

Site Address:	Derby Street, Burton upon Trent	Site Ref:	8
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Site Area (ha):	2.86	Potential Yield:	86	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

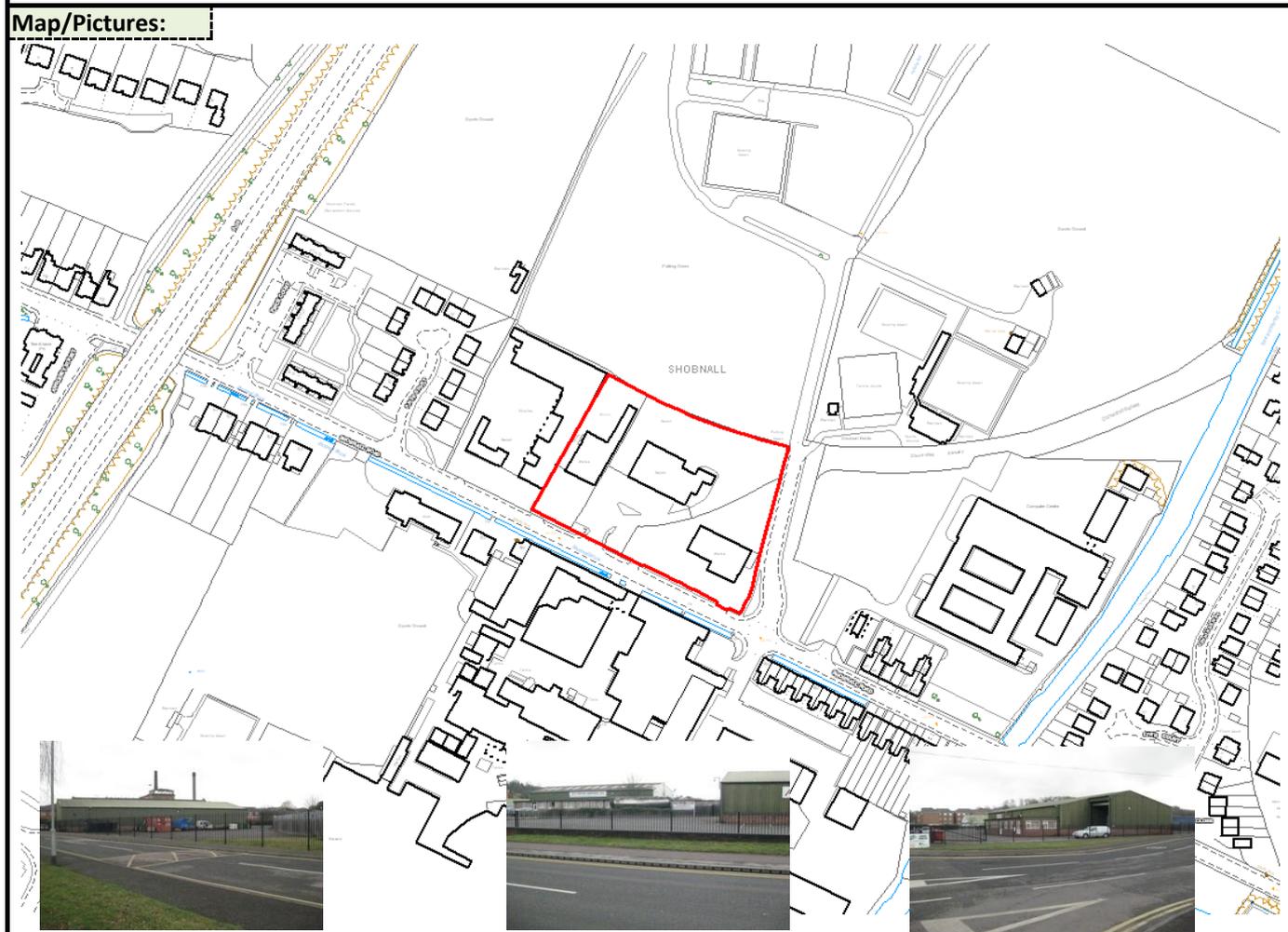
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Summary:	<i>Site is suitable if brought forward by owners. Site is in two distinct ownerships - Briggs and Hartshorne Volvo. Some pre-app discussions have taken place regarding some of the site</i>				
Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Risk of potential contamination</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>Brownfield site within Burton on Trent settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Railway line is adjacent to site, but as residential adjacent, shouldn't be affected</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Neighbouring Uses</i>	
			<i>Residential would be an improvement on existing uses.</i>	
What are the surrounding uses and character of the site?	<i>Residential on opposite side of the road, railway to the rear of the site</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>As site is former industrial premises, land value for residential may be below existing use value, therefore residential possibly unviable.</i>			
Cost Factors:	<i>Possible cost of contamination investigation and remediation</i>			
Delivery Factors:	<i>Yes, delivery on site is realistic</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Two separate land owners</i>
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>6- 10 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>N/A</i>
If yes, give details:	<i>OU/02309/017 - 2005 outline application relating to residential development - REFUSED</i>			
Additional Site Information:				
What is the current use of the site?	<i>Garage, current employment use</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>unknown</i>			

