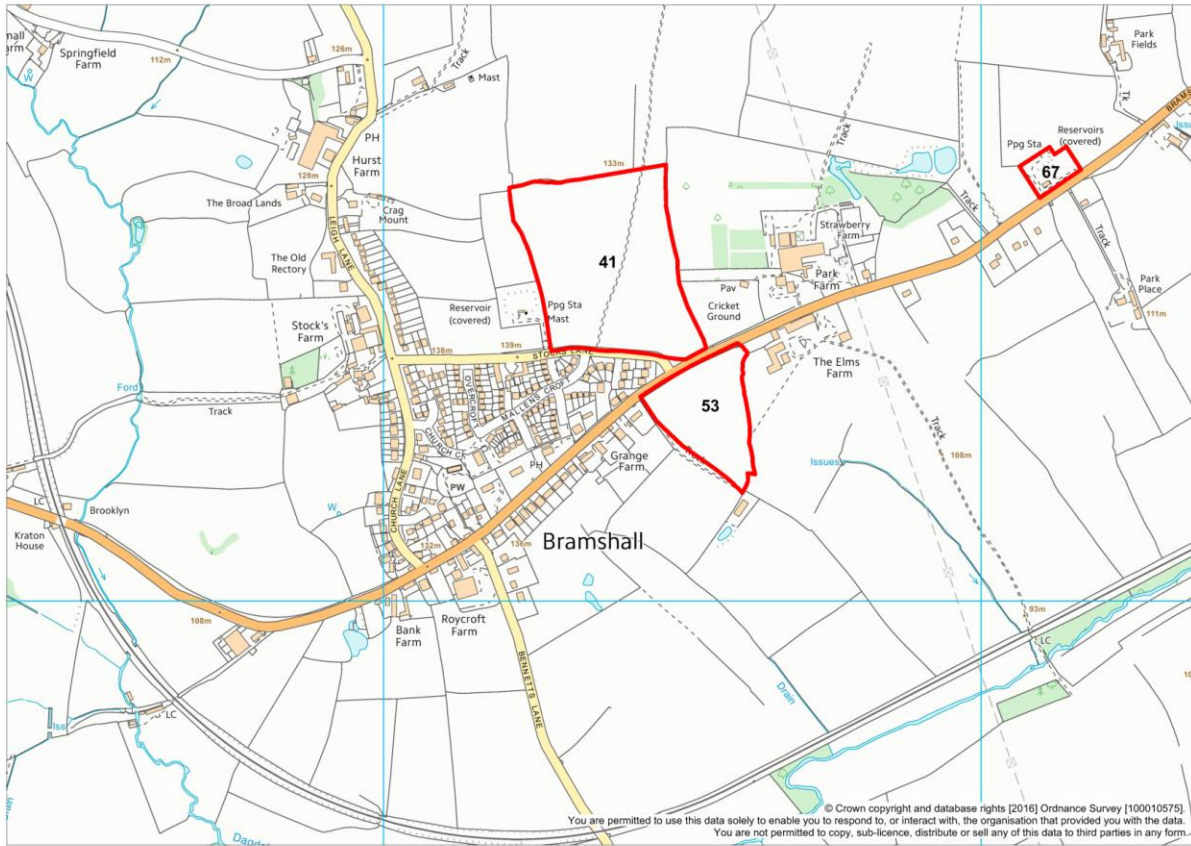
YOXALL



Site Ref	Address	Area	Yield
63	Land off Bondfield Lane, Yoxall	1.4	42
78	Land at Browns Lane, Yoxall	0.86	26
85	Land East of Bondfield Lane, Yoxall	2.66	80

