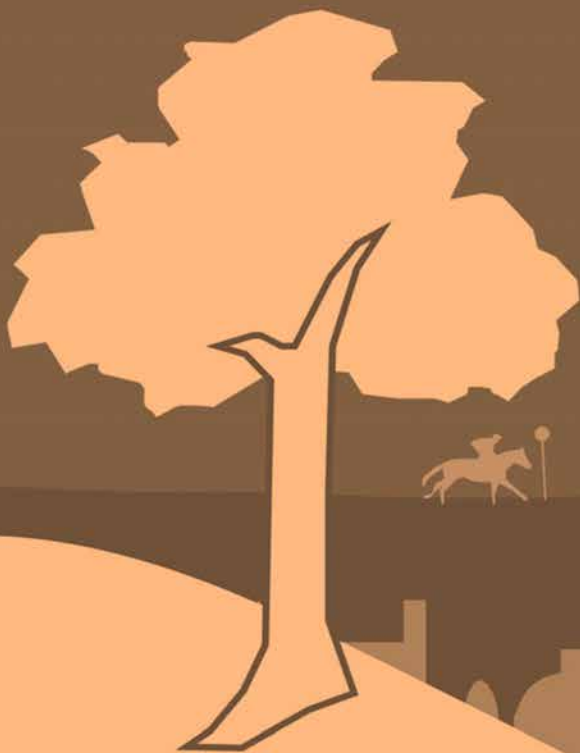


# East Staffordshire Strategic Housing Land Availability Assessment (SHLAA) 2021 Update



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### SEPARATE SHEETS TO BE VIEWED VIA THE PLANNING POLICY WEB PAGE

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All Site Proformas (re: Appendix D)

Map of Burton upon Trent SHLAA Sites

Trajectory Table (re: Appendix A)

SHLAA Site Map (re: Appendix B)

SHLAA Trajectory Map (re: Appendix C)

## 1. WHAT IS A STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT?

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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, as updated in 2021 specifically requires Local Planning Authorities to identify (Paragraph 68) sufficient specific **deliverable** and **developable** sites to deliver housing throughout the remaining Plan period. Annex 2 Glossary of the NPPF sets out what are considered to be Deliverable and Developable sites;

**Deliverable:** To be considered deliverable, sites for housing 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. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

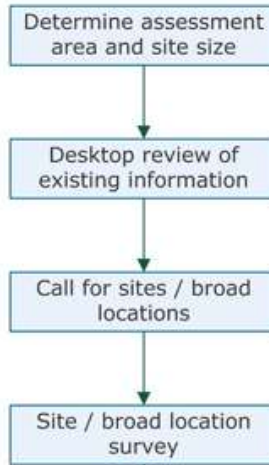
**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

## 2. METHODOLOGY

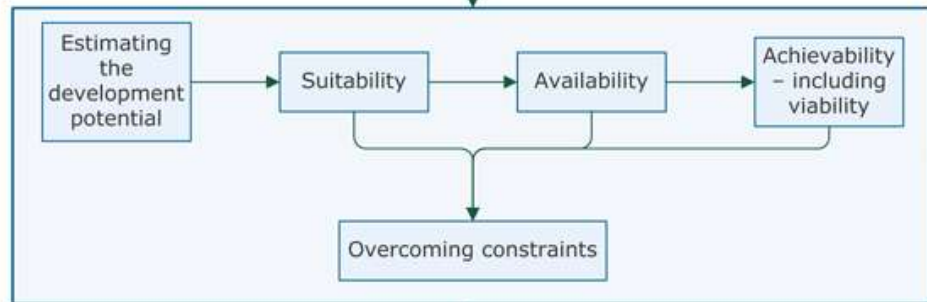
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2.1 National Planning Practice Guidance (revised 2019) sets out the following stages of carrying out a SHLAA:

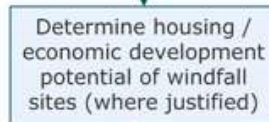
**Stage 1 - Site / broad location identification**



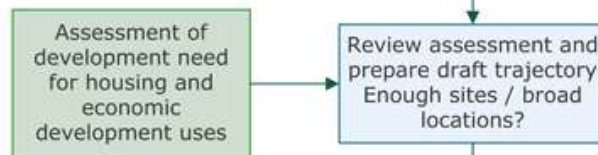
**Stage 2 - Site / broad location assessment**



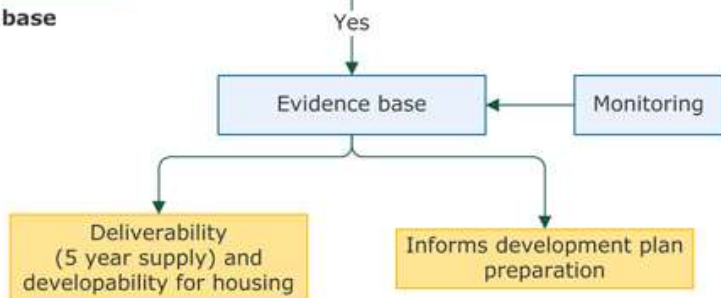
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



No

- 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

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- 3.1 The Local Plan was adopted on the 15<sup>th</sup> 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

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- 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 reflect the definitions in the NPPF Glossary.

- 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.

- Built - The 2021 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 report<sup>1</sup> 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 –SHLAAs prior to 2017 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 previously confirmed existing uses are to continue for the foreseeable future, or no information from the landowner was received as part of the 2017 update these sites were 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 or subsequent plan period.

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<sup>1</sup> Prepared twice a year

## 5. SHLAA RESULTS

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- 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. 2021 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 104 sites. The total site area included in the SHLAA which includes all submission sites is 712.64 ha, providing a total yield of 21,381 units.
- Of the total sites 17 sites totalling 34.57 ha are considered developable with a total yield of 1,037 units.
- 3 of the developable sites, are also considered deliverable with the total yield expected to be delivered in the first five years being 413.
- Of the 104 sites identified, 85 are greenfield, 16 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 three deliverable and developable sites which are expected to be delivered in the next five years.

### Overview of changes made during the 2021 SHLAA update

6.4 Removed sites – No longer available as they have since been developed or have permission for residential units.

| Site Reference | Address   | Size of Site | Yield | Brown or Green Field | Area      |
|----------------|---|--------------|-------|----------------------|-----------|
| <b>24</b>      | Land at the rear of 61 Stafford Road, Uttoxeter           | 0.71         | 21    | Green                | Uttoxeter |
| <b>26</b>      | Short Street Community Infants School, Stapenhill, Burton | 0.5          | 15    | Brown                | Burton    |
| <b>44</b>      | 20-24 Dovecliff Road Stretton Burton                      | 0.38         | 11    | Green                | Burton    |
| <b>101</b>     | Reeves End Farm Yard                                      | 0.51         | 15    | Brown                | Yoxall    |

6.5 Amended sites – site areas amended due to approved residential applications resulting in a change to the original site area

| Site Reference | Address                      | Size of Site | Yield | Brown or Green Field | Area      |
|----------------|------------------------------|--------------|-------|----------------------|-----------|
| <b>8</b>       | Bond Street and Green Street | 0.41         | 12    | Brown                | Burton    |
| <b>18</b>      | Land at Rangemore            | 23.9         | 717   | Green                | Rangemore |
| <b>42</b>      | Land at Oak Road, Denstone   | 3.47         | 104   | Green                | Denstone  |

|           |  |      |      |       |        |
|-----------|--|------|------|-------|--------|
| <b>59</b> | Land at Derby Road, Burton on Trent (Tile store, Kwik Fit and adjacent land) | 1.02 | 31   | Brown | Burton |
| <b>80</b> | Land at Henhurst Hill, Burton  | 90.9 | 2727 | Green | Burton |
| <b>99</b> | Bond Street (Offices) , Burton   | 0.31 | 9    | Brown | Burton |

#### 6.6 New sites - sites submitted to the LPA since the last review in 2017.

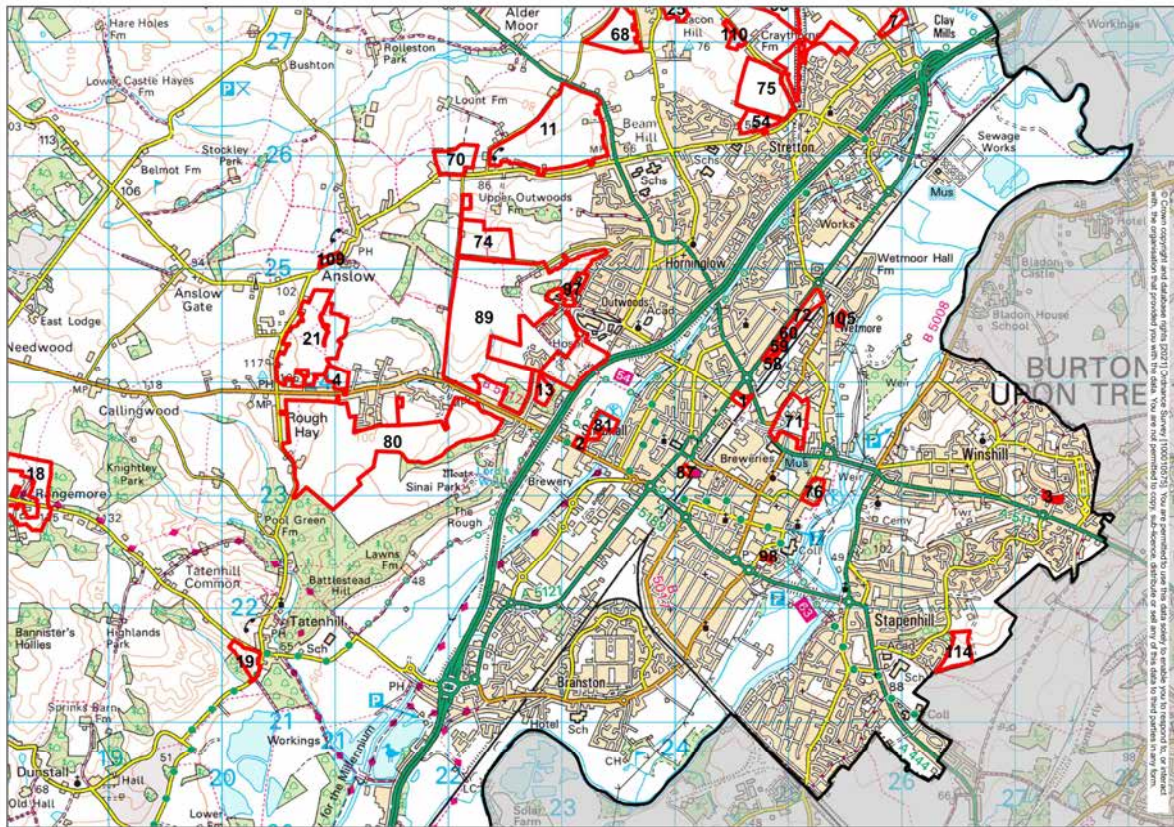
| <b>Site Reference</b> | <b>Address</b>                                      | <b>Size of Site</b> | <b>Yield</b> | <b>Brown or Green Field</b> | <b>Area</b> |
|-----------------------|---|---------------------|--------------|-----------------------------|-------------|
| <b>100</b>            | Rear of Weaverslake Farmhouse                       | 0.37                | 11           | Green                       | Yoxall      |
| <b>101</b>            | Reeves End Farm Yard                                | 0.51                | 15           | Brown                       | Yoxall      |
| <b>102</b>            | South of Grange Farm                                | 2.94                | 88           | Green                       | Draycott    |
| <b>103</b>            | Sandy Lane, Great Gate                              | 0.28                | 8            | Green                       | Great Gate  |
| <b>104</b>            | Marchington Barracks                                | 9.3                 | 279          | Brown                       | Marchington |
| <b>105</b>            | Allotments, Wetmore Rd                              | 0.59                | 18           | Green                       | Burton      |
| <b>106</b>            | Former Bus Garages, Spath, Uttoxeter (Site 1)       | 0.29                | 9            | Brown                       | Spath       |
| <b>107</b>            | Former Bus Wash, Spath, (Site 2)                    | 0.24                | 7            | Brown                       | Spath       |
| <b>108</b>            | Bus and Lorry Garage, Spath, Uttoxeter (Site 3)     | 0.27                | 8            | Brown                       | Spath       |
| <b>109</b>            | Main Road, Anslow                                   | 1.27                | 38           | Green                       | Anslow      |
| <b>110</b>            | Former Craythorne Golf Club                         | 1.98                | 59           | Brown                       | Rolleston   |
| <b>111</b>            | Catholme Farm, Catholme Lane, Barton under Needwood | 1.52                | 46           | Brown                       | Barton      |
| <b>112</b>            | Land at Sudbury Road, Yoxall                        | 3.66                | 110          | Green                       | Yoxall      |
| <b>113</b>            | The Willows Caravan Storage, Stubby Lane            | 0.86                | 26           | Brown                       | Draycott    |
| <b>114</b>            | Land south of the Model Dairy Farm                  | 5.66                | 170          | Green                       | Burton      |