Site Address:	Shobnall Road, Burton upon Trent	Site Ref:	10
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Site Area (ha):	1.03	Potential Yield:	31	Related SHLAA Site Ref No's:	N/A
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Summary:	<i>Site is suitable, although currently occupied by operational employment use, unviable at the present time, although is developable. Site is in multiple ownership</i>				
Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Site is in existing employment use. Potential risk of contamination</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Brownfield site within Burton development boundary Contrary to E2 /CSP 4</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Medium risk of contamination</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			The area is suitable for residential development being adjacent to a site with planning permission for residential and sports and recreation facilities.	
What are the surrounding uses and character of the site?	Although the site fronts a busy road, it backs on to sports and recreation facilities.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Other sites along this frontage have switched from Employment to residential.			
Cost Factors:	Contamination investigation and possible remediation, plus Affordable housing and National Forest contributions.			
Delivery Factors:	Delivery not considered realistic whilst active employment. No plans for relocation at present.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple owners/leases - some owners want site to come forward
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	15+ years
Comments:	Some interest shown by business to relocate.			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Industrial units and vacant B1 offices			
Are there any existing buildings on the site?	yes			
What was the previous use of the site?	Employment			

Site Address:	Curzon Street, Burton upon Trent	Site Ref:	13
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Site Area (ha):	1.8	Potential Yield:	54	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Brownfield site, in sustainable location close to Burton town centre. Site is currently in employment use and land ownership is piecemeal, therefore site is considered not viable at the present time.*

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

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

If yes what are they: *None - but possible constraint due to the change of use coming forwards*

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy: *Brownfield site, within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *Railway line is adjacent to site, but this hasn't affected other residential development in the nearby area*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Neighbouring Uses</i> <i>Residential would be an improvement on existing uses - currently area is underutilised</i>		
What are the surrounding uses and character of the site?	<i>Railway line to rear of site, Imex Business Park to South of site. Recently some new build apartments have been built adjacent to the site on Curzon Street and Borough Road</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Existing employment land uses may be more viable at present - residential may become more viable in the future. Current market for apartments is probably saturated in this location as there are two recent apartment developments in close proximity</i>				
Cost Factors:	<i>Additional demolition and clear-up costs</i>				
Delivery Factors:	<i>Site could be delivered - but not at present time</i>				
Landowner Information:					
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>		
Do they intend to develop or sell the site?		<i>Unknown</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?				<i>No</i>	
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	<i>Transport depot, furniture store and taxi office</i>				
Are there any existing buildings on the site?	<i>Yes</i>				
What was the previous use of the site?	<i>Employment uses</i>				

Site Address:	Vancouver Drive, Burton upon Trent	Site Ref:	15
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Site Area (ha):	0.66	Potential Yield:	20	Related SHLAA Site Ref No's:	N/A
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Summary:	<i>Site is suitable for residential development, and is developable, sufficient market to ensure development is viable</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Developed over 2 years</i>
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Existing local planning policy:	<i>Greenfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography</i>		
			<i>Topography of site, although unlikely to prevent development</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	<i>No, surrounding area is residential</i>	
What are the surrounding uses and character of the site?	<i>Predominantly residential</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development is viable</i>			
Cost Factors:	<i>None</i>			
Delivery Factors:	<i>Yes, delivery on site is realistic</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Amenity land within council housing estate</i>			
Are there any existing buildings on the site?	<i>No</i>			
What was the previous use of the site?	<i>Unknown</i>			

Site Address:	Queen Street, Burton upon Trent	Site Ref:	16
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Site Area (ha):	1.2	Potential Yield:	36	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, although in current employment use, at present not considered viable</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination, but it is unlikely to prevent residential use</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Potential risk of contamination</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:		Site is within residential area.	
What are the surrounding uses and character of the site?	Residential, site is within middle of residential block				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	In employment use and therefore may not be viable, however recent discussions have been had with the owner				
Cost Factors:	Potential investigation and contamination remediation				
Delivery Factors:	Yes, although not at the present time				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years	
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?					No
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	Charity Office/Retail building and car parking				
Are there any existing buildings on the site?	Yes				
What was the previous use of the site?	Employment UWebb Ivory complex - office building and car parking				

Site Address:	Watson Street, Burton upon Trent	Site Ref:	18
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Site Area (ha):	0.49	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is currently vacant industrial unit and being marketed, brownfield site which may be unviable in the immediate future, but developable in the longer term.</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	No		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Brownfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>No, site is flat, and easily accessible, although there is a pylon directly adjacent to site</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	Site is already located within residential area	
What are the surrounding uses and character of the site?	Residential, with town centre to north of site. No adverse impact.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Although not in use, employment site not considered to be viable at present time			
Cost Factors:	None			
Delivery Factors:	Not at present time			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Yes - site is currently vacant, looking to sell			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Vacant industrial buildings			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	Lynwood Road, Branston, Burton upon Trent	Site Ref:	22
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Site Area (ha):	0.73	Potential Yield:	22	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is suitable for residential development, and currently deliverable*

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

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

If yes what are they:

Can they be overcome? *N/A*

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Greenfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

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

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

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>The site is surrounded by residential properties and would not have a detrimental impact on the area.</i>
What are the surrounding uses and character of the site?	<i>Predominantly residential, with some employment.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Sufficient market to ensure development is viable</i>	
Cost Factors:	<i>None</i>	
Delivery Factors:	<i>Single Developer</i>	
Landowner Information:		
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners? <i>Unknown</i>
Do they intend to develop or sell the site?	<i>Unknown</i>	When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:		
Planning Application History:		
Are there any planning applications relating to residential use on the site?	<i>No</i>	
If yes, give details:		
Additional Site Information:		
What is the current use of the site?	<i>Amenity greenspace</i>	
Are there any existing buildings on the site?	<i>No</i>	
What was the previous use of the site?	<i>Amenity greenspace</i>	

Site Address:	Fleet Street, Burton upon Trent	Site Ref:	23
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Site Area (ha):	0.51	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
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Summary: *Site is currently a trading retail unit within Burton town centre. Unviable at present time, existing use has greater value*

Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Contamination investigation and remediation may be required</i>				
Can they be overcome?	Yes				

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

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

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

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

Would residential development have an impact on the surrounding area?	No	If yes, what:	No, site is within town centre	
What are the surrounding uses and character of the site?	Town centre uses, retail, offices and college			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Retail use would have greater value than residential at current time.			
Cost Factors:	No			
Delivery Factors:	Not at present time.			
Landowner Information:				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Sports Direct Store (Still trading)			
Are there any existing buildings on the site?	Yes, 1 main retail unit			
What was the previous use of the site?	B&Q Store			

Site Address:	Bond Street, Burton upon Trent	Site Ref:	24
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Site Area (ha):	0.73	Potential Yield:	22	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is currently a vacant office building within centre of Burton, and is suitable for residential development. Currently unviable, therefore site is not currently deliverable. Southern part of site is car park - in separate ownership.</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination and multiple owners</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>Brownfield site within Burton on Trent development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
Are there any national policy restrictions?	<i>Within the National Forest and part of the site is within the Conservation Area.</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Potential risk contamination</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	No, site is within town centre	
What are the surrounding uses and character of the site?	Town centre - Mix of retail and office, some residential, close to Burton College			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	This would depend on what could be accommodated on site			
Cost Factors:	Contamination investigation, although unlikely to adversely affect viability			
Delivery Factors:	Deliverable dependant on market demand for housing in the town centre.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple Owners (some unknown)
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	11 - 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	Yes - mixed outline consent - OU/02363/018 (Expired 18.08.12). Outline application for the erection of a 3 storey building to form 6 units for Class A1, Class A2, Class B1 and Class A3 uses and 24 apartments			
Additional Site Information:				
What is the current use of the site?	Offices with car park to the rear (in separate ownership)			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	As above			

Site Address:	Horninglow Street, Middle Yard, Burton upon Trent	Site Ref:	29
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Site Area (ha):	1.48	Potential Yield:	44	Related SHLAA Site Ref No's:	378
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Map/Pictures:

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Summary: *A Brownfield site, close to Burton Town Centre. The middle building has previously been converted and has been in residential use for some time. A small proportion of this site is allocated as a strategic site in the emerging local plan and also falls under site 378. Site is unlikely to be viable at present time but may be developable in the future*

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

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

If yes what are they: *A number of ownerships and preservation of some buildings may hamper any redevelopment scheme. Possible access issues. Also part of the site is dependent on the relocation of the current business (Car garage/retail).*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

Are there any national policy restrictions? *Within the National Forest and Conservation Area, also Listed Building/s on site.*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Access*
Access from main road and Potential contamination.

Would residential development have an impact on the surrounding area?	Yes	If yes, what: <i>Residential may improve the surrounding area. Some buildings have already been converted into residential</i>	Other, Please specify...	
What are the surrounding uses and character of the site?	<i>Sites borders one of the main roads into Burton town centre, surrounded by a mixture of residential, retail and other employment uses</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Not viable in current market - current land uses may be more appropriate at present</i>			
Cost Factors:	<i>Conversion of existing buildings. Part of site is in a conservation area</i>			
Delivery Factors:	<i>Yes, delivery on the site is realistic</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Unknown</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>	<i>Likely to be multiple owners</i>
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>11 - 15 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>Yes</i>
If yes, give details:	<i>P/2013/01165 - Change of use of existing building to 3 self contained flats with external alterations and a part three storey, part single storey rear extension and demolition of the rear buildings to facilitate the erection of 2 dwellings with associated parking, bin and cycle storage.</i>			
Additional Site Information:				
What is the current use of the site?	<i>A number of derelict and semi-derelict uses including car show room. The middle building is in residential use.</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Unknown</i>			

Site Address:	Dallow Street, Burton upon Trent	Site Ref:	30
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Site Area (ha):	0.46	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is suitable, although landowner is unknown, and therefore cannot be considered either deliverable or developable*

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

If planning permission were to be granted.....					
What is the recommended mix of units?	Market housing	When could the site be developed?	15+ years	What would the build rate be?	Site completed within a year

Existing local planning policy: *Brownfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

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

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

If yes, what:

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Would improve character of the area	
What are the surrounding uses and character of the site?	Predominantly residential. Recent residential development to north of site, traditional properties in area, school to west of site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unviable at present time due to current site value being greater than that of residential			
Cost Factors:	S106 contributions			
Delivery Factors:	Yes, once market improves			
Landowner Information:				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Current occupier
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	15+ years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Office/light industrial building			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	Crown Industrial Estate, Burton upon Trent	Site Ref:	31
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Site Area (ha):	6.32	Potential Yield:	190	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Industrial estate comprising a variety of uses, opposite site of recent residential development. Bottom corner of site contains land to be retained for employment use*

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

If yes what are they: *Potential risk of contamination, although unlikely to prevent residential use*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>50 dwellings per year</i>
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Existing local planning policy: *Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

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

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Contamination*
High risk of contamination

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, site is in a predominantly residential area</i>		
What are the surrounding uses and character of the site?	<i>Predominantly residential and within walking distance to Burton Town centre. Site is directly adjacent to railway line.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Not at present time, existing use value greater than residential land value</i>			
Cost Factors:	<i>Normal S106 and AH costs, plus cost of contamination investigation and possible remediation</i>			
Delivery Factors:	<i>Once market has picked up, yes, phasing maybe necessary</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Unknown</i>	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Multiple Owners</i>
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>15+ years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Industrial estate - Various uses, retail/garage, cash and carry and office block</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Related to brewing industry</i>			