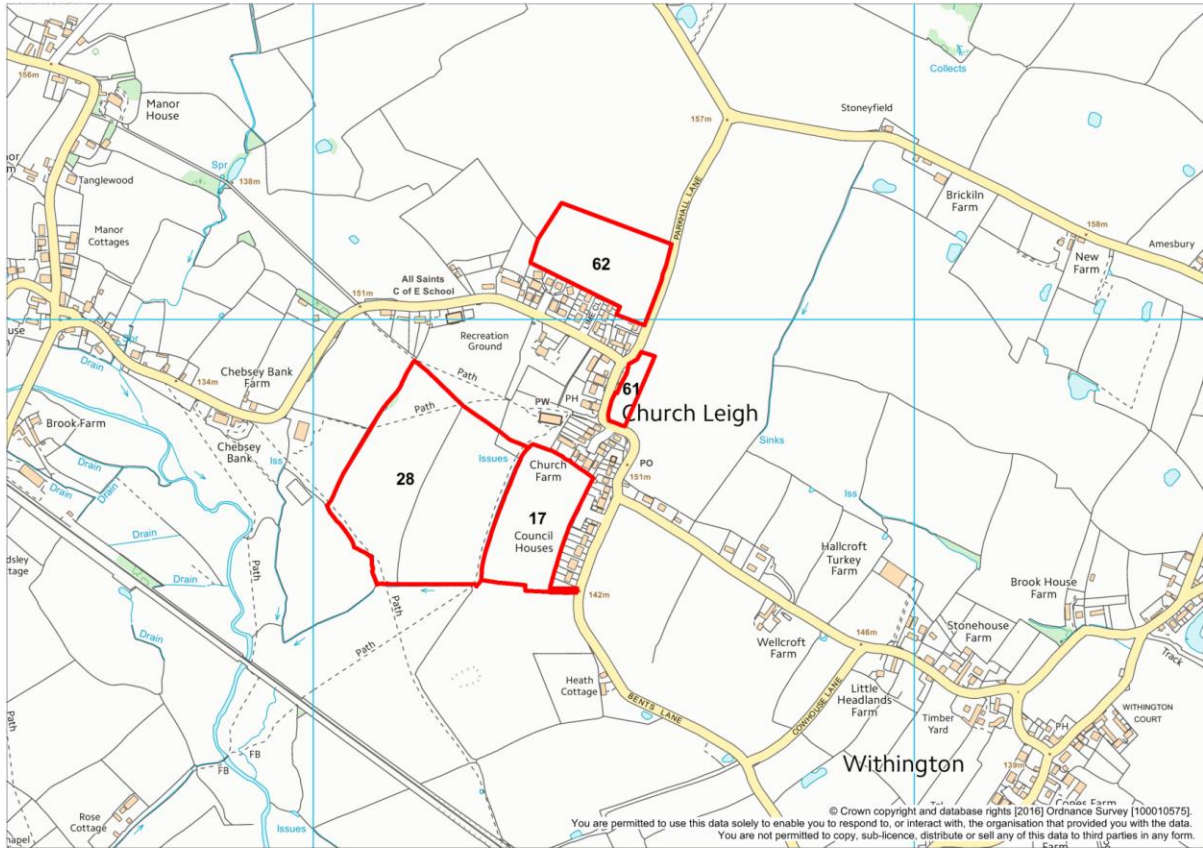
11. CATEGORY 3 VILLAGES

BRAMSHALL



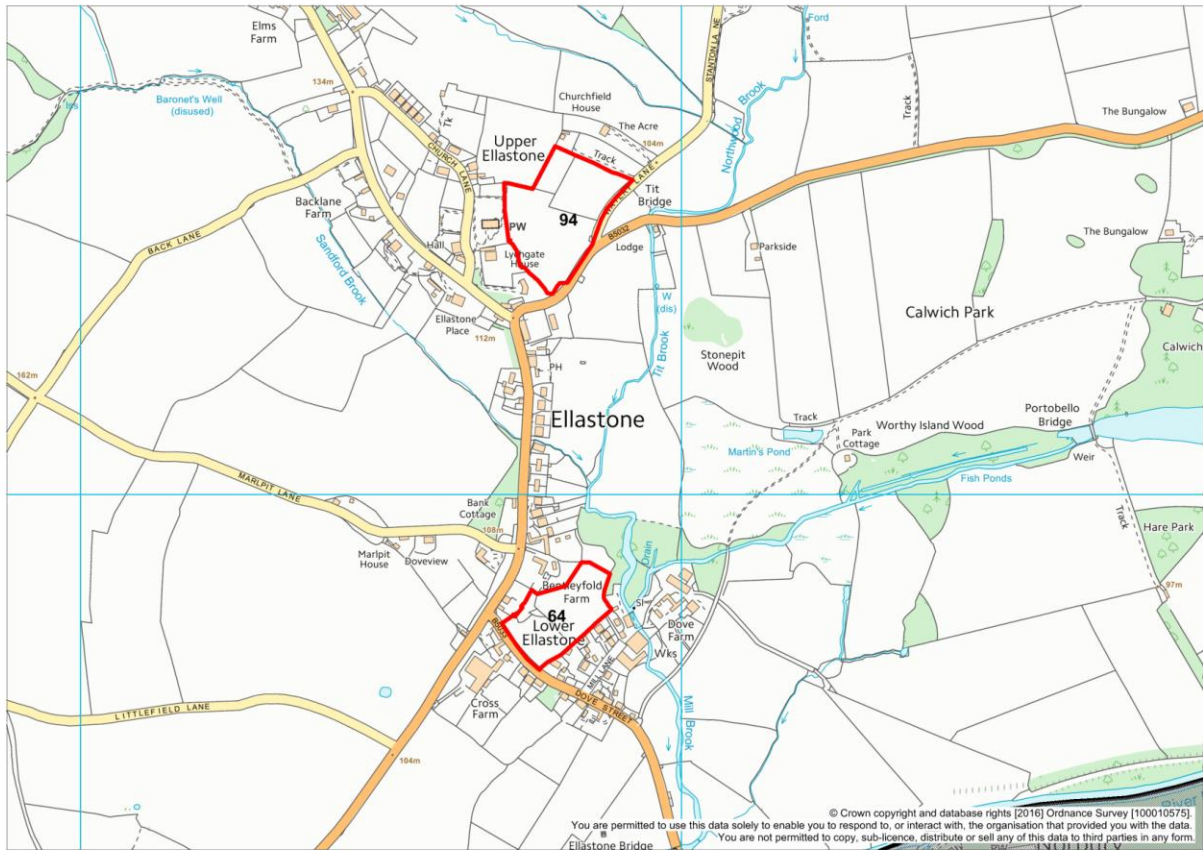
Site Ref	Address	Area	Yield
41	Land at Bramshall, Uttoxeter	7.32	220
53	Land along Bramshall Road, Bramshall	2.56	77
67	Covered (Redundant) Reservoir, Bramshall Road	0.48	14

CHURCH LEIGH



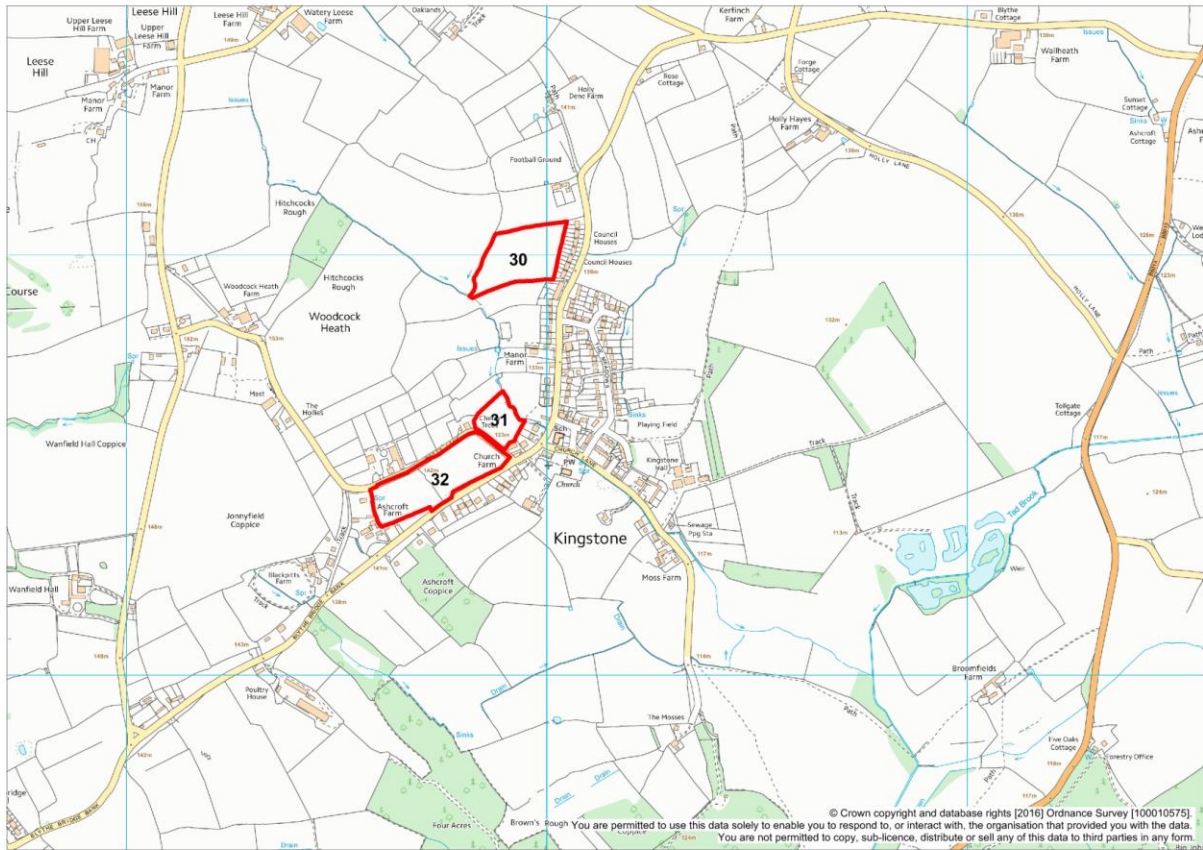
Site Ref	Address	Area	Yield
17	Land South East of Church Leigh	2.7	81
28	Land adjacent to All Saints Church, Leigh	7.52	226
61	Land off Park Hall Road, Church Leigh	0.41	12
62	Land to the North of Church Leigh	2.62	79