#### 6.7 Removed Sites – removed from the 2021 SHLAA as they are under the agreed threshold

| <b>Site Reference</b> | <b>Address</b>                                  | <b>Size of Site</b> | <b>Yield</b> | <b>Brown or Green Field</b> | <b>Area</b> |
|-----------------------|---|---------------------|--------------|-----------------------------|-------------|
| <b>8</b>              | Bond Street and Green Street                    | 0.269               | 8            | Brown                       | Burton      |
| <b>99</b>             | Bond Street (Offices) , Burton                  | 0.11                | 3            | Brown                       | Burton      |
| <b>103</b>            | Sandy Lane, Great Gate                          | 0.28                | 8            | Green                       | Great Gate  |
| <b>106</b>            | Former Bus Garages, Spath, Uttoxeter (Site 1)   | 0.29                | 9            | Brown                       | Spath       |
| <b>107</b>            | Former Bus Wash, Spath, (Site 2)                | 0.24                | 7            | Brown                       | Spath       |
| <b>108</b>            | Bus and Lorry Garage, Spath, Uttoxeter (Site 3) | 0.27                | 8            | Brown                       | Spath       |

## 7. BURTON UPON TRENT

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



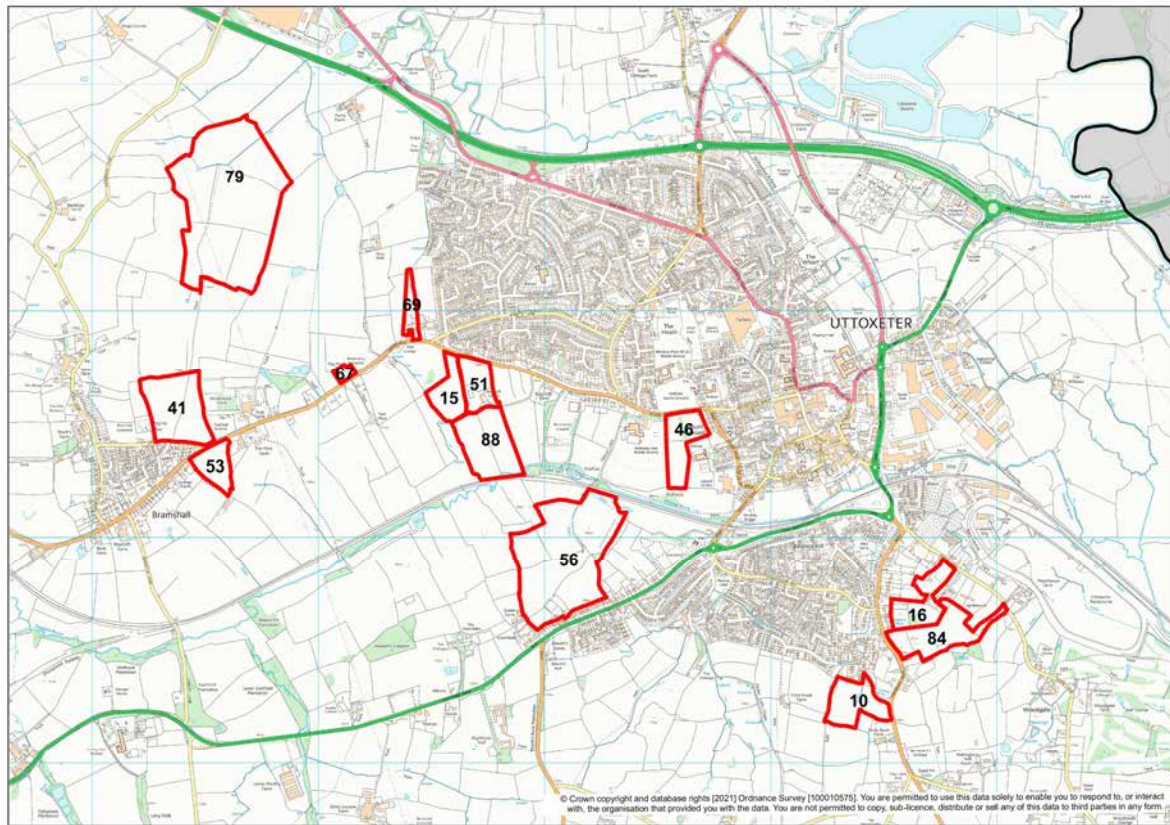
The following table identifies the sites within Burton

| 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    |
| 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   |
| 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)              | 0.54  | 16   |
| 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                                 | 87.02 | 2611 |
| 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   |
| 105 | <i>Allotments, Wetmore Rd</i>  | 0.59  | 18   |
| 114 | Land south of the Model Dairy Farm                                       | 5.66  | 170  |

## 8. UTTOXETER

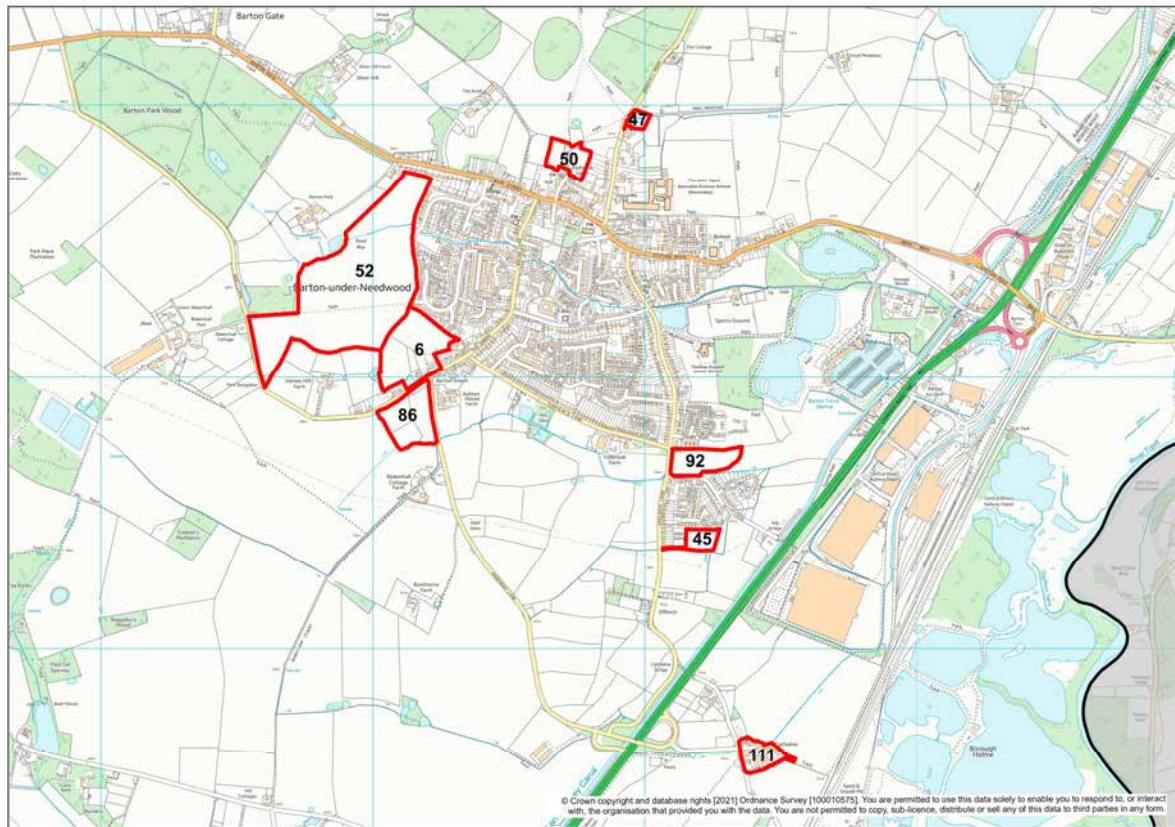
10 sites have been identified in Uttoxeter; these are shown on the map below.



| Site Ref | Address  | Area  | Yield |
|----------|--|-------|-------|
| 10       | Land South of Demontfort Way                               | 4.12  | 124   |
| 15       | Land South of Bramshall Road, adj. Ryecroft Lodge          | 3     | 90    |
| 16       | Land south of Wood Lane, Uttoxeter                         | 4     | 120   |
| 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             | 5.72  | 172   |
| 88       | Land South of Bramshall Road, inc Ryecroft Farm, Uttoxeter | 6.56  | 197   |