Site Address:	Brookside Road, Uttoxeter	Site Ref:	33
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Site Area (ha):	2.8	Potential Yield:	84	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	<i>Site currently in employment use, mainly light industrial. The site is allocated as a strategic site for housing in the emerging Local Plan. Suitable access from existing roundabout.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination, River/brook runs adjacent to site along access road therefore a flood risk assessment may be required.</i>				
Can they be overcome?	Yes				

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy:	<i>Brownfield site within Uttoxeter development boundary. Policy H6</i>
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Are there any national policy restrictions?	<i>None</i>
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Are there any physical problems on site which would affect residential development?	<i>No</i>	If yes, what:	<i>Although topography of the site is below the road to the west. The site itself is flat and banks up towards the road</i>
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Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	Site is close to train station and race course, with some residential to the south. The site is also close to the town centre, with a retail park to north.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Sufficient market within Uttoxeter to consider development viable.		
Cost Factors:	Contamination and flood investigation as well as possible remediation, although unlikely to affect viability		
Delivery Factors:	Yes, single developer		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?
Comments:			6- 10 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	Part of OU/25607/001/PO - outline application approved back in 2001 which has since expired for a mix of housing and retail uses.		
Additional Site Information:			
What is the current use of the site?	Various employment buildings on site.		
Are there any existing buildings on the site?	Yes		
What was the previous use of the site?	Unknown		

Site Address:	Land rear of the Homestead, Henhurst Hill, Burton upon Trent	Site Ref:	38
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Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	<i>Development of the site could have a high visual impact on the surrounding area, therefore it is likely that only part of the site would be developed. Site would not become available for another 10-15 years.</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Possible access issues.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary Contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
			<i>Current access not sufficient for residential development. Possible issues in terms of topography</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape Site sits adjacent to ribbon development along Henhurst Hill, open countryside to the north	
What are the surrounding uses and character of the site?	Residential properties along Henhurst Hill, open countryside to the north of the site			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within Burton to consider development viable			
Cost Factors:	No, normal AH and S106 contributions			
Delivery Factors:	Yes, single developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	11 - 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Existing dwelling on site - land utilised for equestrian use			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	Land north of Harehedge Lane, Burton upon Trent (middle)	Site Ref:	40
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Site Area (ha):	19	Potential Yield:	570	Related SHLAA Site Ref No's:	41
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Summary:	<i>Site is available and achievable, landowner is known and site is considered deliverable, no constraints to delivery</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Possible access along site boundary. Relatively flat.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Potential 'infill' development. Residential properties surround the site		
What are the surrounding uses and character of the site?	Site lies on the northern outskirts of Burton, surrounded by residential properties to the south, east and west. Site is well related to the built up area.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient demand in area to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, likely development would be phased, two developers on site			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease believed to be 15 years
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2013/01406 - Outline application for 500 dwellings recieved 29/11/2013 but not determined yet so site still needs to be included in the 2014 SHLAA update.			
Additional Site Information:				
What is the current use of the site?	Cattle Farm			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural			

Site Address:	Land North of Harehedge Lane, Burton upon Trent (bottom)	Site Ref:	41
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Site Area (ha):	6.17	Potential Yield:	185	Related SHLAA Site Ref No's:	40
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Summary:	<i>Site is suitable for residential development, and development would be viable. Site falls within site 40. No constraints to delivery</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>A number of access points could be made along site boundaries. Relatively flat site. No obvious problems</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Potential 'infill' development. Residential properties surround the site		
What are the surrounding uses and character of the site?	Site lies on the northern outskirts of Burton, surrounded by residential properties to the south, east and west. Site is well related to the built up area.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Burton has sufficient housing market to consider development viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, single developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	15 year lease for agriculture
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/01406 - Outline application for 500 dwellings received 29/11/2013 but not determined yet.			
Additional Site Information:				
What is the current use of the site?	Cattle Farm			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural			

Site Address:	Land at Belmont Road, Tutbury	Site Ref:	47
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Site Area (ha):	8.5	Potential Yield:	255	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is well related to existing residential area, site is suitable and developable</i>				
Deliverable?	No	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues and possible problems relating to the water supply have been highlighted.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Tutbury development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	None				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>Access points from Belmont Road and Redhill Lane. Site is a plateau with part at lower level gently sloping northwards towards existing development</i>			

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No, as there is already residential development to the north.</i>	
What are the surrounding uses and character of the site?	<i>Road Frontage on three sides and residential developments to the North, open countryside lies to the south and west of the site.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Yes, viable market in this location</i>		
Cost Factors:	<i>Standard AH and S106 contributions</i>		
Delivery Factors:	<i>Yes, delivery on site is realistic</i>		
Landowner Information:			
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?
Comments:	<i>Site proposed by agent on behalf of owner</i>		<i>0-5 years</i>
Planning Application History:			
Are there any planning applications relating to residential use on the site?			<i>No</i>
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Sports field and agricultural land</i>		
Are there any existing buildings on the site?	<i>No</i>		
What was the previous use of the site?	<i>As above</i>		

Site Address:	Land north of Beamhill Road, Burton upon Trent	Site Ref:	49
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Site Area (ha):	3.03	Potential Yield:	91	Related SHLAA Site Ref No's:	69
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Map/Pictures:

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Summary:	<i>Site is suitable for either small scale development or as part of more comprehensive development. Site is developable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary therefore contrary to policy NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Although the site is small and development would be self contained, it is more likely to be part of a more comprehensive development (Included in site 69) , and therefore have greater impact on the surrounding landscape	
What are the surrounding uses and character of the site?	The site is located on the north west fringe of the town, with residential properties around the southern and eastern boundary of the site, countryside to the north and west.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development would be viable. Area of high residential demand			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Single developer if this site only, if more comprehensive development, more than one developer so some phasing may then be necessary			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural			