ELLASTONE



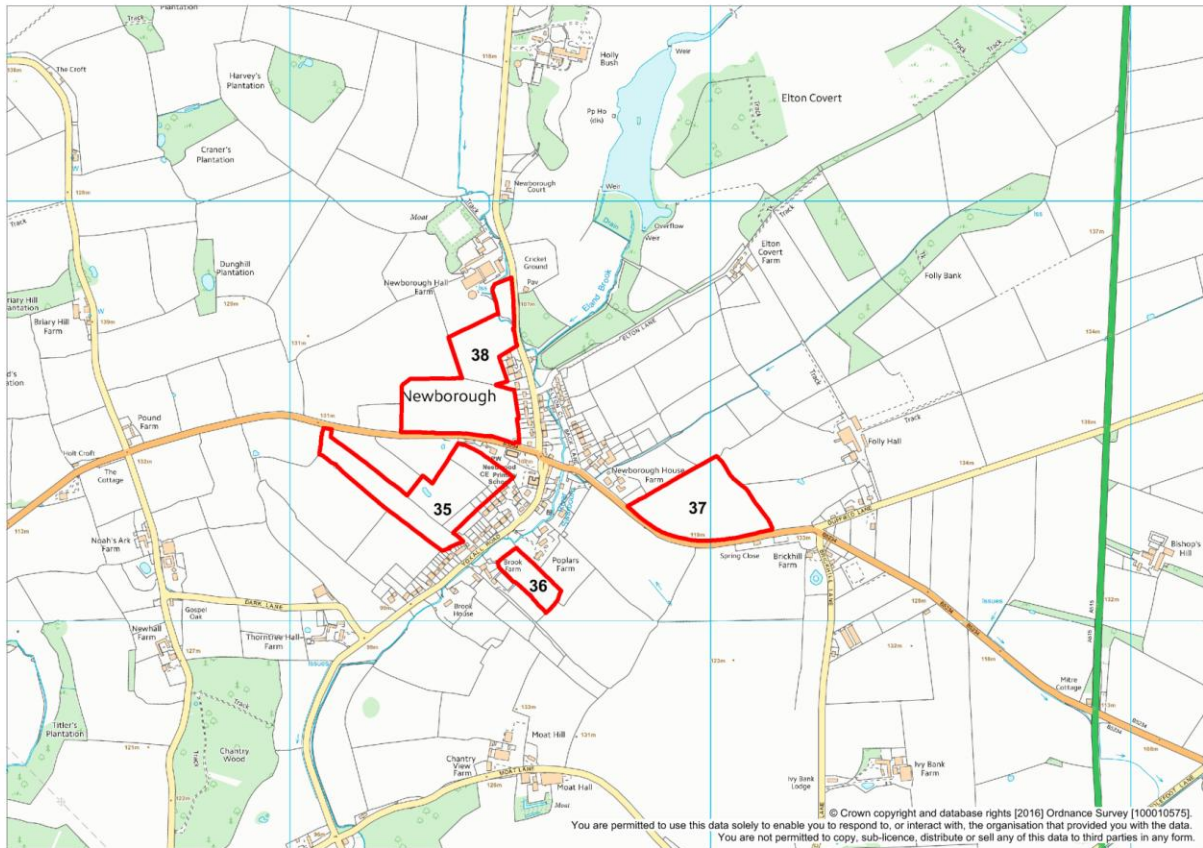
Site Ref	Address	Area	Yield
64	Land off Dove Street, Ellastone	1.67	50
94	Churchfields, Watery Lane, Ellastone	2.85	85

KINGSTONE



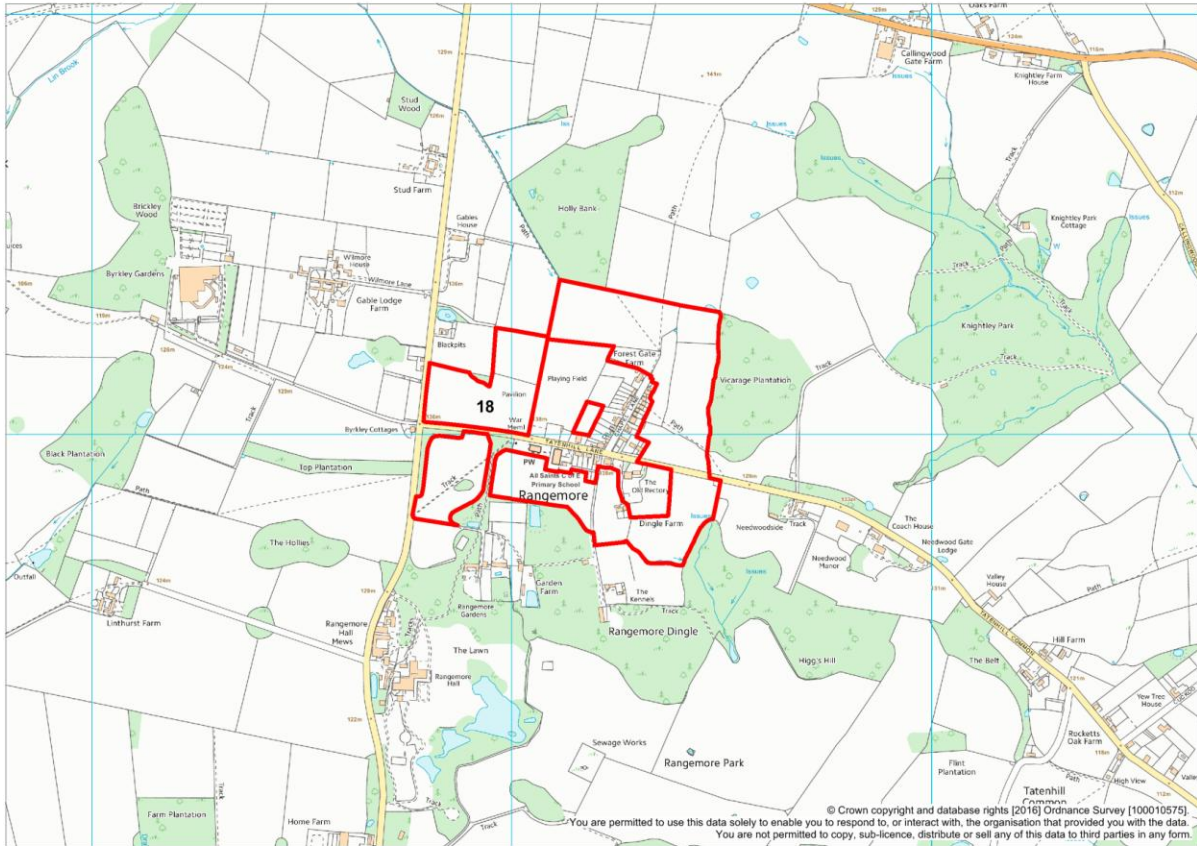
Site Ref	Address	Area	Yield
30	Land adjacent to Council Houses, Kingstone, Uttoxeter	2.4	72
31	Land adjacent to Cherry Trees, Kingstone, Uttoxeter	0.89	27
32	Land along Potts Lane, Kingstone, Uttoxeter	3.23	97