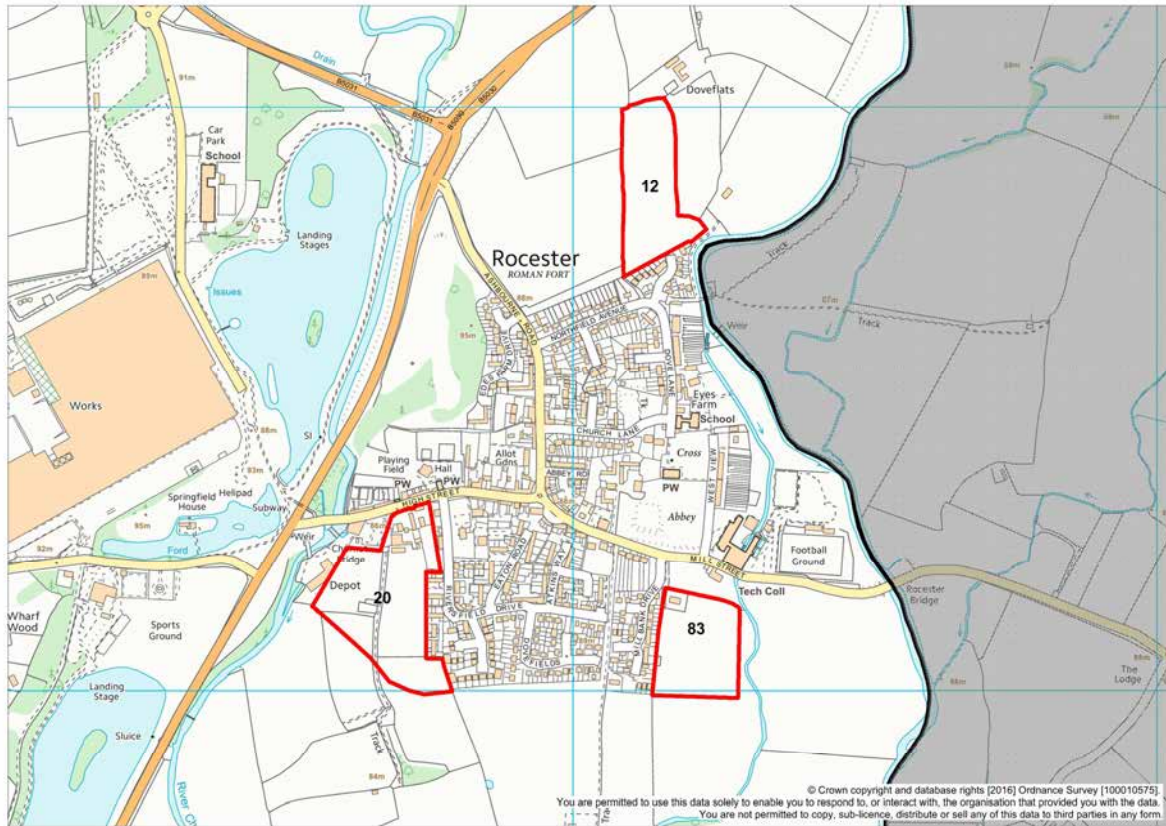
## 9. CATEGORY 1 VILLAGES

### BARTON UNDER NEEDWOOD



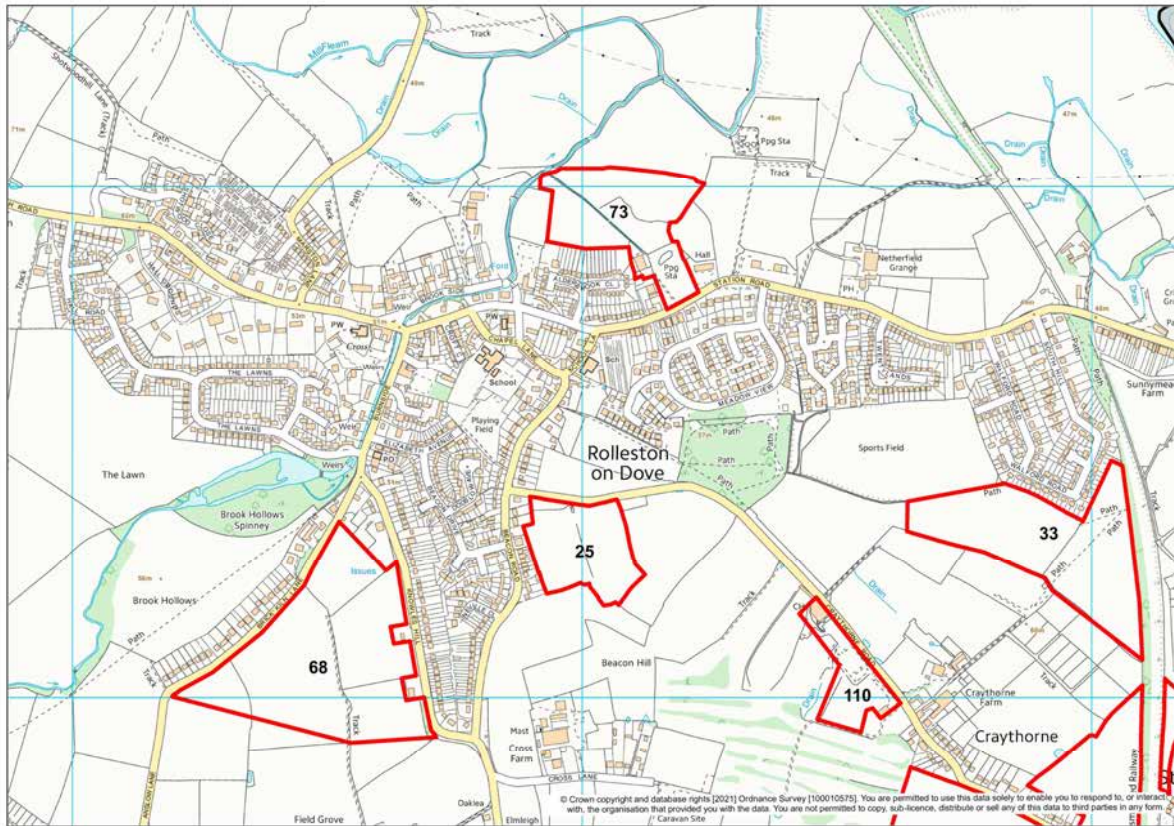
| Site Ref | Address   | Area | Yield |
|----------|---|------|-------|
| 6        | Land to the North West of Barton under Needwood     | 5.15 | 155   |
| 45       | Land at Hardy Close                                 | 0.9  | 27    |
| 47       | Land at Dunstall Road                               | 0.42 | 13    |
| 50       | Land at Radhurst                                    | 1.55 | 46    |
| 52       | Barton Park Farm                                    | 21.8 | 654   |
| 86       | Land off Bar Lane and Dogshead Lane                 | 3.25 | 97    |
| 92       | Land at Efflinch Lane                               | 2.1  | 63    |
| 111      | Catholme Farm, Catholme Lane, Barton under Needwood | 1.52 | 46    |

## ROCESTER



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

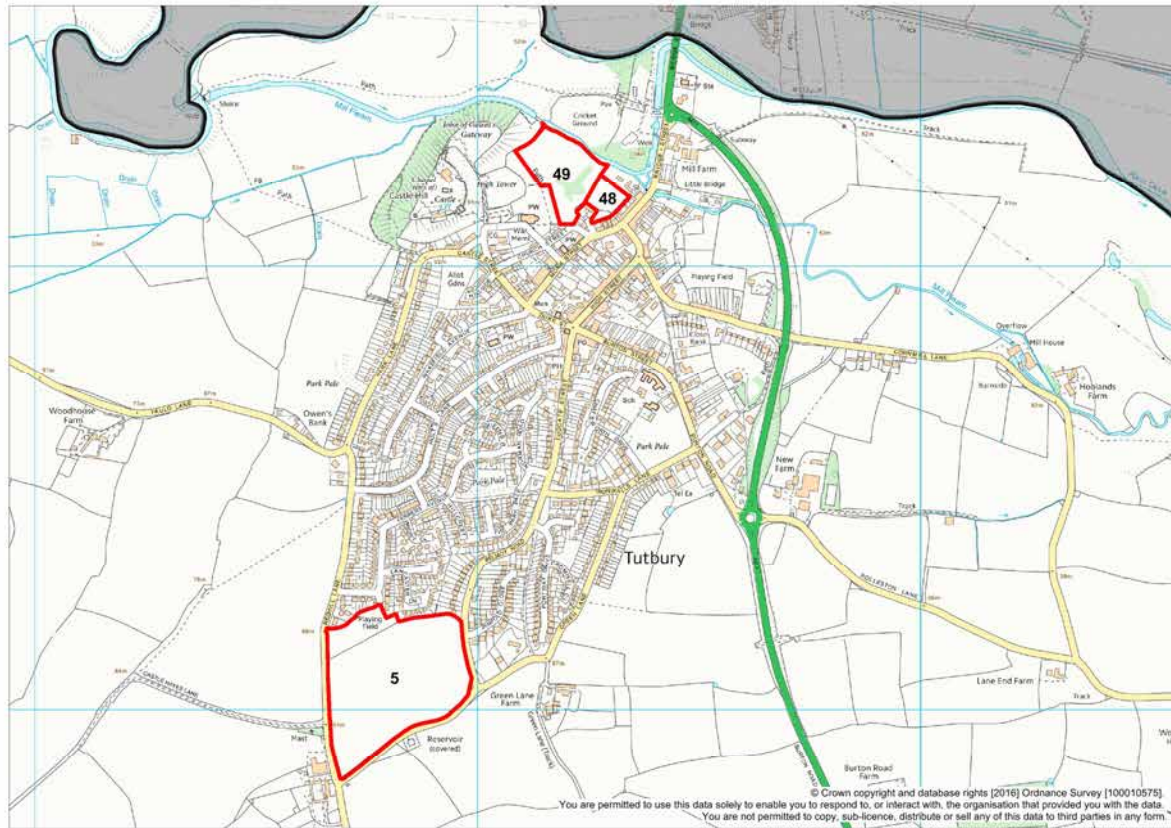
## ROLLESTON ON DOVE



| 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   |
| 110      | Former Craythorne Golf Club and Centre        | 1.98  | 59    |