Site Address:	Land at St Marys Drive, Stretton	Site Ref:	50
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Site Area (ha):	1.29	Potential Yield:	39	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is considered both suitable and developable.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	Market housing	When could the site be developed?	0-5 years	What would the build rate be?	30 dwellings per year
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Existing local planning policy: *Greenfield site outside Burton development boundary contrary to NE1*

Are there any national policy restrictions? None

Are there any physical problems on site which would affect residential development? No
If yes, what: *No. Access could be achieved through St Marys Drive.*

Would residential development have an impact on the surrounding area?	No	If yes, what:	<i>No, residential to the south, east and west of the site.</i>	
What are the surrounding uses and character of the site?	<i>Residential on two sides of the site, with countryside to the north of the site. No adverse impact</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Area of high residential demand, development likely to be viable</i>			
Cost Factors:	<i>None</i>			
Delivery Factors:	<i>Delivery on site would be realistic</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Residential property is currently occupied</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Yes - site proposed by owner. Immediately available</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	<i>No</i>			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>An existing residential use on site.</i>			
Are there any existing buildings on the site?	<i>Part hardstanding and battery sheds for previous use</i>			
What was the previous use of the site?	<i>Chicken Farm</i>			

Site Address:	Land to North West of the Green, Barton under Needwood	Site Ref:	51
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Site Area (ha):	5.15	Potential Yield:	155	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable and available, therefore developable. Sufficient market to ensure development is viable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Existing leases</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site on edge of Barton development boundary.</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
		<i>Potentially risk of contamination, investigative works necessary. Access from The Green. Site contains large pond</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Would have an impact on character of the countryside.	
What are the surrounding uses and character of the site?	Site is in south west corner of Barton, bordered to north and east by residential properties, and south and west by open countryside . Surrounding area would not have adverse impact on residential development			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Strong residential demand therefore development would be viable			
Cost Factors:	None			
Delivery Factors:	Yes, single developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease on both agricultural properties and public house.
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/00420 - Approved application to erect 2 attached dwellings on a small part (Existing properties garden) of the original SHLAA site.			
Additional Site Information:				
What is the current use of the site?	Agriculture, occupied by farm buildings. Boundary also includes a pond.			
Are there any existing buildings on the site?	Yes, residential dwellings and public house			
What was the previous use of the site?	Unknown			

Site Address:	Land at Dovecliffe Road, Stretton, Burton upon Trent	Site Ref:	52
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Site Area (ha):	2.28	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable and available following the closure of the garden centre business that was previously on the site.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	Market housing	When could the site be developed?	15+ years	What would the build rate be?	20 dwellings per year
Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Site is adjacent to site of Biological Interest (Doves Cliff).</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Potential risk of contamination to rear of site. Sink in the middle of site, therefore possible flooding issues.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Site is on the edge of Burton, some impact on landscape character	
What are the surrounding uses and character of the site?	Residential with open countryside to the north/north west of the site. Site is on the edge of the development boundary, development would be out of character			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	No known constraints, strong residential market			
Cost Factors:	Potential for contamination and need for remediation			
Delivery Factors:	Yes, delivery on site is realistic.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Residential Use			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Garden Centre and nursery			

Site Address:	Land at Hazelwells Farm, Uttoxeter	Site Ref:	53
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Site Area (ha):	19.7	Potential Yield:	591	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary: *Site is suitable and developable. It lies to the south of Uttoxeter with no known constraints. The site is allocated as a strategic site for housing in the emerging Local Plan.*

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

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

If yes what are they:

Can they be overcome? N/A

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

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

Are there any national policy restrictions? *None*

Are there any physical problems on site which would affect residential development? No **If yes, what:** *Topography & Access*
Access points from B5013 and A518 and Sorrell Close. Some steep changes in level - South western corner is highest point of site, ridge to southern boundary.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would result in some loss of landscape character	
What are the surrounding uses and character of the site?	Residential to the north and east of the site, unlikely to have impact on residential development.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	None known, sufficient market to consider development would be viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Single developer.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Landowner has suggested that site will be available in 0-5 years			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural - site is in two parcels of land, straddling access track to farm. Buildings on site			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural Land			

Site Address:	Outwoods Hospital, Burton upon Trent	Site Ref:	62
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Site Area (ha):	1.12	Potential Yield:	34	Related SHLAA Site Ref No's:	382
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Map/Pictures:

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Summary:	<i>Site is suitable, and both available and achievable. May come forward as part of site 382.</i>				
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Deliverable?	Yes	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

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

What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
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Existing local planning policy:	<i>Brownfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access & Contamination</i>		
			<i>Close proximity to potentially high risk contamination. Access is along private road owned by hospital.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	No - residential in close proximity to the site.	
What are the surrounding uses and character of the site?	Hospital to the south, with some countryside beyond. Main built up area of Burton located to the east of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Good Location, surrounded by other residential use. Demolition and relocation costs will dictate whether this site will come forward.			
Cost Factors:	Brownfield site reliant on the relocation of hospital uses to come forward. Section 106/CIL payments would be expected to address site access. Potential for some contamination on site.			
Delivery Factors:	Delivery realistic. Due to a number of uses on the site, development could be phased. However, the fact that the site is in a single ownership means that phasing may not be necessary.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Ownership of access road belongs to the hospital
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Yes, premises surplus to requirements			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Hospital site			
Are there any existing buildings on the site?	Yes, hospital buildings			
What was the previous use of the site?	Unknown			