NEWBOROUGH



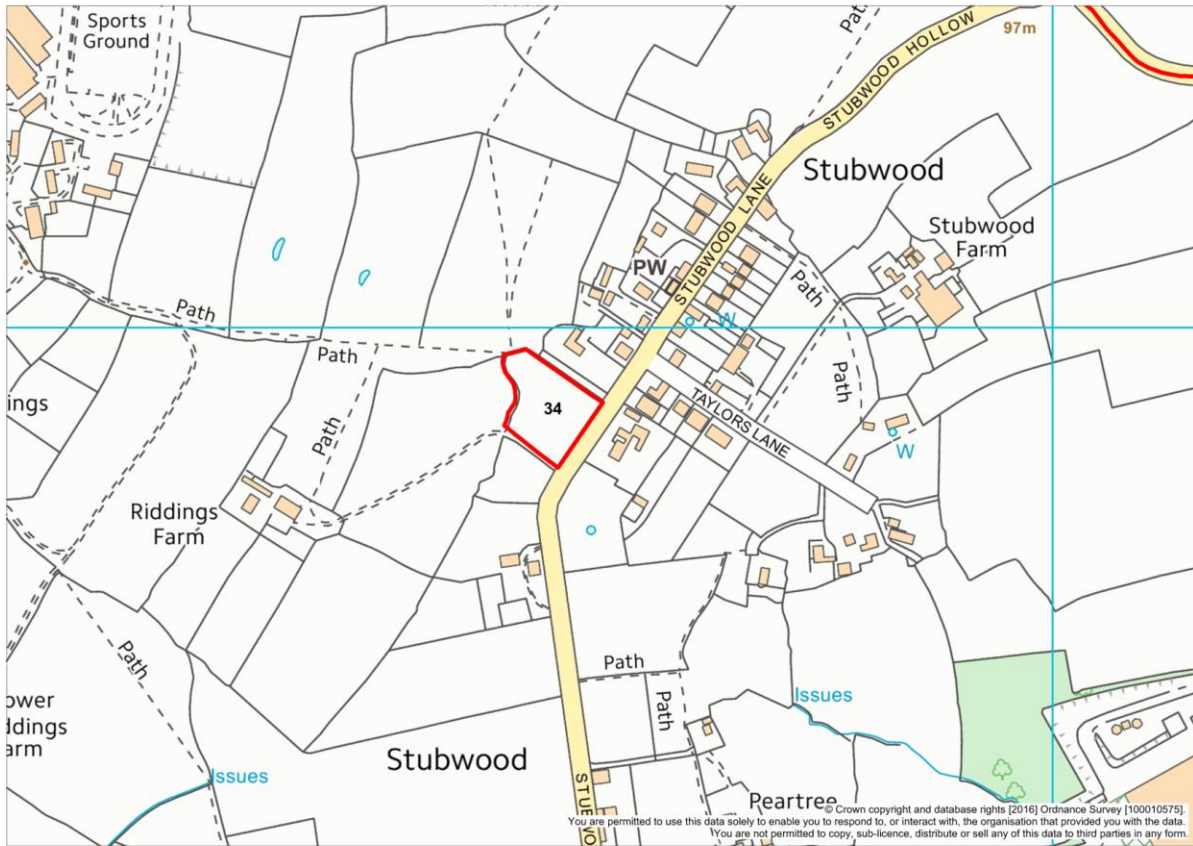
Site Ref	Address	Area	Yield
35	Land between Church Lane and Yoxall Road	4.71	141
36	Land at Yoxall Road, Newborough	0.98	29
37	Land East of Newborough	3.98	119
38	Land West of Newborough	5.64	169

RANGEMORE



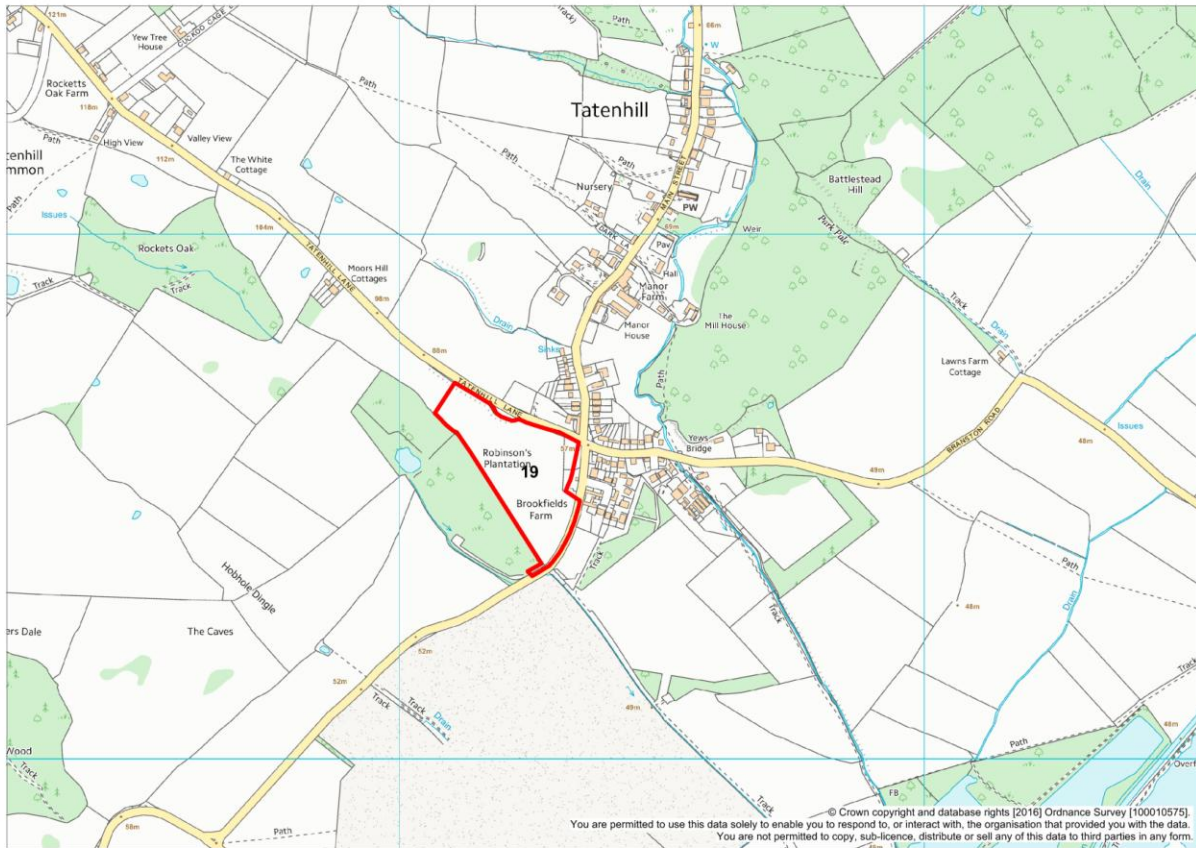
Site Ref	Address	Area	Yield
18	Land at Rangemore	23.9	717