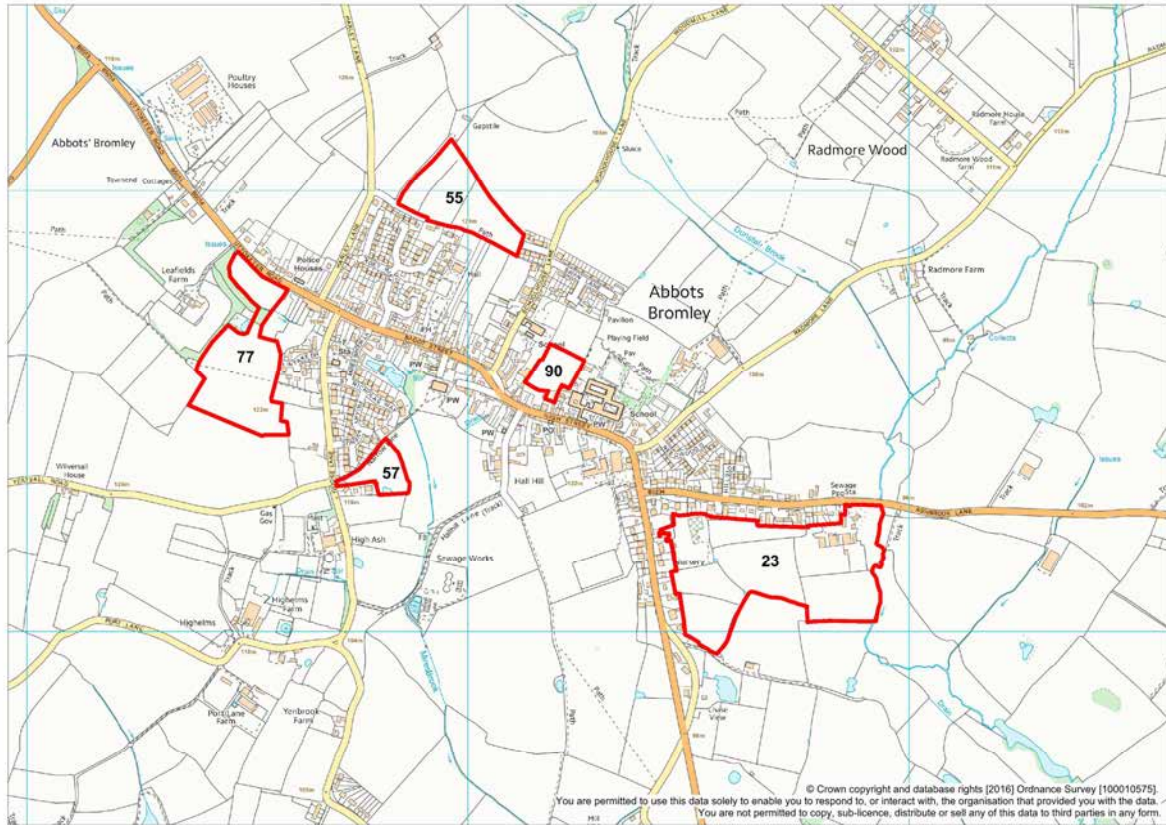
## TUTBURY



| 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    |

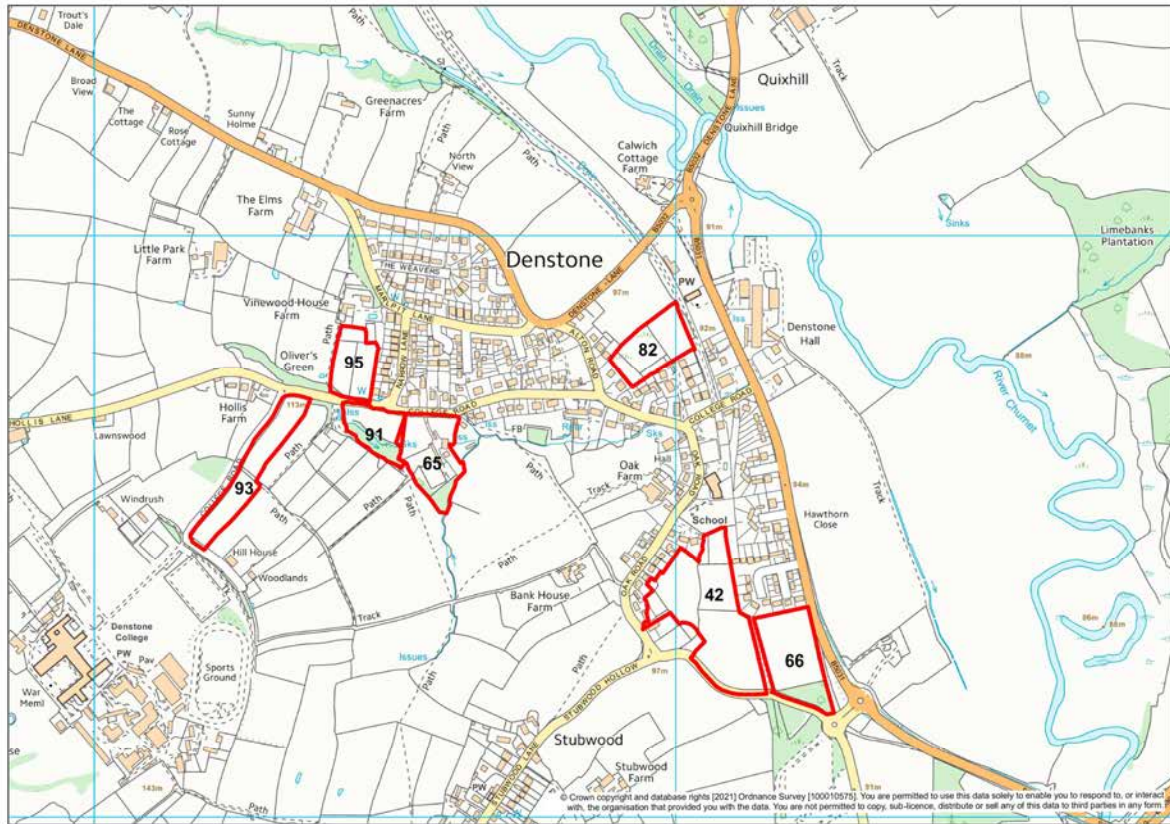
## 10. CATEGORY 2 VILLAGES

### ABBOTS BROMLEY



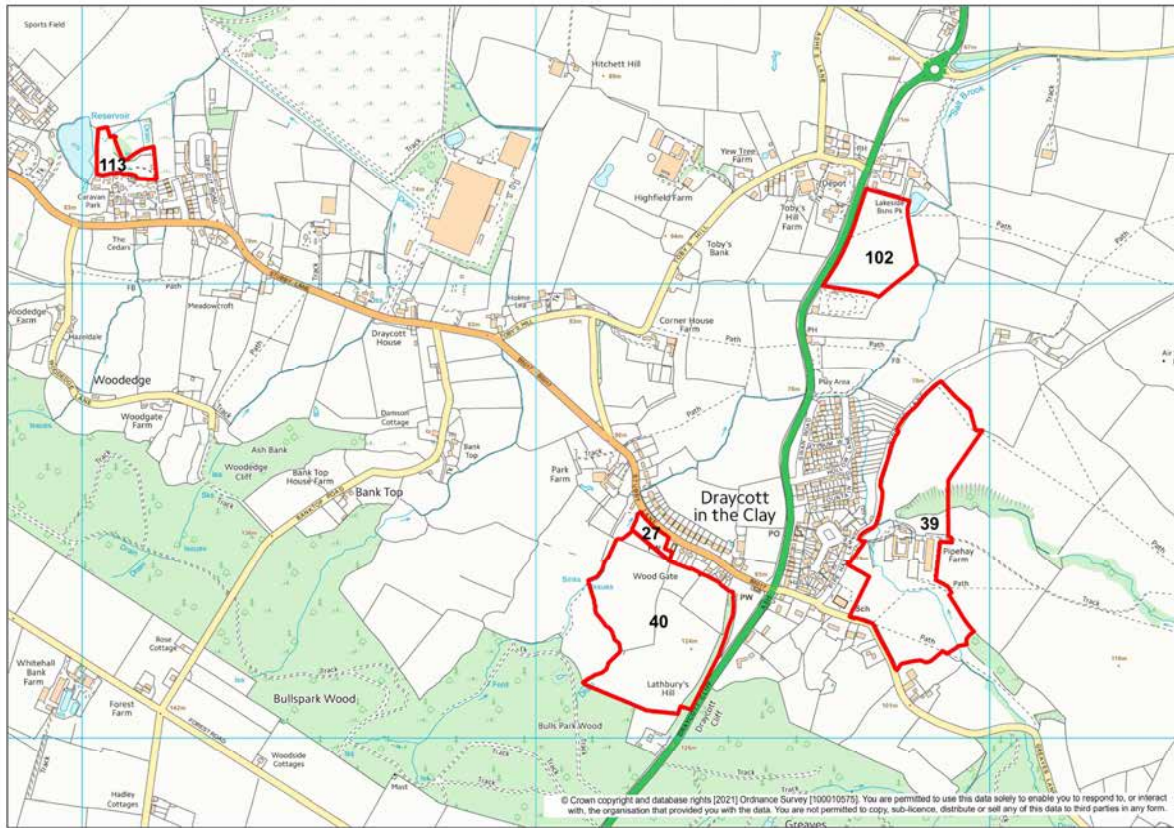
| Site Ref | Address                                      | Area  | Yield |
|----------|--|-------|-------|
| 23       | Land at Ashbrook Lane, Abbots Bromley        | 10.63 | 319   |
| 55       | Land at Bagots View, Abbots Bromley          | 3.16  | 95    |
| 57       | Land off Goose Lane, Abbots 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



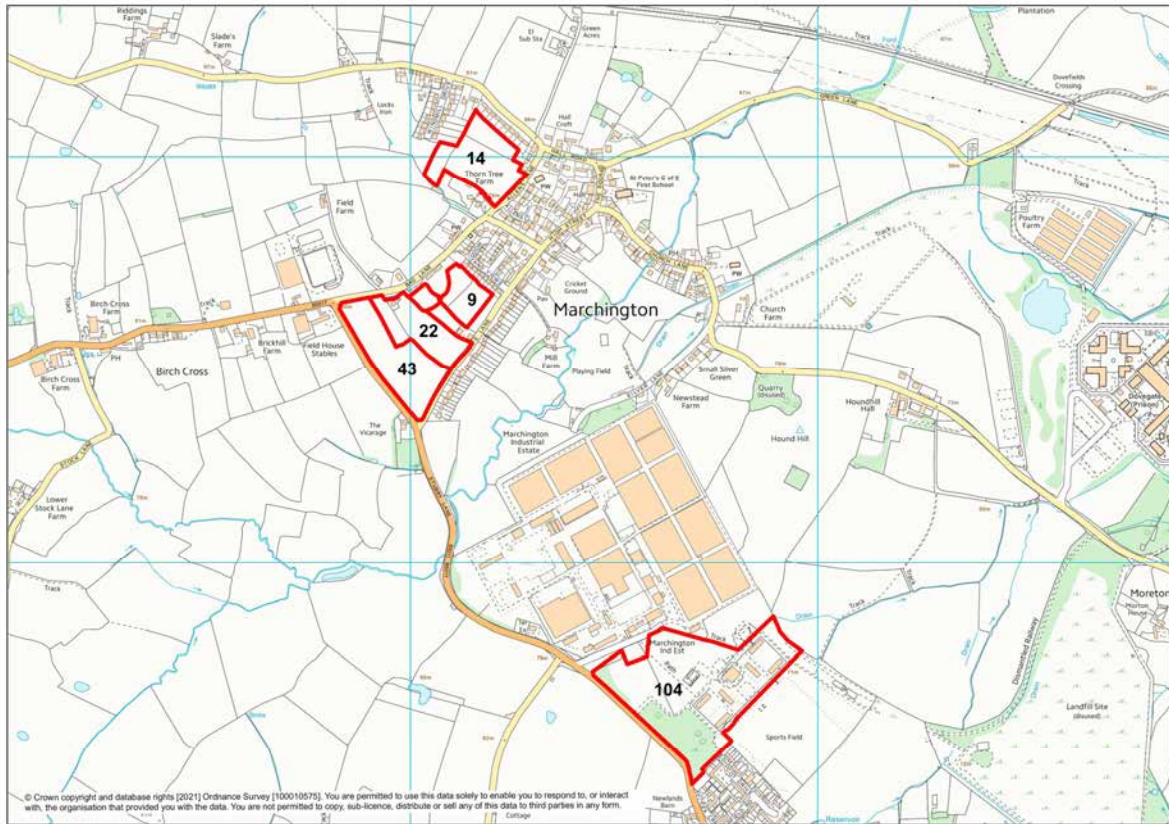
| Site Ref | Address   | Area | Yield |
|----------|---|------|-------|
| 42       | Land at Oak Road, Denstone                          | 2.97 | 89    |
| 65       | Land at The Croft, College Road, Denstone           | 1.24 | 37    |
| 66       | Land to the South of Denstone                       | 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