Site Address:	Bond Street and Green Street, Burton upon Trent	Site Ref:	63
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Site Area (ha):	0.41	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is close to centre of Burton, and is suitable for residential development. The majority of buildings on the site are currently being used for employment and in relation to the college. Currently unviable, therefore site is not currently deliverable.*

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

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

If yes what are they: *Potential risk of contamination and flooding, but unlikely to prevent development*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *Brownfield site inside development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

Are there any national policy restrictions? *Within the National Forest and part of the site is within the Conservation Area also there is a Listed building on site*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Contamination and Flood Risk*
Potential risk of medium levels of contamination. Site is within flood zone 2 and 3

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Could contribute to a substantial improvement to the environment of the area	
What are the surrounding uses and character of the site?	Area is predominantly used by the college or for employment purposes. The site lies close to the town centre and is surrounded by a number of college buildings and offices. Site has a good outlook over the washlands.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market demand for housing in the town centre			
Cost Factors:	Contamination investigation, although unlikely to adversely affect viability. Dependent on market for town centre living.			
Delivery Factors:	Deliverable, although not at current time, as site currently unviable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	11 - 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	One application was implemented to convert one of these buildings to a house of multiple occupation on the first floor and education facilities on the ground floor.			
Additional Site Information:				
What is the current use of the site?	Office building and training site for college use			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Would residential development have an impact on the surrounding area?	No	If yes, what:	<i>No, residential to the north of the site</i>	
What are the surrounding uses and character of the site?	<i>Residential development borders the site to the north-east. Marchington village is to the north of the site. Two bungalows have been built adjacent to the site, which could also provide access</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Development is expected to be viable in this location due to sufficient market for dwellings.</i>			
Cost Factors:	<i>No, as no known constraints</i>			
Delivery Factors:	<i>Yes, single developer so likely to take two years</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	<i>Submitted by agent</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	<i>OU/23344/002 - Application withdrawn in 1999.</i>			
Additional Site Information:				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>No buildings on site</i>			
What was the previous use of the site?	<i>Unknown</i>			

Site Address:	Land to the rear of Forest Road, Burton upon Trent	Site Ref:	65
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Site Area (ha):	4.76	Potential Yield:	143	Related SHLAA Site Ref No's:	125 & 125a
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Map/Pictures:

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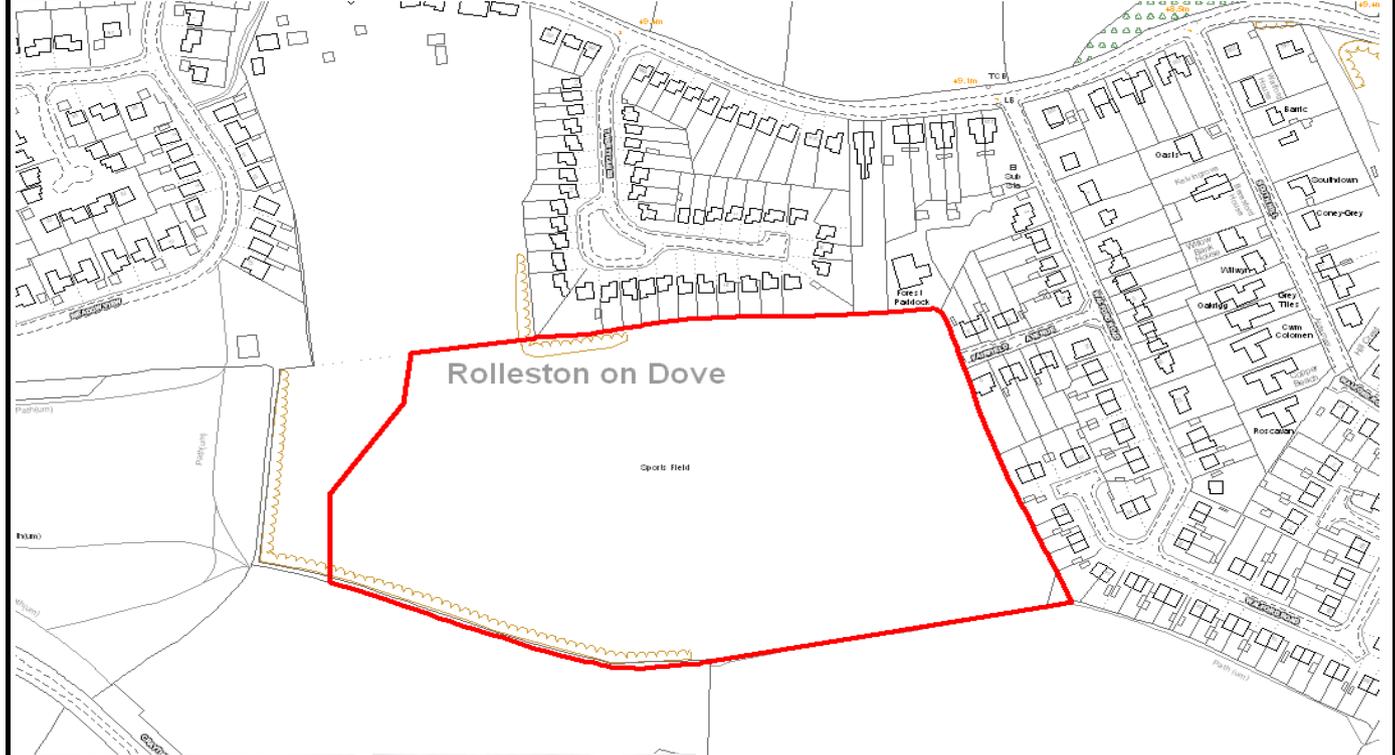
Summary:	<i>Site is suitable and developable, and would be viable. Site falls within the larger site 125 and comprehensive development may be more likely.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk & Contamination</i>		
		<i>Site is on the edge of flood zones 2 and 3. Access is from Forest Road and Lordswell Road. Brook on the edge of the site</i>			