STUBWOOD



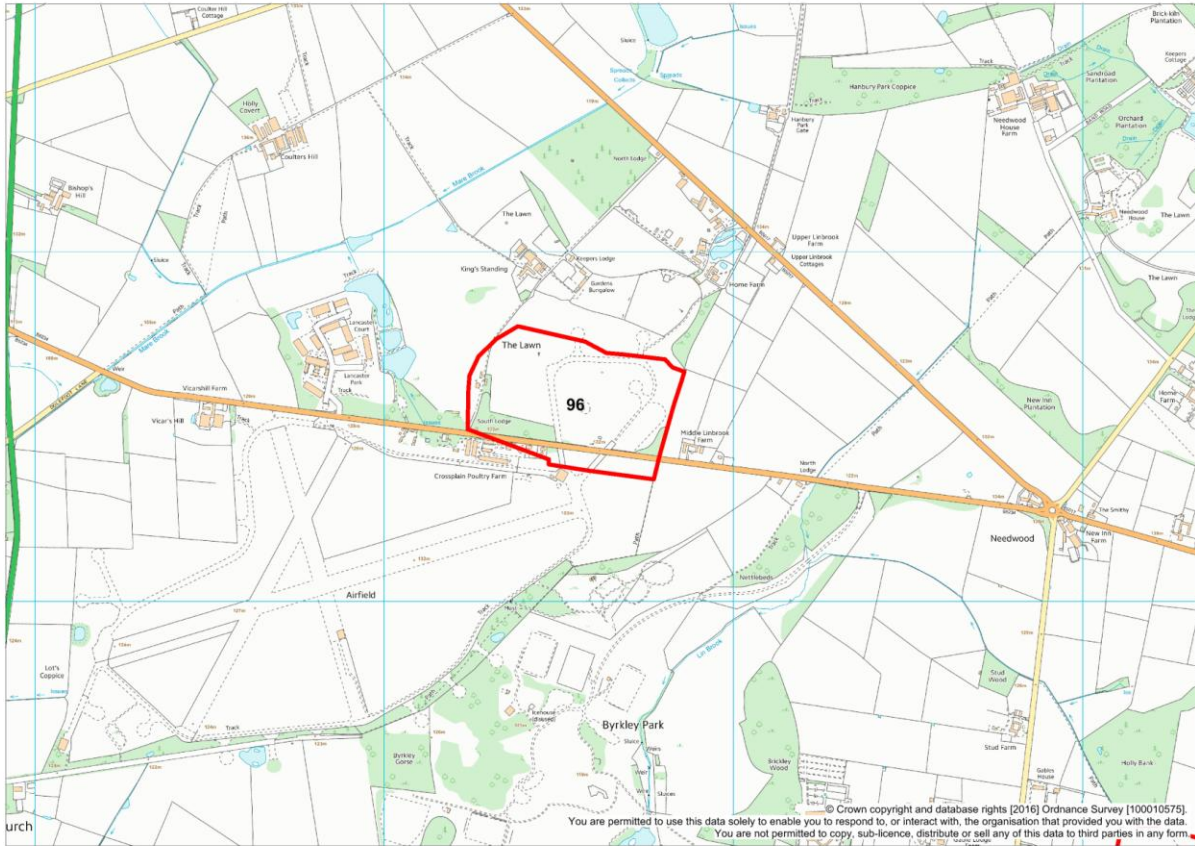
Site Ref	Address	Area	Yield
34	Land at Stubwood, Uttoxeter	0.46	14

TATENHILL



Site Ref	Address	Area	Yield
19	Land at Tatenhill	4.37	131

NEEDWOOD



Site Ref	Address	Area	Yield
96	Land next to B5234, Needwood	19.12	574

12. CONCLUSION

12.1 The Council’s SHLAA has identified a total of 99 sites within the Borough. All but one of these sites have a potential yield of over ten units. Whilst this document makes judgements about the suitability of sites, and their deliverability, these judgements in no way indicate that a site will actually come forward for housing development, nor that it would receive planning permission should it be applied for. As described above, the assessment considers a variety of factors to determine whether or not a site is suitable.

SHLAA Statistics:

SHLAA Statistics - 2017 update	Total number of sites	Potential total yield of sites	Total area of sites (ha)
Total SHLAA Sites	99	20,757	691.86
Greenfield Sites	81	19,014	633.78
Brownfield Sites	15	1,325	44.16
Mixed Sites	3	418	13.92
0 – 5 years	5	442	14.77
6 – 15 years	16	660	22
15+ years	78	19,655	655.09
Not developable	78	19,655	655.09

12.2 Of the sites identified, the Council has identified 21 developable sites, that is, sites which could (if planning permission were granted) come forward for housing development and be delivered, of which 5 sites are considered deliverable (could commence within the first five years (2016/17-2020/21)). These are sites which are consistent with the development strategy set out in the Local Plan or consistent with Neighbourhood Plans.

12.3 The location of these sites can be seen on the map in Appendix C, which shows sites in relation to where they fall within the housing trajectory.