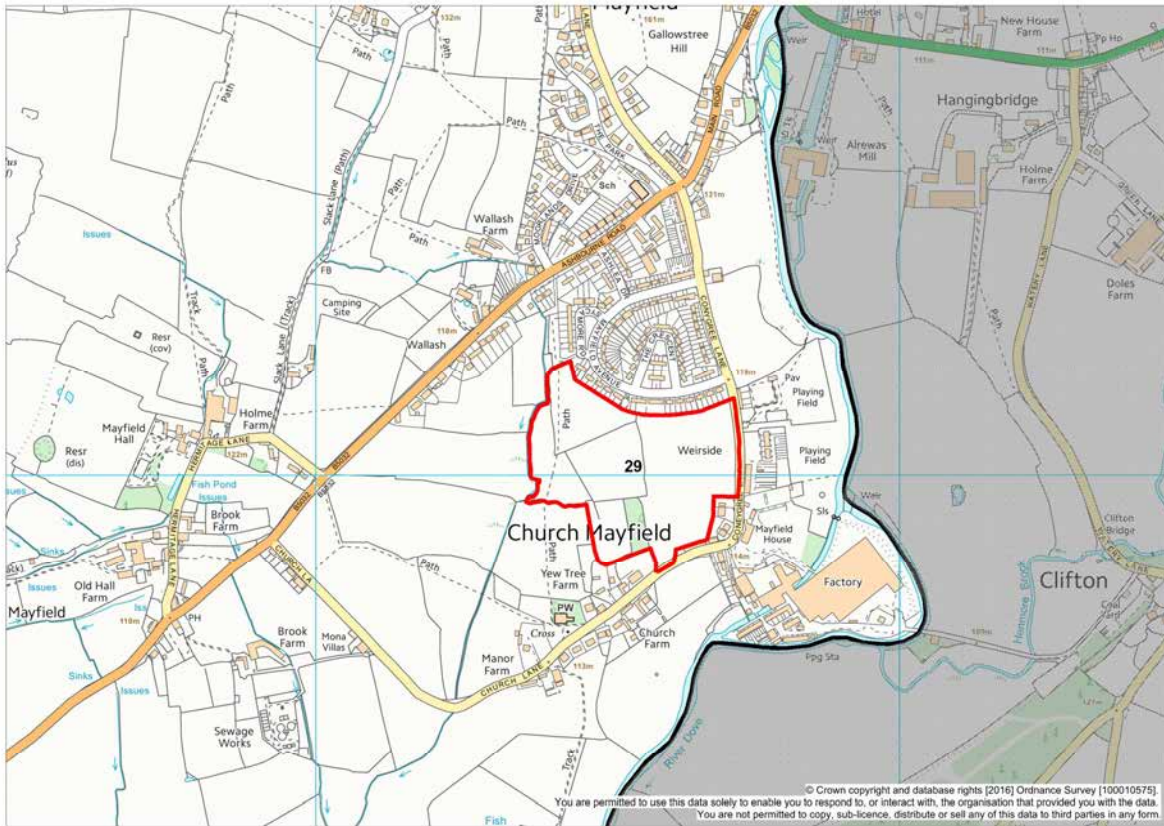
| Site Ref | Address                                   | Area | Yield |
|----------|---|------|-------|
| 27       | Land at Stubby Lane, Draycott in the Clay | 0.36 | 11    |
| 39       | Land East of Draycott-in-the-Clay         | 9.98 | 300   |
| 40       | Land West of Draycott-in-the-Clay         | 8.5  | 255   |
| 102      | South of Grange Farm                      | 2.94 | 88    |
| 113      | The Willows Caravan Storage, Stubby Lane  | 0.86 | 26    |

## MARCHINGTON



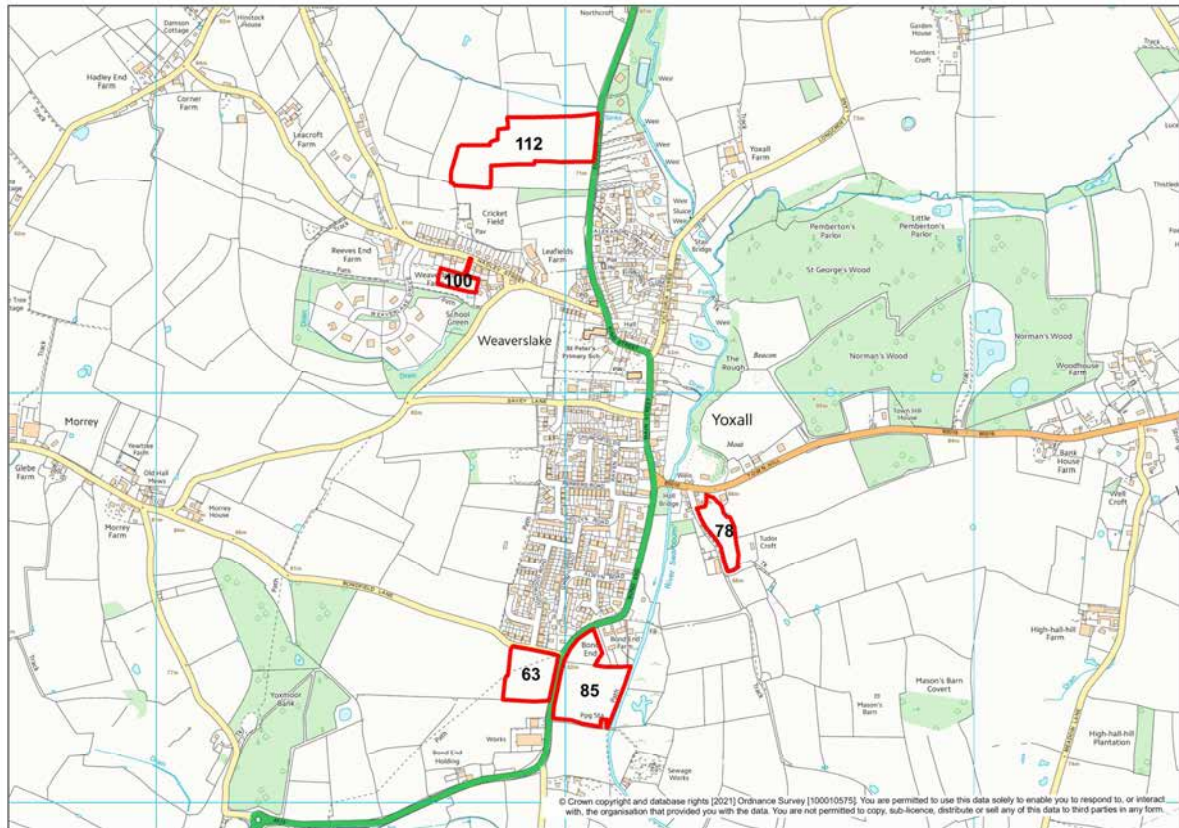
| Site Ref | Address   | Area | Yield |
|----------|---|------|-------|
| 9        | Jacks Lane, Marchington                           | 1.34 | 40    |
| 14       | Land at Allens Lane, Marchington                  | 2.8  | 84    |
| 22       | Land between Bag Lane and Jacks Lane, Marchington | 2.05 | 62    |
| 43       | Land along the B5017, Marchington                 | 3.14 | 94    |
| 104      | Marchington Barracks                              | 9.3  | 279   |

# MAYFIELD



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

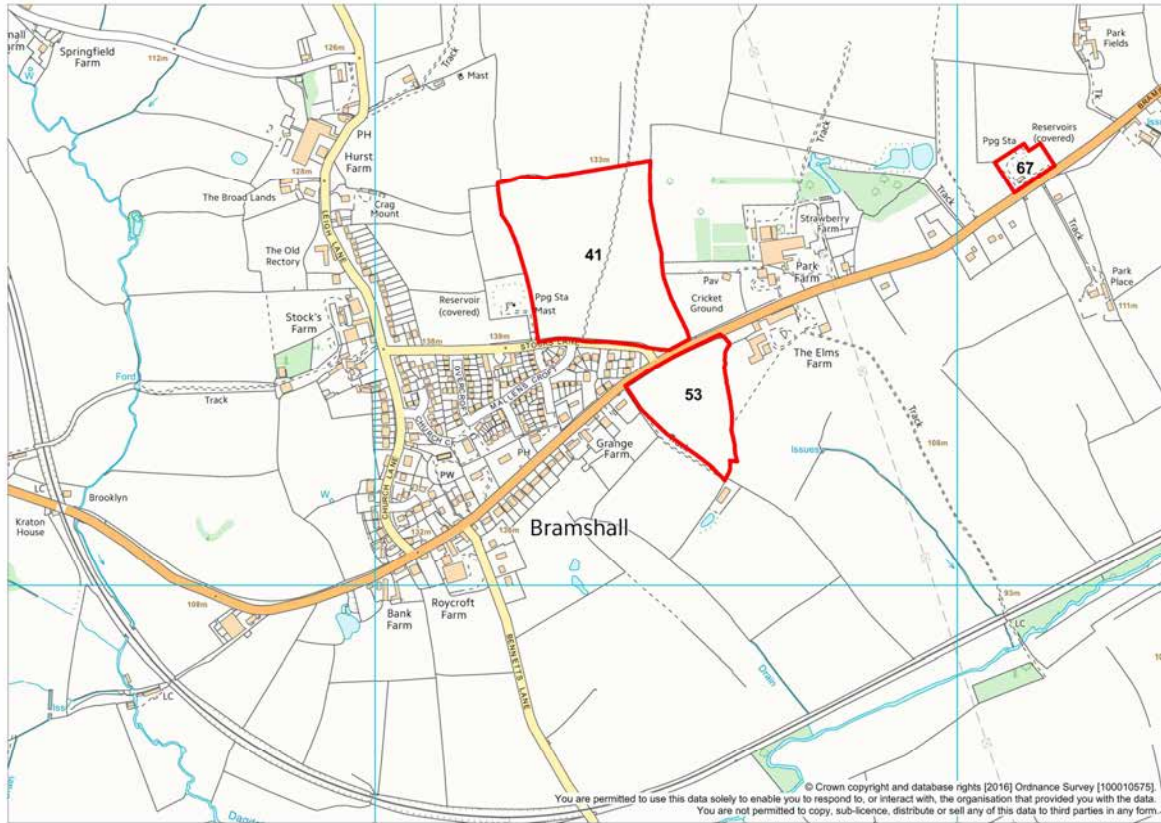
## YOXALL



| 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    |
| 100      | Rear of Weaverslake Farmhouse       | 0.37 | 11    |
| 112      | Land at Sudbury Road, Yoxall        | 3.66 | 110   |