Would residential development have an impact on the surrounding area?	No	If yes, what:	Would not have significant impact as site is close to residential development	
What are the surrounding uses and character of the site?	Residential to the north and east. Further agricultural land surrounds the site and it is overlooked by vantage point at Sinai Park.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within area to ensure development would be viable			
Cost Factors:	Investigation and remediation of contaminated land, although unlikely to affect viability			
Delivery Factors:	Yes, although more likely as part of comprehensive scheme within 125a			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Part of site 125a which is owned by 7 separate individuals
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Unknown			

Site Address:	Land at Rolleston on Dove (Ex College Field Site)	Site Ref:	66
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Site Area (ha):	6	Potential Yield:	180	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:



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Summary:	<i>Site is suitable, in a good location related to Rolleston and services are already in place. The proposal is for the allocation of 3.1ha of land for residential use, with the remainder developed for recreational (community use and/or educational use).</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside Rolleston development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
		<i>Potential risk of contamination in a small area of the site. Adopted road extends up to site boundary which would provide access. Site is largely flat.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Development could be screened from adjacent countryside.	
What are the surrounding uses and character of the site?	Site is enclosed by residential development to north and east. Trees along the boundaries.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market demand to consider development viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Single developer, no need for phasing			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Site is unused and surplus to requirements
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	
Comments:	Site is immediately available			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2012/00636 - Outline application for 100 dwellings - REFUSED by committee 27.11.13			
Additional Site Information:				
What is the current use of the site?	Unused Sports Field.			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Sports field used in connection with the Burton College campus.			

Site Address:	Land south of Demontfort Way, Uttoxeter	Site Ref:	67
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Site Area (ha):	4.12	Potential Yield:	124	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is suitable, although site is not deliverable at present time as availability is not known</i>				
Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site, outside the development boundary. Contrary to NE1.</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>No, flat site. Access from Highwood Road and Demontfort Way.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Site is immediately adjacent to the southern boundary of Uttoxeter, with residential properties directly to the north of the site.</i>	
What are the surrounding uses and character of the site?	<i>Residential development to the north, open countryside to the south, east and west. Bordered by main road into Uttoxeter.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Sufficient market to ensure development would be viable</i>		
Cost Factors:	<i>Standard AH and S106 contributions</i>		
Delivery Factors:	<i>Yes, single developer</i>		
Landowner Information:			
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Unknown</i>
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?
Comments:			<i>Unknown</i>
Planning Application History:			
Are there any planning applications relating to residential use on the site?	<i>No</i>		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	<i>Agricultural Land</i>		
Are there any existing buildings on the site?	<i>No</i>		
What was the previous use of the site?	<i>Agricultural Land</i>		

Site Address:	Land North of Beamhill Road, West of Tutbury Road, Burton upon Trent	Site Ref:	69
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Site Area (ha):	45	Potential Yield:	1350	Related SHLAA Site Ref No's:	49 & 83
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Map/Pictures:

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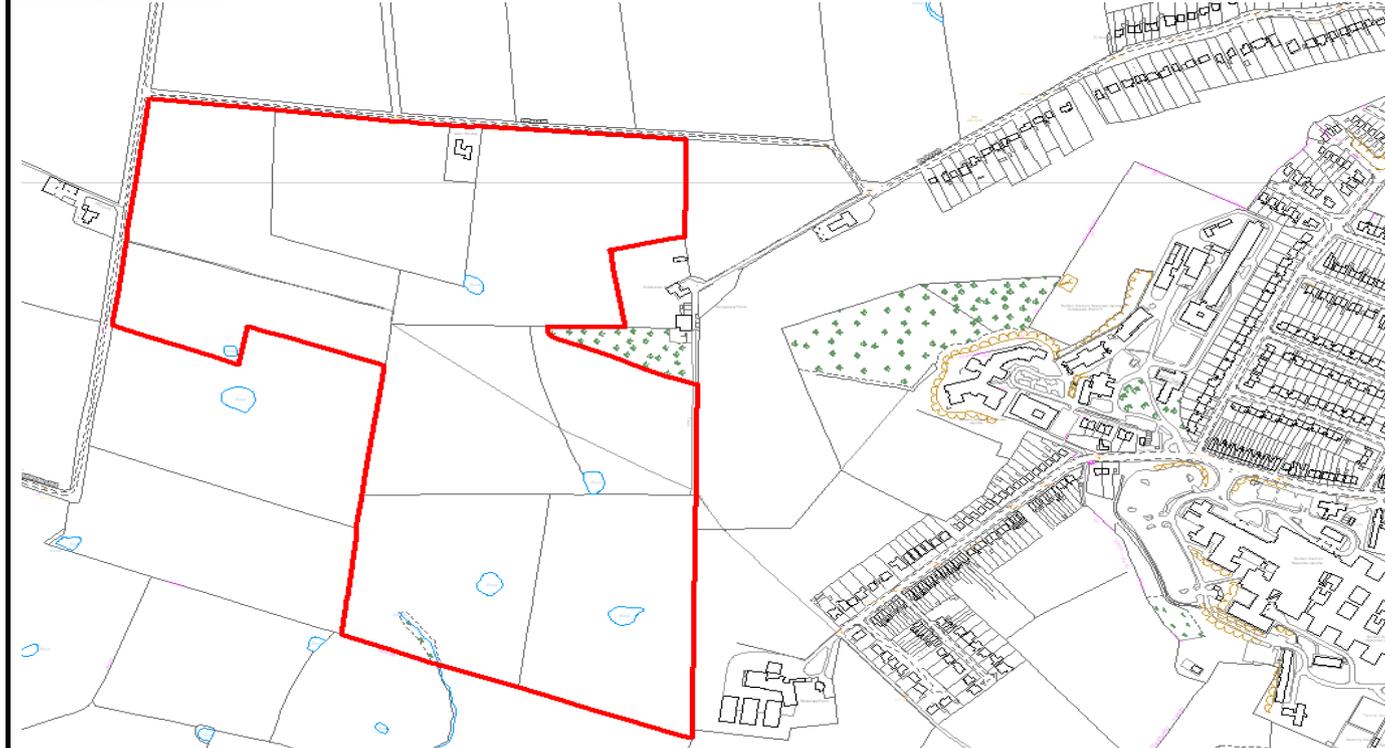
Summary:	<i>Site is suitable, with current developer interest in site. Development is viable although ownership details are unknown</i>				
Deliverable?	No	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
		<i>Some potential sources of contamination on and in close vicinity to site. A number of access points along boundary. Ridgeline splits site in two.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Residential would have an impact on the character of countryside.</i>	
What are the surrounding uses and character of the site?	<i>Residential properties to the south and east of the site, open countryside to the north and west. The site lies on the western fringe of Burton and abuts ribbon development along Tutbury Road and Beamhill Road</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Market in this location could support new housing development to ensure development would be viable</i>			
Cost Factors:	<i>Potential costs associated with contamination, in addition to standard AH and S106 contributions</i>			
Delivery Factors:	<i>Yes, single developer, phasing may be necessary</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>No</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	
Do they intend to develop or sell the site?	<i>Unknown</i>		When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Farm and associated agricultural land</i>			
Are there any existing buildings on the site?	<i>Yes, farm buildings</i>			
What was the previous use of the site?	<i>Farm and associated agricultural land</i>			