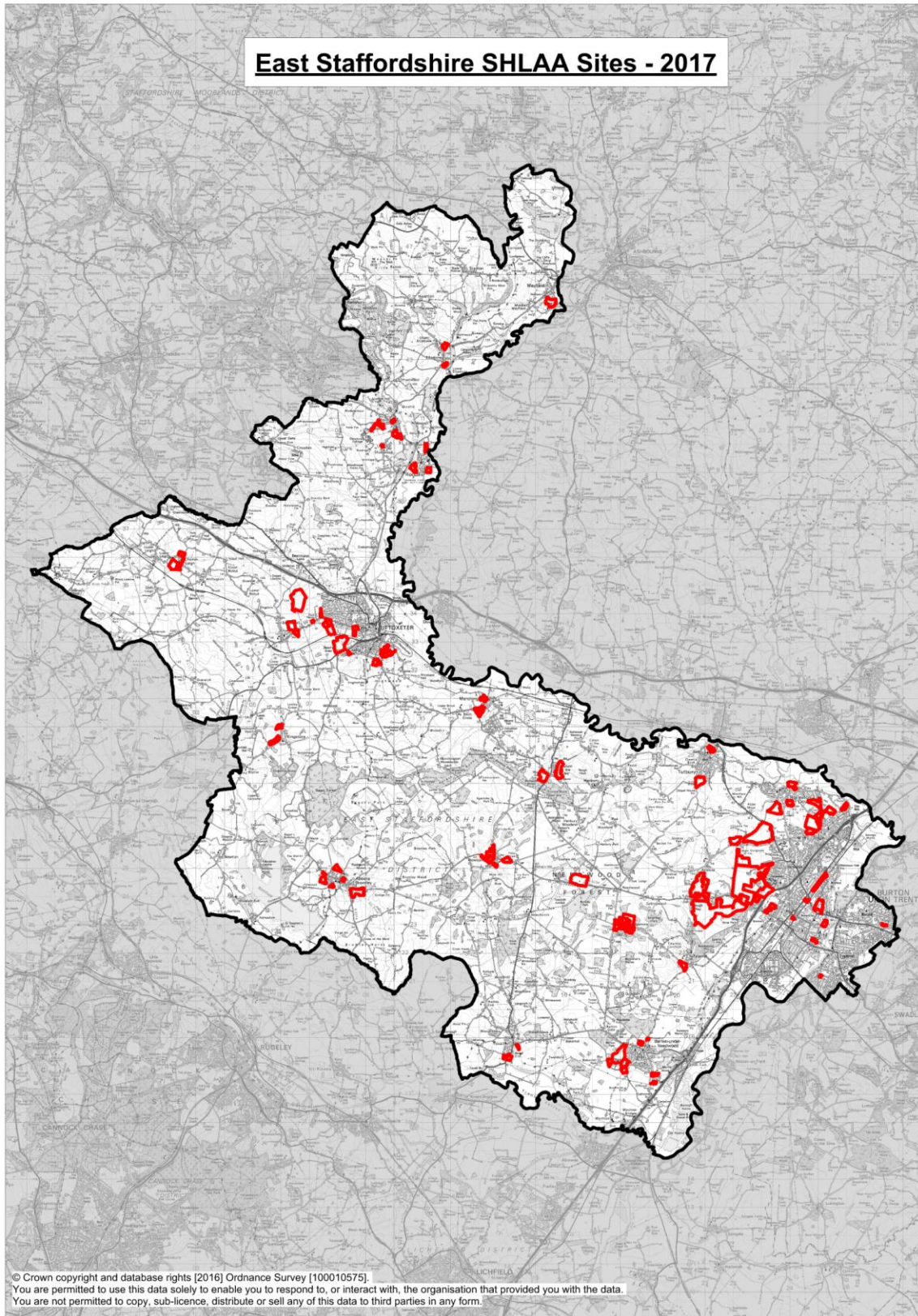
APPENDIX A – SHLAA TRAJECTORY TABLE

Site Ref	Address	Size of Site	Yield	Brown or Green Field	Area	In a NP Area	Available	Achievable	Deliverable	Suitable	Developable	Timescale	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	15 yrs+
1	Derby Street	1.14	34	Brown	Burton	Yes	No	No	No	Yes	Yes	6 - 15 years																
2	Shobnall Rd	0.82	25	Brown	Burton	Yes	No	No	No	Yes	Yes	6 - 15 years																
3	Vancouver Drive	0.66	20	Green	Burton	Yes	Yes	No	No	No	No	15 + years																20
4	Land Rear of the Homestead, Henhurst Hill, Burton	3.16	95	Green	Burton	Yes	Unknown	No	No	No	No	15 + years																95
5	Land at Belmont Road, Tutbury	8.5	255	Green	Tutbury	No	Yes	No	No	No	No	15 + years																255
6	Land to the North West of Barton under Needwood	5.15	155	Green	Barton	No	Yes	No	No	No	No	15 + years																155
7	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	2.28	68	Green	Burton	Yes	No	No	No	No	No	15 + years																68
8	Bond Street and Green Street	0.41	12	Brown	Burton	No	No	No	No	Yes	Yes	6 - 15 years																12
9	Jacks Lane, Marchington	1.34	40	Green	Marchington	Yes	Yes	No	No	No	No	15 + years																49
10	Land South of Demontfort Way	4.12	124	Green	Uttoxeter	Yes	Unknown	No	No	No	No	15 + years																124
11	Land North of Beamhill Road, West of Tutbury Road, Burton	45	1350	Green	Burton	Yes	No	No	No	No	No	15 + years																1350
12	Northfield Avenue, Rocester	2.26	68	Green	Rocester	No	Yes	No	No	No	No	15 + years																68
13	Reservoir Road, Burton upon Trent	2.37	71	Green	Burton	Yes	No	No	No	No	No	15 + years																71
14	North of Allens Lane, Marchington	2.8	84	Green	Marchington	Yes	Yes	No	No	No	No	15 + years																84
15	Land South of Bramshall Road (Top), inc Ryecroft Farm, Uttoxeter	3	90	Green	Uttoxeter	Yes	No	No	No	No	No	15 + years																90
16	Land south of Wood Lane, Uttoxeter	4	120	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																120
17	Land South East of Church Leigh	2.7	81	Green	Church Leigh	No	Yes	No	No	No	No	15 + years																81
18	Land at Rangemore	23.9	717	Green	Rangemore	Yes	Yes	No	No	No	No	15 + years																717
19	Land at Tatenhill	4.37	131	Green	Tatenhill	Yes	Yes	No	No	No	No	15 + years																131
20	Land at Main Street, Rocester	4.1	123	Green	Rocester	No	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	25	25	23										
21	Land east of Hopley Road between Henhurst Hill and Anslow	31	930	Green	Burton	Yes	Yes	No	No	No	No	15 + years																930
22	Land between Bag Lane and Jacks Lane, Marchington	2.05	62	Green	Marchington	Yes	Yes	No	No	No	No	15 + years																62
23	Land at Ashbrook Lane, Abbots Bromley	10.63	319	Green	Abbots Bromley	Yes	Yes	No	No	No	No	15 + years																319
24	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21	Green	Uttoxeter	Yes	Yes	Yes	Yes	Yes	Yes	0 - 5 years					21											
25	Land at Craythorne Road, Rolleston	3.4	102	Green	Rolleston	Yes	Yes	No	No	No	No	15 + years																102
26	Short Street Community Infants School, Stapenhill, Burton	0.5	15	Brown	Burton	Yes	Yes	Yes	Yes	Yes	Yes	0 - 5 years					15											
27	Land at Stubby Lane, Draycott in the Clay	0.36	11	Green	Draycott	No	Yes	No	No	No	No	15 + years																11
28	Land adjacent to All Saints Church, Church Leigh	7.52	226	Green	Church Leigh	No	Yes	No	No	No	No	15 + years																226
29	Land off Coneygree Lane, Church Mayfield	7.9	237	Green	Mayfield	No	Yes	No	No	No	No	15 + years																237
30	Land adjacent to Council Houses, Kingstone, Uttoxeter	2.4	72	Green	Kingstone	No	Yes	No	No	No	No	15 + years																72
31	Land adjacent to Cherry Trees, Kingstone, Uttoxeter	0.89	27	Green	Kingstone	No	Yes	No	No	No	No	15 + years																27
32	Land along Potts Lane, Kingstone, Uttoxeter	3.23	97	Green	Kingstone	No	Yes	No	No	No	No	15 + years																97
33	Land South of Walford Road, Rolleston on Dove, Staffordshire	7.53	226	Green	Rolleston	Yes	Yes	No	No	No	No	15 + years																226
34	Land at Stubwood, Uttoxeter	0.46	14	Green	Stubwood	Yes	Yes	No	No	No	No	15 + years																14
35	Land between Church Lane and Yoxall Road, Newborough	4.71	141	Green	Newborough	Yes	Yes	No	No	No	No	15 + years																141
36	Land at Yoxall Road, Newborough	0.98	29	Green	Newborough	Yes	Yes	No	No	No	No	15 + years																29
37	Land East of Newborough	3.98	119	Green	Newborough	Yes	Yes	No	No	No	No	15 + years																119
38	Land West of Newborough	5.64	169	Green	Newborough	Yes	Yes	No	No	No	No	15 + years																169
39	Land East of Draycott in the Clay	9.98	300	Mix	Draycott	No	Yes	No	No	No	No	15 + years																300
40	Land West of Draycott in the Clay	8.5	255	Green	Draycott	No	Yes	No	No	No	No	15 + years																255
41	Land at Bramshall, Uttoxeter	7.32	220	Green	Bramshall	No	Yes	No	No	No	No	15 + years																220
42	Land at Oak Road, Denstone	3.47	104	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																104
43	Land along the B5017, Marchington	3.14	94	Green	Marchington	Yes	Yes	No	No	No	No	15 + years																94