## 11. CATEGORY 3 VILLAGES

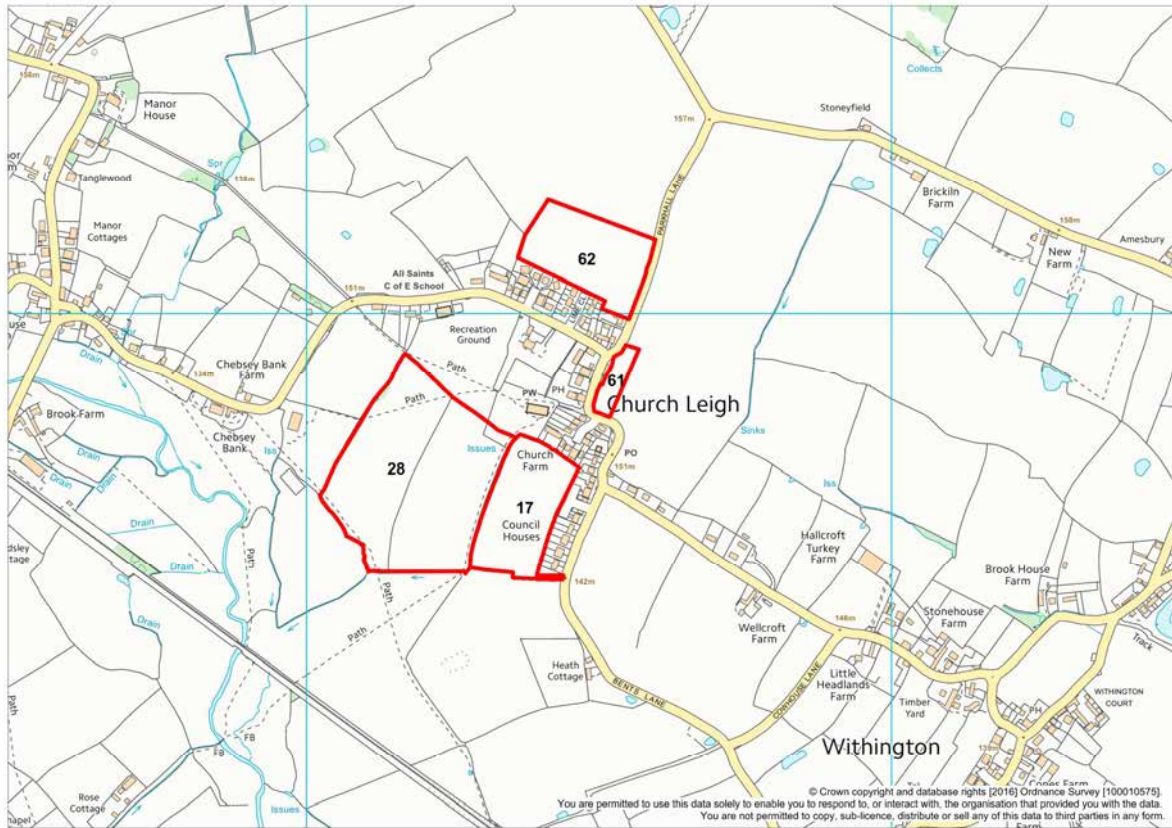
### BRAMSHALL



| 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    |

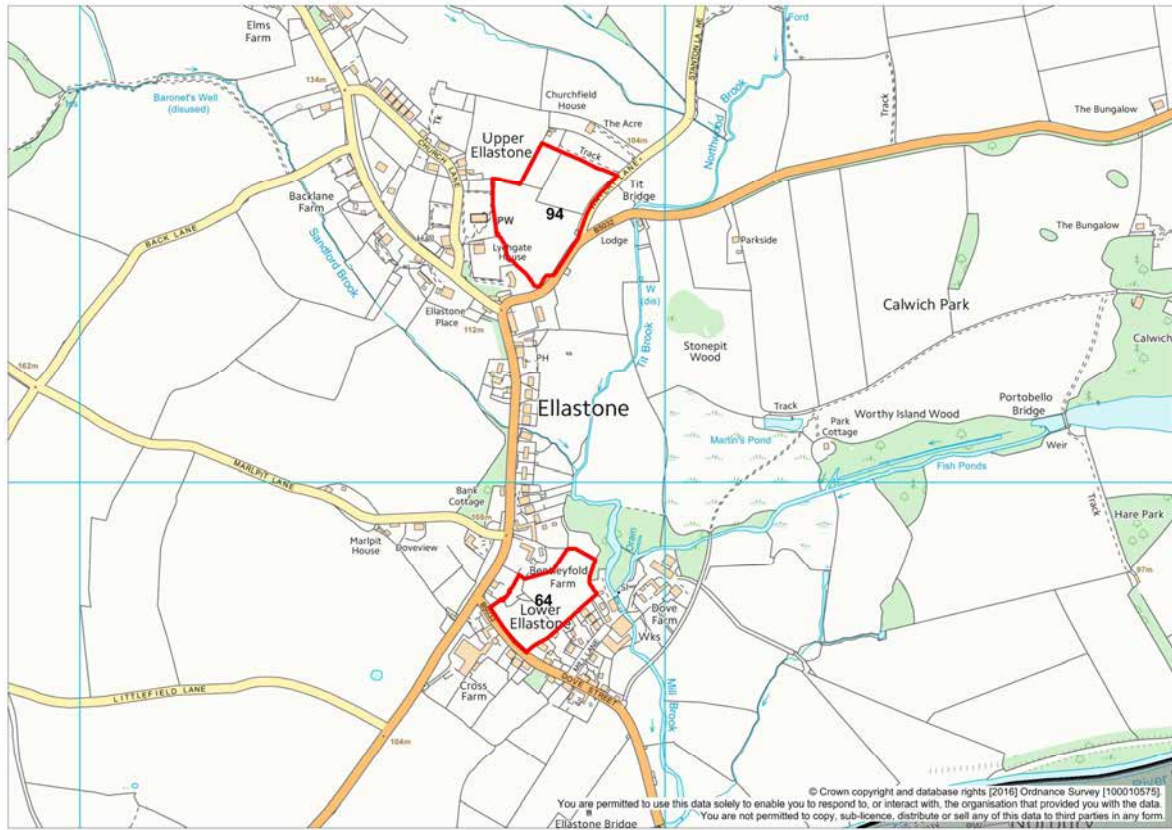


## CHURCH LEIGH



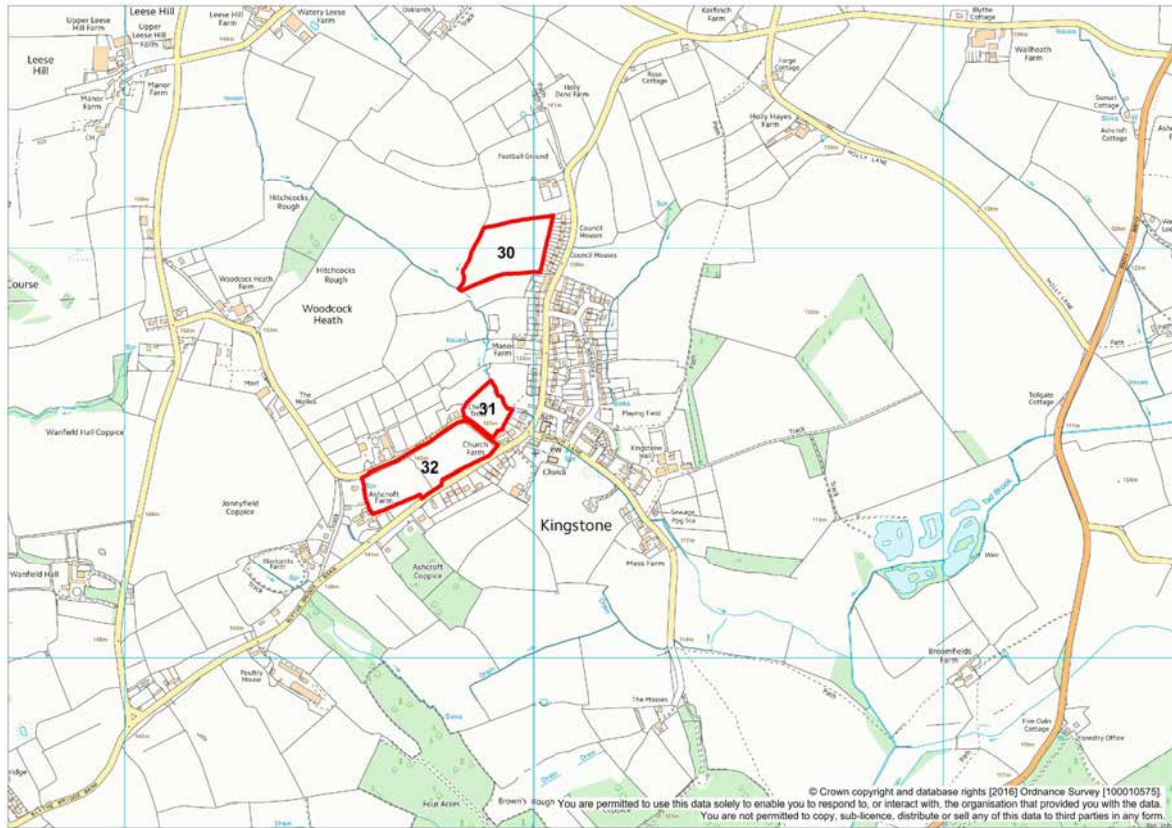
| Site Ref | Address                                   | Area | Yield |
|----------|---|------|-------|
| 17       | Land South East of Church Leigh           | 2.7  | 81    |
| 28       | Land adjacent to All Saints Church, Leigh | 7.52 | 226   |
| 61       | Land off Park Hall Road, Church Leigh  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

## ELLASTONE



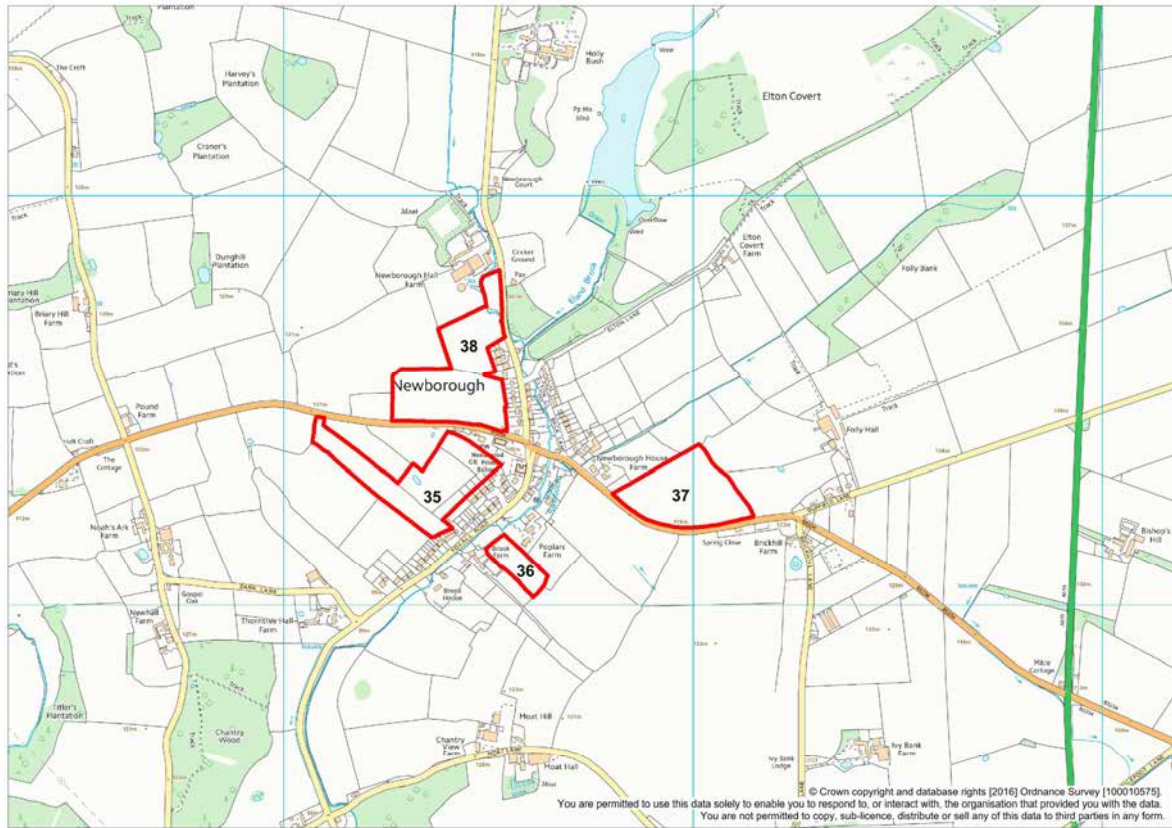
| Site Ref | Address                              | Area | Yield |
|----------|--------------------------------------|------|-------|
| 64       | Land off Dove Street, Ellastone      | 1.67 | 50    |
| 94       | Churchfields, Watery Lane, Ellastone | 2.85 | 85    |