Site Address:	Land South of Field Lane, Burton upon Trent	Site Ref:	70
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Site Area (ha):	28	Potential Yield:	840	Related SHLAA Site Ref No's:	107 & 107a
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Map/Pictures:



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Summary: *In isolation site is not suitable although site has been proposed as part of a much larger site (107a). Site is available. Access to this site only may be an issue.*

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

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

If yes what are they: *Access - there is insufficient access onto the site, although this is not likely to prevent residential use.*

Can they be overcome? Yes

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

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

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

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Access*
Current access is unsuitable for large scale development. No known contamination. Public Right of Way dissects site

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would have impact on surrounding countryside.	
What are the surrounding uses and character of the site?	Open countryside to the north, west and south of site, with residential properties to the east. Site lies on western fringe of Burton.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within Burton to ensure development would be viable.			
Cost Factors:	Improving access onto the site, plus infrastructure and standard AH and S106 costs, unlikely to have adverse impact on viability.			
Delivery Factors:	Yes, delivery on site is realistic			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?		Sell	When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	PA/06582/008 - Approved application for a detached dwelling within curtilidge of existing property on site (approved 2001)			
Additional Site Information:				
What is the current use of the site?	Agricultural Land and existing dwelling on site			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural Land and existing dwelling on site			

Site Address:	Land South of Henhurst Hill/Postern Road, Burton upon Trent	Site Ref:	71
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Site Area (ha):	14.29	Potential Yield:	429	Related SHLAA Site Ref No's:	125 & 125a
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Map/Pictures:

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Summary:	<i>The site forms part of site 125a and is available and achievable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	11 - 15 years	What would the build rate be?	30 dwellings per year
Existing local planning policy:	<i>Greenfield site outside Burton on Trent development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
			<i>Site gently slopes to the east. Access from Postern Rd and Henhurst Hill</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Development on this scale would lead to loss of landscape character.	
What are the surrounding uses and character of the site?	Residential around the north and west boundaries with further residential 'estate' to the east, open countryside to the south, no adverse affect on future residential development.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within Burton to ensure development would be viable			
Cost Factors:	Possible infrastructure costs, in addition to AH and S106, both unlikely to affect viability			
Delivery Factors:	No impact on delivery and site is likely to be phased.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Part of site 125a which is owned by 7 separate individuals
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural Land			

Site Address:	Northfield Avenue, Rocester	Site Ref:	74
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Site Area (ha):	2.26	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is in a suitable location for residential development and there are no constraints. Site could be deliverable.*

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

If yes what are they:

Can they be overcome? N/A

If planning permission were to be granted.....					
What is the recommended mix of units?	Market housing	When could the site be developed?	6- 10 years	What would the build rate be?	20 dwellings per year

Existing local planning policy: *Greenfield site outside the development boundary. Contrary to NE1*

Are there any national policy restrictions? None

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

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No - predominantly residential although this site boundary juts out into the countryside</i>		
What are the surrounding uses and character of the site?	<i>Site lies to the north of the village of Rocester and is surrounded by open countryside to the north, east and west. To the south of the site is residential.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Sufficient market to ensure development would be viable. Supported by recent permissions, such as the one adjacent for fifty three dwellings (yet to be determined).</i>			
Cost Factors:	<i>Unlikely to affect viability</i>			
Delivery Factors:	<i>Yes - single developer, no need for phasing</i>			
Landowner Information:				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>Yes</i>	<i>Single owner</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	<i>No</i>			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural</i>			