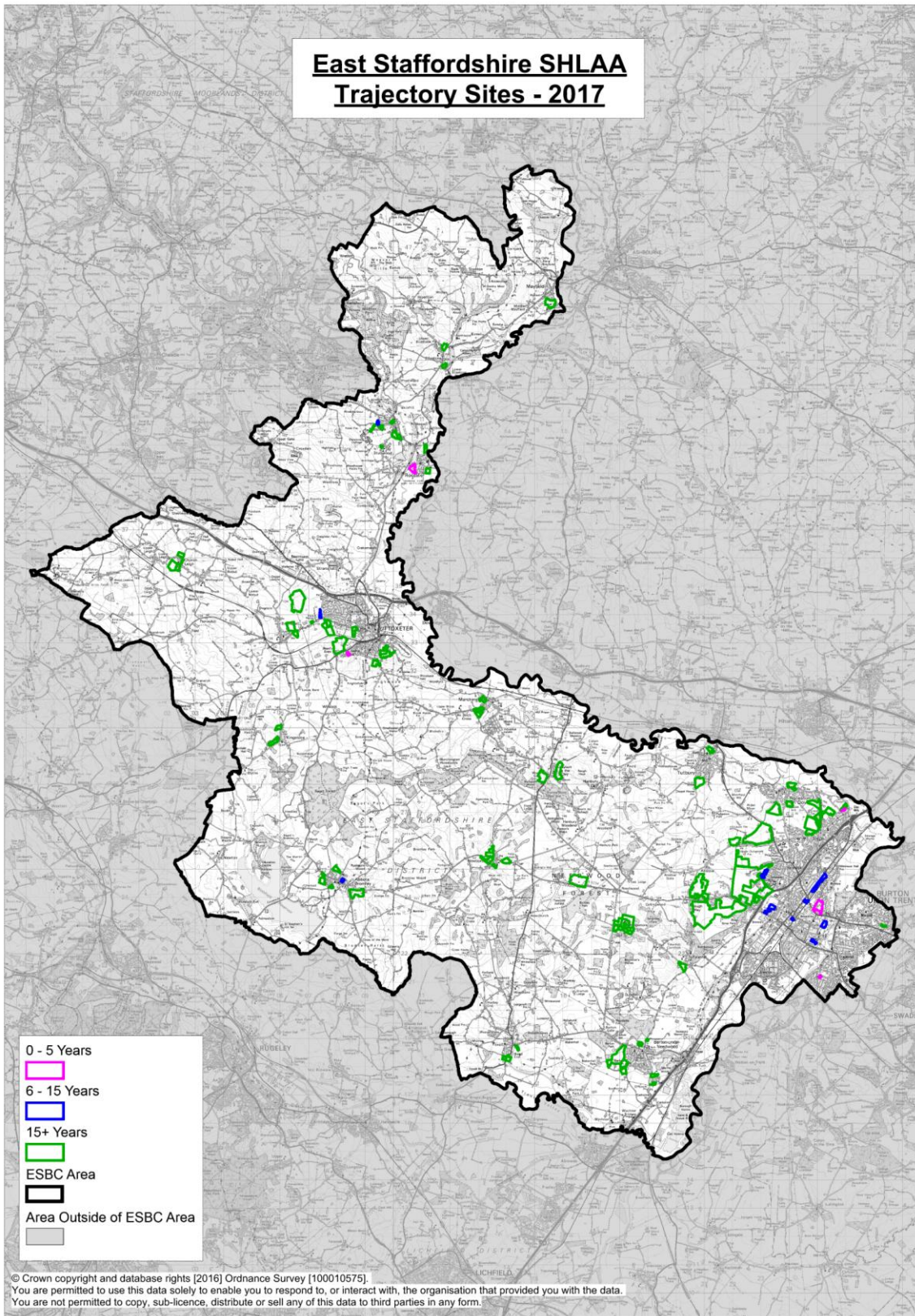
Site Ref	Address	Size of Site	Yield	Brown or Green Field	Area	In a NP Area	Available	Achievable	Deliverable	Suitable	Developable	Timescale	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	15 yrs+
44	20-24 Dovecliff Road Stretton Burton	0.38	11	Green	Burton	Yes	Yes	Yes	Yes	Yes	Yes	0 - 5 years					11											
45	Land at Hardy Close, Barton under Needwood	0.9	27	Green	Barton	No	No	No	No	No	No	15 + years																27
46	Land at Stone Road, Uttoxeter	3.96	119	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																119
47	Land at Dunstall Road, Barton under Needwood	0.42	13	Green	Barton	No	Yes	No	No	No	No	15 + years																13
48	Land at Manor Farm, Tutbury	0.57	17	Green	Tutbury	No	Yes	No	No	No	No	15 + years																17
49	Land adjacent to Manor Farm, Tutbury	2.28	68	Green	Tutbury	No	Yes	No	No	No	No	15 + years																68
50	Land at Radhurst, Barton under Needwood	1.55	46	Green	Barton	No	Yes	No	No	No	No	15 + years																46
51	Roycroft Lodge, Uttoxeter	3.1	93	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																93
52	Barton Park Farm, Barton under Needwood	21.8	654	Green	Barton	No	Unknown	No	No	No	No	15 + years																654
53	Land along Bramshall Rd, Bramshall, Uttoxeter	2.56	77	Green	Bramshall	No	Yes	No	No	No	No	15 + years																77
54	Land at Bitham Lane, Stretton	4.47	134	Green	Burton	Yes	Yes	No	No	No	No	15 + years																134
55	Land at Bagots View, Abbots Bromley	3.16	95	Green	Abbots Bromley	Yes	Yes	No	No	No	No	15 + years																95
56	Blounts Green Farm, Stafford Road, Uttoxeter	19.44	583	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																583
57	Land off Goose Lane, Abbots Bromley	1	30	Green	Abbots	Yes	Yes	No	No	No	No	15 + years																30
58	Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)	0.39	12	Brown	Burton	Yes	No	Yes	No	Yes	Yes	6 - 15 years											12					
59	Land at Derby Road, Burton on Trent (Tile store, Kwik Fit and adjacent land)	1.02	31	Brown	Burton	Yes	No	Yes	No	Yes	Yes	6 - 15 years											31					
60	Land at Derby Road, Burton on Trent (Rykneid Metals)	0.47	14	Brown	Burton	Yes	Unknown	Yes	No	Yes	Yes	6 - 15 years											14					
61	Land off Park Hall Lane, Church Leigh	0.41	12	Green	Church Leigh	No	Yes	No	No	No	No	15 + years																12
62	Land to the North of Church Leigh	2.62	79	Green	Church Leigh	No	Yes	No	No	No	No	15 + years																79
63	Land off Bondfield Lane, Yoxall	1.4	42	Green	Yoxall	Yes	Yes	No	No	No	No	15 + years																42
64	Land off Dove Street, Ellastone	1.67	50	Green	Ellastone	No	Yes	No	No	No	No	15 + years																50
65	Land at The Croft, College Road, Denstone	1.24	37	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																37
66	Land to the south of Denstone	1.5	45	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																45
67	Covered (Redundant) Reservoir, Bramshall Rd, Bramshall	0.48	14	Mix	Bramshall	Yes	Yes	No	No	No	No	15 + years																14
68	Knowles Hill, Rolleston	10.85	325	Green	Rolleston	Yes	Yes	No	No	No	No	15 + years																325
69	Land Adjacent West of Uttoxeter	1.36	41	Green	Uttoxeter	Yes	Yes	Unknown	No	Yes	Yes	6 - 15 years											11	30				
70	Land North of Beamhill Rd, Burton	7.33	220	Green	Burton	Yes	Yes	No	No	No	No	15 + years																220
71	Coors Land - Middle Yard, off Hawkins Ln	9.08	272	Brown	Burton	No	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	30	30	30	30	30	30	30	32				
72	Derby Rd, Burton	4.39	132	Brown	Burton	Yes	No	Yes	No	Yes	Yes	6 - 15 years												25	30	30	30	17
73	Land north of Station Rd, Rolleston	5.01	150	Green	Rolleston	Yes	Yes	No	No	No	No	15 + years																150
74	Land south of Beamhill rd, East of Outwoods	12.6	378	Green	Burton	Yes	Yes	No	No	No	No	15 + years																378
75	Land north of Stretton, Burton	28.5	855	Green	Burton	Yes	Yes	No	No	No	No	15 + years																855
76	Coors Offices, High Street, Burton	2.9	87	Brown	Burton	No	Yes	Unknown	No	Yes	Yes	6 - 15 years											30	30	27			
77	Land South of Uttoxeter Road, Abbots Bromley	4.6	138	Green	Abbots Bromley	Yes	Yes	No	No	No	No	15 + years																138
78	Land at Browns Lane, Yoxall	0.86	26	Green	Yoxall	Yes	Yes	No	No	No	No	15 + years																26
79	Land west of Uttoxeter and Parks Fm	28.19	846	Green	Uttoxeter	No	Yes	No	No	No	No	15 + years																846
80	Land at Henhurst Hill, Burton	90.9	2727	Green	Burton	Yes	Yes	No	No	No	No	15 + years																2727
81	Shobnall Sports & Social Club, Burton	3.46	104	Mix	Burton	Yes	Yes	No	No	Yes	Yes	6 - 15 years											30	30	30	14		
82	Land rear of Brook house, Denstone	1.4	42	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																42
83	The Beeches and land adjoining Millholme, Rocester	2.39	72	Green	Rocester	No	Yes	No	No	No	No	15 + years																72
84	Land East of Highwood Road and West of Wood Lane, Uttoxeter	5.72	172	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																172
85	Land East of Bonfield Lane, Yoxall	2.66	80	Green	Yoxall	Yes	Yes	No	No	No	No	15 + years																80
86	Land off Bar Lane and Dogshead Lane, Barton under Needwood	3.25	97	Green	Barton	No	Yes	No	No	No	No	15 + years																97
87	Curzon Street, Burton	0.51	15	Brown	Burton	Yes	No	No	No	Yes	Yes	6 - 15 years											15					
88	Land South of Bramshall Road (Bottom), inc Ryecroft Farm, Uttoxeter	6.56	197	Green	Uttoxeter	Yes	Yes	No	No	No	No	15 + years																197