## KINGSTONE



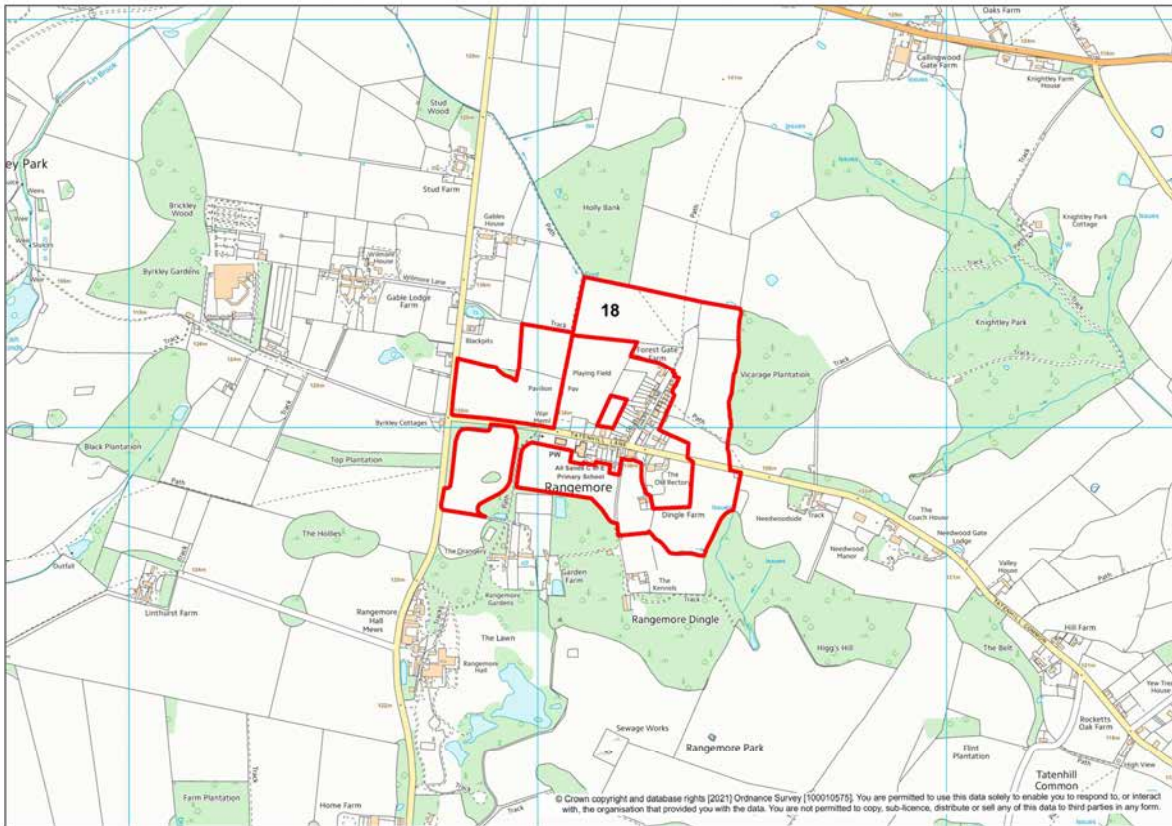
| Site Ref | Address   | Area | Yield |
|----------|---|------|-------|
| 30       | Land adjacent to Council Houses, Kingstone, Uttoxeter | 2.4  | 72    |
| 31       | Land adjacent to Cherry Trees, Kingstone, Uttoxeter   | 0.89 | 27    |
| 32       | Land along Potts Lane, Kingstone, Uttoxeter    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



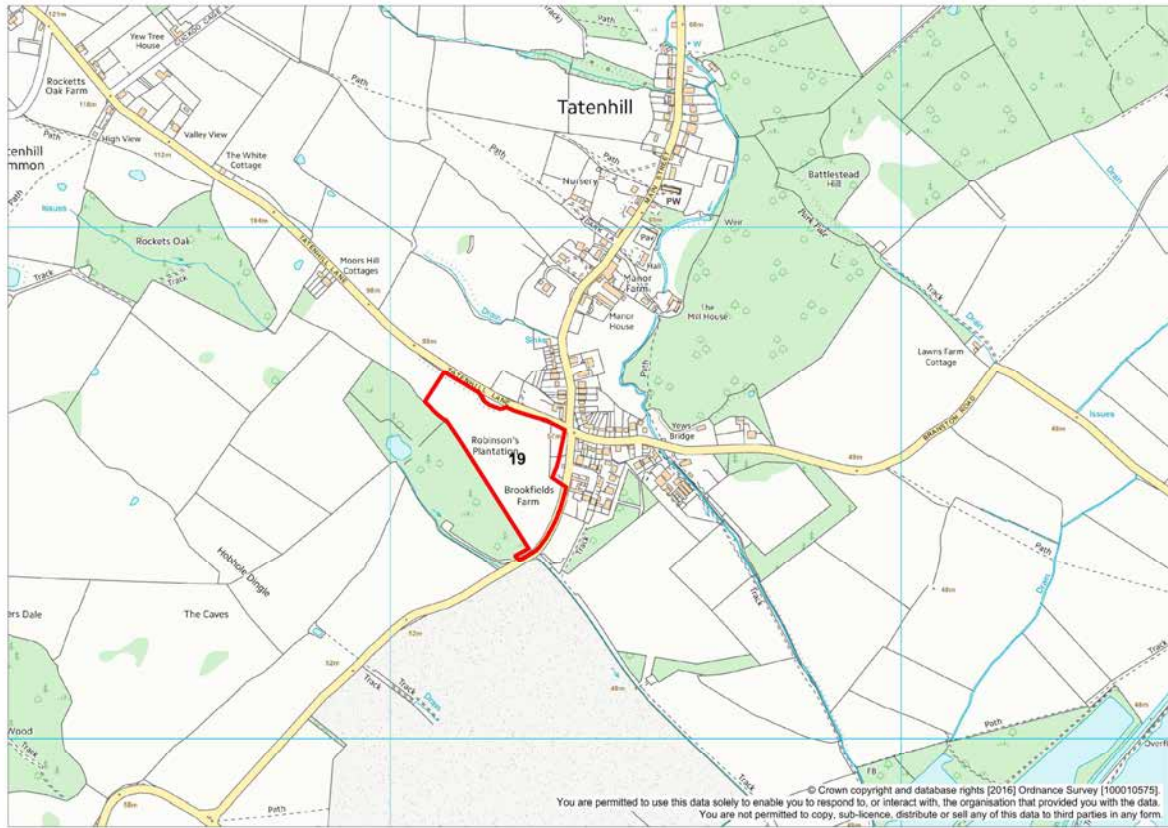
| Site Ref | Address           | Area | Yield |
|----------|-------------------|------|-------|
| 18       | Land at Rangemore | 23.7 | 711   |

## STUBWOOD



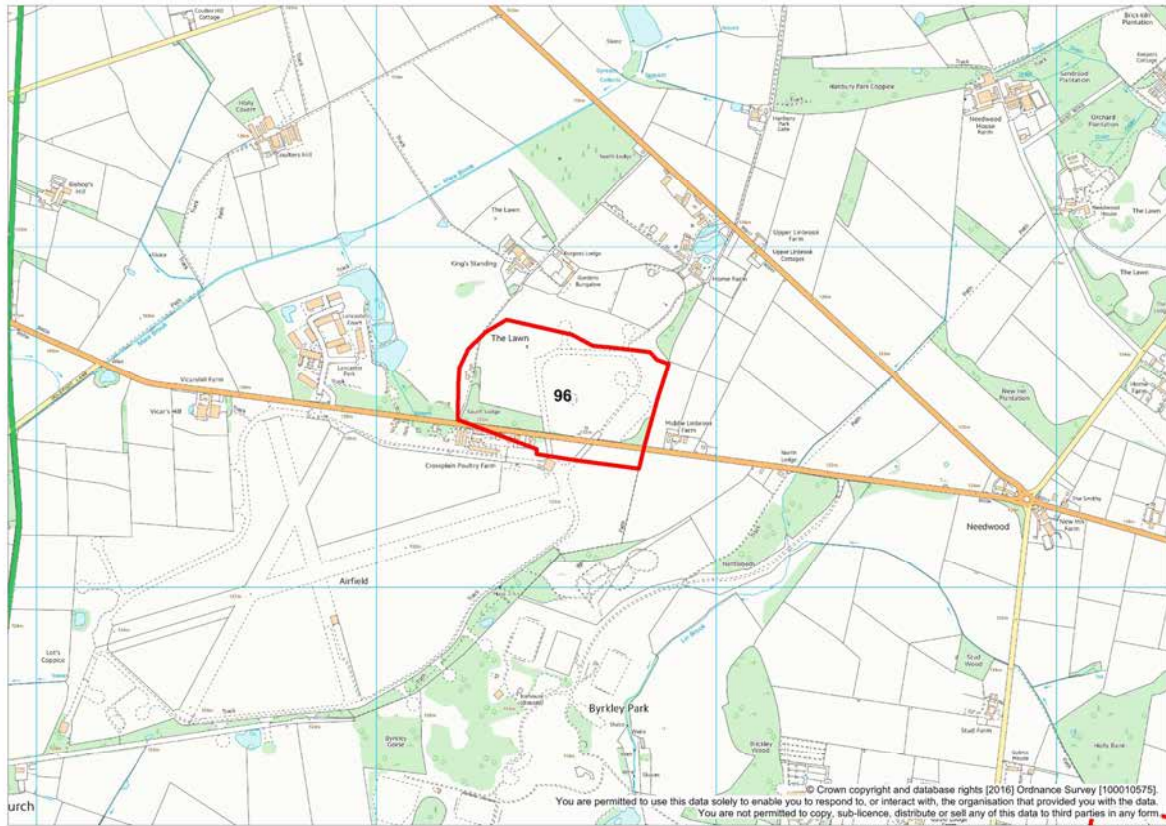
| Site Ref | Address                     | Area | Yield |
|----------|-----------------------------|------|-------|
| 34       | Land at Stubwood, Uttoxeter | 0.46 | 14    |

# 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   |



## ANSLOW



| Site Ref | Address           | Area | Yield |
|----------|-------------------|------|-------|
| 109      | Main Road, Anslow | 1.27 | 38    |

## 12. CONCLUSION

12.1 The Council's SHLAA has identified a total of 104 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 - 2021 update | Total number of sites | Potential total yield of sites | Total area of sites (ha) |
|--------------------------------|-----------------------|--------------------------------|--------------------------|
| Total SHLAA Sites              | 104                   | 21,381                         | 712.64                   |
| Greenfield Sites               | 85                    | 19,279                         | 642.60                   |
| Brownfield Sites               | 16                    | 1,684                          | 56.12                    |
| Mixed Sites                    | 3                     | 418                            | 13.92                    |
| 0 – 5 years                    | 3                     | 413                            | 13.77                    |
| 6 – 15 years                   | 14                    | 624                            | 20.80                    |
| 15+ years                      | 87                    | 20,344                         | 678.07                   |
| Not developable                | 87                    | 20,344                         | 678.07                   |
|                                |                       |                                |                          |

12.2 Of the sites identified, the Council has identified 17 developable sites, that is, sites which could (if planning permission were granted) come forward for housing development and be delivered, of which 3 sites are considered deliverable (could commence within the first five years (2020/21-2025/26)). 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

