

# East Staffordshire Local Plan

*Planning for Change*

## Strategic Housing Land Availability Assessment (SHLAA)

ADDENDUM

OCTOBER 2013

## SHLAA Addendum 2013 – Additional sites July – October 2013

1. To support the Local Plan at Pre-Submission stage an evidence base has been prepared including a full range of issues necessary to justify the plan. As part of this evidence base the Council is required to prepare a Strategic Housing Land Availability Assessment (SHLAA) and periodically review it as new sites are submitted and existing sites change their status.
2. The East Staffordshire SHLAA has been prepared in line with the Government's SHLAA Practice Guidance which was published by the Department for Communities and Local Government in 2007<sup>1</sup>.
3. The Council has annually updated the SHLAA and the 2013 update was published earlier this year including sites that were submitted to the Council up to and including June 2013. In summary, the results of the SHLAA were:

Total number of dwellings in SHLAA	23385 (of which 17,848 are deliverable of developable)
0 – 5 years	4,003
6 – 10 years	7,602
11 – 15 years	3,667
15+	2,576
Number of sites added this year	18
Potential yield (of this year's sites)	1,955
Number of sites removed (received Planning Permission/deleted)	11 (one site granted consent for educational use)
Yield	708

4. For a full set of conclusions and list of sites and locations to the [2013 SHLAA](#), the report is on the Council's website.
5. Since the publication of the 2013 SHLAA, a number of additional sites have come forward and these are set out below. These sites have come forward throughout the Borough and have been submitted with varying degrees of detail. Where detail on the potential yield has been provided these estimates have been used for greater clarity rather than using the standard 30 dwellings to the hectare, as agreed with the SHLAA Panel in April 2012. Two town centre sites have come forward in Burton that is likely to require higher density development to ensure that these sites are viable but little detail as to the density has been provided. In this case a potential yield at a higher density is set out in the proforma in addition to the yield based on 30dph.

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<sup>1</sup> Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007. This is still valid as it was not revoked following the publication of the NPPF.

Sites submitted to the SHLAA between July and October 2013.

Site Ref	Address	Area	Yield
<b>Burton</b>			
382	Burton Hospital - Outwoods Site	3.79*	114
383	Coors Offices - High St, Burton	2.9	100
389	Peel Croft, Lichfield Street, Burton	1.58	47
<b>Tier 1 Villages</b>			
386	Land rear of Brookhouse Hotel, Rolleston on Dove	0.48	8-10
<b>Tier 2 Villages</b>			
384	Land South of Uttoxeter Road, Abbots Bromley	4.99	150
385	Land North of High St, adjacent St Mary and St Anne's Girls school, Abbots Bromley	1.77	53
387	All Saint's Church, Main Rd, Denstone	0.45	13
388	Browns Lane, Yoxall	0.88	5-10
<b>Total</b>		<b>16.84*</b>	<b>497</b>

\*The Burton Hospital site is a larger site to that which has previously been submitted (site 62). This site was 1.12ha and had a yield of 33 units. The site size and yield above is for the whole site and therefore is a replacement and extension of site 62.