Site Ref	Address	Size of Site	Yield	Brown or Green Field	Area	In a NP Area	Available	Achievable	Deliverable	Suitable	Developable	Timescale	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	15 yrs+
89	Land north of Forest Rd, south of Field Ln & east of Outwoods Ln, Burton	103	3090	Green	Burton	Yes	Yes	No	No	No	No	15 + years																3090
90	Land north of High St, Abbots Bromley	0.91	27	Green	Abbots Bromley	Yes	Yes	No	No	Yes	Yes	6 - 15 years											27					
91	The Dingle, off College Rd, Denstone	0.72	22	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																22
92	Land at Effinch Ln, Barton under Needwood	2.1	63	Green	Barton	No	Yes	No	No	No	No	15 + years																63
93	Land off College Road, Denstone	1.25	37	Green	Denstone	Yes	Yes	No	No	No	No	15 + years																37
94	Churchfields, Water Lane, Ellastone	2.85	85	Green	Ellastone	No	Yes	No	No	No	No	15 + years																85
95	Land south of Vinewood Farm, Marlpit Lane, Denstone	0.81	24	Green	Denstone	Yes	Yes	Unknown	No	Yes	Yes	6 - 15 years											24					
96	Land next to B5234, Needwood	19.12	574	Brown	Needwood	Part	Yes	No	No	No	No	15 + years																574
97	Burton Hospital - Outwoods site	2.76	83	Brown	Burton	Yes	No	Yes	No	Yes	Yes	6 - 15 years											30	30	23			
98	Bond Street (car park) , Burton	0.34	10	Brown	Burton	No	No	No	No	Yes	Yes	6 - 15 years											10					
99	Bond Street (Offices) , Burton	0.31	9	Brown	Burton	No	Yes	Unknown	No	Yes	Yes	6 - 15 years											9					
Annual Total													0	25	25	55	102	53	30	30	30	30	369	182	110	44	17	19,663
Cummulative Total													0	25	50	105	207	260	290	320	350	380	749	931	1,041	1,085	1,102	20,765

APPENDIX B – SHLAA MAP



APPENDIX C – SHLAA TRAJECTORY MAP



Constraints?*	* are there any issues that would prevent residential use?		
If yes what are they:			
Can they be overcome?			
When could the site be developed?		What would the build rate be?	
Existing Strategic Local Plan policy:			
Are there any national policy restrictions?			
Are there any physical problems on site which would affect residential development?		If yes, what:	
Would residential development have an impact on the surrounding area?		If yes, what:	
What are the surrounding uses and character of the site?			
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:			
Cost Factors:			
Delivery Factors:			

Landowner Information:			
Is the Landowner of the site known?		Are there any existing leases/Ownership issues/multiple landowners?	
Do they intend to develop or sell the site?			When are they looking to develop/sell the site?
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?			
If yes, give details:			
Additional Site Information:			
What is the current use of the site?			
Are there any existing buildings on the site?			
What was the previous use of the site?			