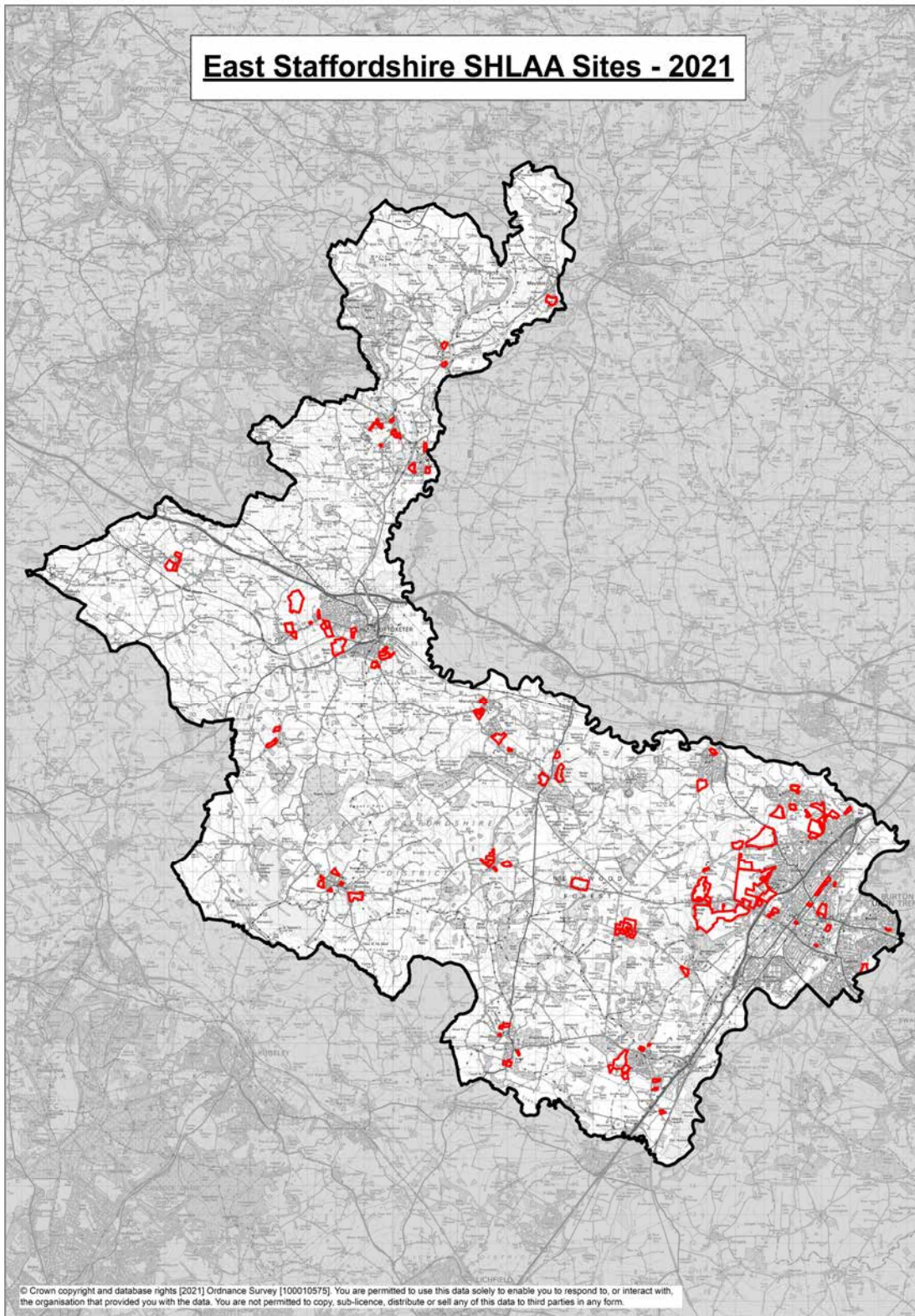
SHLAA 2021 Trajectory

| Site Reference | Address  | Size of Site | Yield | Brown or Green Field | Area           | In a NP Area | Available | Achievable | Deliverable | Suitable | Developable | Timescale    | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 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      |
| 9              | Jacks Lane, Marchington  | 1.34         | 40    | Green                | Marchington    | Yes          | Yes       | No         | No          | No       | No          | 15 + years   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 40      |
| 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  | 23.7         | 711   | Green                | Rangemore      | Yes          | Yes       | No         | No          | No       | No          | 15 + years   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 711     |
| 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  |         | 20      | 30      | 40      | 33      |         |         |         |         |         |         |         |         |         |         |         |
| 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     |
| 25             | Land at Craythorne Road, Rolleston                               | 3.4          | 102   | Green                | Rolleston      | Yes          | Yes       | No         | No          | No       | No          | 15 + years   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 102     |
| 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                                       | 2.97         | 89    | Green                | Denstone       | Yes          | Yes       | No         | No          | No       | No          | 15 + years   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 89      |
| 43             | Land along the B5017, Marchington                                | 3.14         | 94    | Green                | Marchington    | Yes          | Yes       | No         | No          | No       | No          | 15 + years   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 94      |
| 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      |

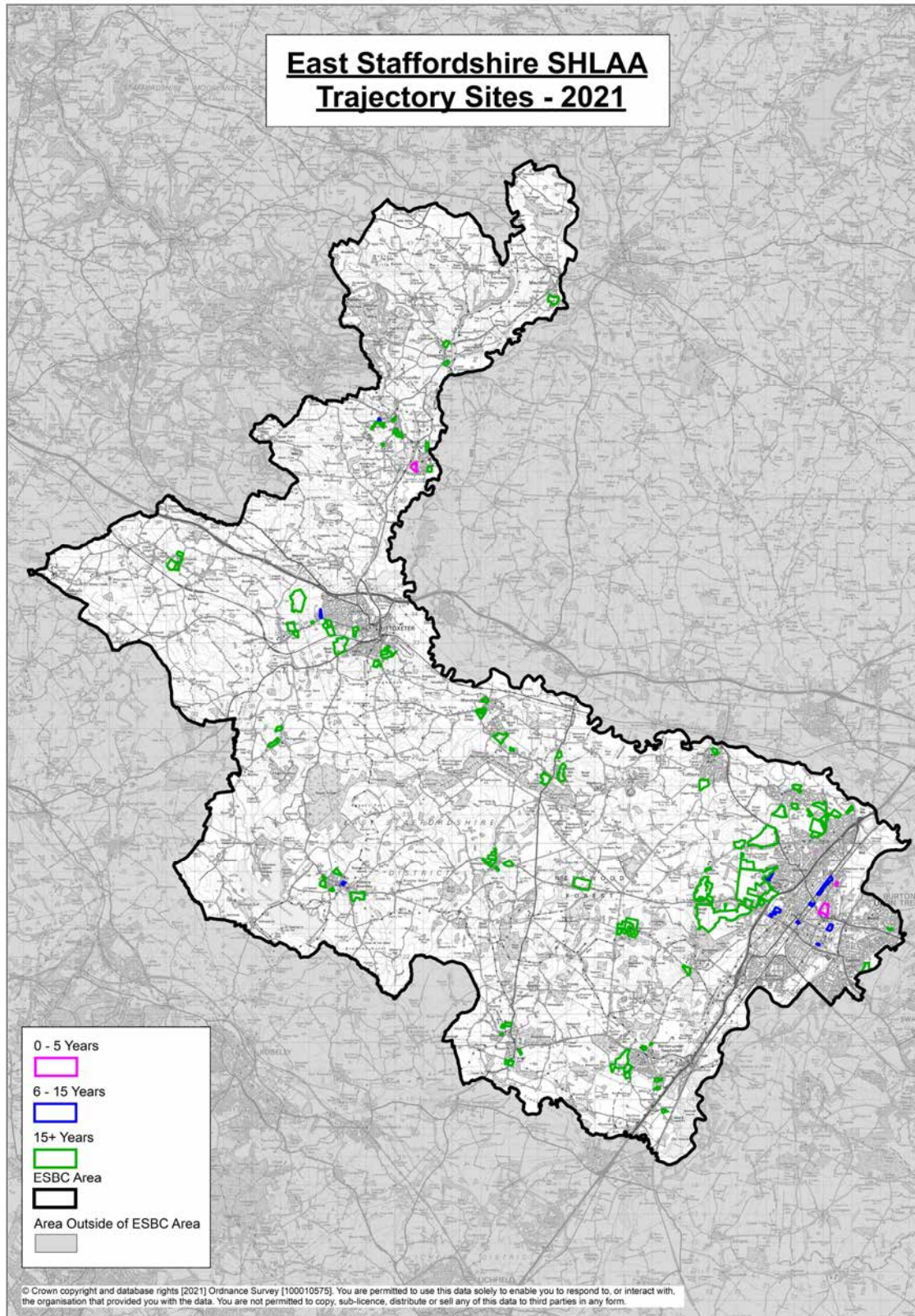
| Site Reference | Address  | Size of Site | Yield | Brown or Green Field | Area           | In a NP Area | Available | Achievable | Deliverable | Suitable | Developable | Timescale  | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 15 yrs+        |
|----------------|--|--------------|-------|----------------------|----------------|--------------|-----------|------------|-------------|----------|-------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------|
| 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 Bromley | 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) | 0.54         | 16    | Brown                | Burton         | Yes          | No        | Yes        | No          | Yes      | Yes         | 6-15 years |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 16             |
| 60             | Land at Derby Road, Burton on Trent (Rykneld 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  |         |         |         | 40      | 60      | 60      | 80      | 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  | 87.02        | 2611  | Green                | Burton         | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 2611           |
| 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            |
| 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             |

| Site Reference           | Address   | Size of Site | Yield | Brown or Green Field | Area        | In a NP Area | Available | Achievable | Deliverable | Suitable | Developable | Timescale  | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 15 yrs+ |
|--------------------------|---|--------------|-------|----------------------|-------------|--------------|-----------|------------|-------------|----------|-------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 92                       | Land at Efflinch 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, Marlipit 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      |         |         |         |         |         |         |
| 100                      | Rear of Weaverslake Farmhouse                                 | 0.37         | 11    | Green                | Yoxall      | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 11      |         |
| 102                      | South of Grange Farm  | 2.94         | 88    | Green                | Draycott    | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 88      |         |
| 104                      | Marchington Barracks  | 9.3          | 279   | Brown                | Marchington | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 279     |         |
| 105                      | Allotments, Wetmore Rd  | 0.59         | 18    | Green                | Burton      | No           | Yes       | Yes        | Yes         | Yes      | Yes         | 0-5 years  |         |         |         |         |         |         |         |         |         | 18      |         |         |         |         |         |         |
| 109                      | Main Road, Anslow, DE13 9QD                                   | 1.27         | 38    | Green                | Anslow      | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 38      |         |
| 110                      | Former Craythorne Golf Club and Centre                        | 1.98         | 59    | Brown                | Rollleston  | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 59      |         |
| 111                      | Catholme Farm, Catholme Lane, Barton under Needwood, DE13 8DA | 1.52         | 46    | Brown                | Barton      | No           | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 46      |         |
| 112                      | Land at Sudbury Road, Yoxall                                  | 3.66         | 110   | Green                | Yoxall      | Yes          | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 110     |         |
| 113                      | The Willows Caravan Storage, Stubby Lane, DE6 5BU             | 0.86         | 26    | Brown                | Draycott    | No           | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 26      |         |
| 114                      | Land south of the Model Dairy Farm                            | 5.66         | 170   | Green                | Burton      | No           | Yes       | No         | No          | No       | No          | 15+ years  |         |         |         |         |         |         |         |         |         |         |         |         |         |         | 170     |         |
| <b>Annual Total</b>      |   |              |       |                      |             |              |           |            |             |          |             |            | 0       | 20      | 30      | 80      | 93      | 60      | 80      | 32      | 0       | 0       | 321     | 150     | 110     | 44      | 17      | 20,344  |
| <b>Cummulative Total</b> |   |              |       |                      |             |              |           |            |             |          |             |            | 0       | 20      | 50      | 130     | 223     | 283     | 363     | 395     | 395     | 395     | 716     | 866     | 976     | 1,020   | 1,037   | 21,381  |

## APPENDIX B – SHLAA MAP



## APPENDIX C – SHLAA TRAJECTORY MAP







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

| 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?                                       |  |   |   |  |