

East Staffordshire Local Plan

Planning for Change

Strategic Housing Land Availability Assessment (SHLAA)

2014



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Separate sheets

Site Proformas

A3 Map of Burton upon Trent SHLAA Sites

A3 Trajectory Table

A0 SHLAA Site Map

A0 SHLAA Trajectory Map

1. WHAT IS A STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT?

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

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

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

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

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

2. METHODOLOGY

2.1 Previous versions of the East Staffordshire SHLAA were prepared in line with the Government's SHLAA Practice Guidance which was published by the Department

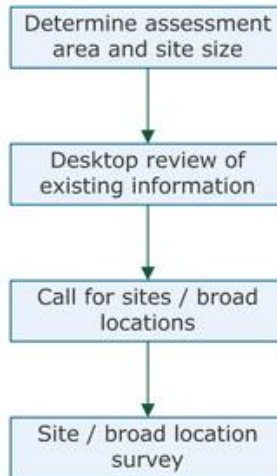
for Communities and Local Government in 2007¹. This set out the primary role of the SHLAA, which was to:

- **identify specific, deliverable sites for the first five years of a plan that are ready for development**, and to keep this topped up over-time in response to market information;
- **identify specific, developable sites for years 6–10**, and ideally years 11–15, in plans to enable the five year supply to be topped up;
- **where it is not possible to identify specific sites** for years 11–15 of the plan, **indicate**
- **broad locations for future growth**; and
- **not include an allowance for windfalls in the first 10 years of the plan** unless there are justifiable local circumstances that prevent specific sites being identified.

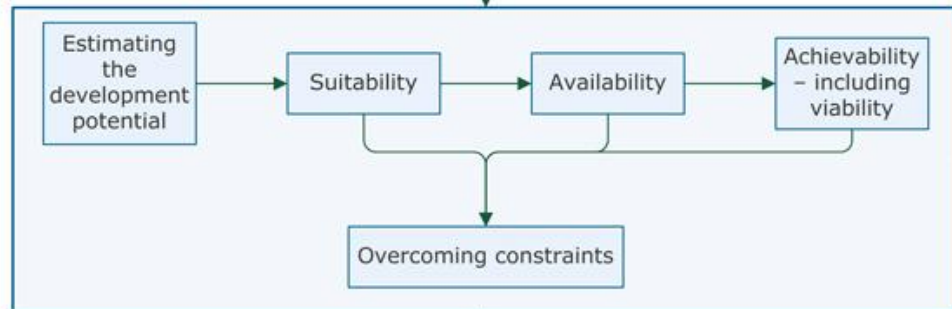
2.2 The National Planning Practice Guidance, published on 6th March 2014 replaces previous guidance and sets out the following stages of carrying out a SHLAA:

¹ Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007. This publication was archived on 7 March 2014 and replaced by the [new planning practice guidance](#) launched 6 March 2014.

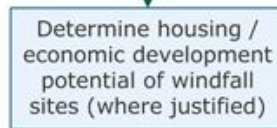
Stage 1 - Site / broad location identification



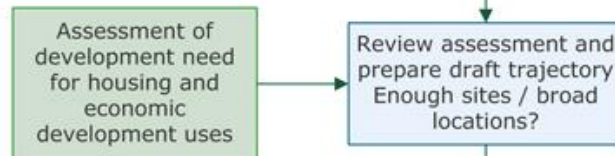
Stage 2 - Site / broad location assessment



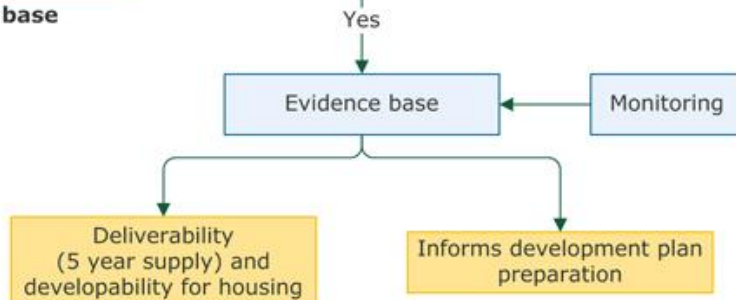
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



- 2.3 This 2014 SHLAA has been updated to review sites identified in previous SHLAA reports and new sites in line with the most recent guidance.
- 2.4 The SHLAA itself does **not** make policy decisions on future housing allocations, **nor does it allocate** sites to specific land uses. Such policy decisions and allocations of land are set out in the Submission Local Plan.
- 2.5 However, the SHLAA does, through a robust up to date assessment process, provide an indication of potential future housing land that could be delivered across the borough, including sites within and outside of existing settlements. The SHLAA seeks to identify as many potential housing sites as possible to ensure a comprehensive assessment process.
- 2.6 **The inclusion of a site within the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.**

3. HOUSING REQUIREMENT FOR EAST STAFFORDSHIRE

- 3.1 The Borough Council commissioned Consultants GVA to update their Strategic Housing Market Assessment in 2013 to identify a locally derived housing target for the plan period 2012 – 2031, taking into account the 2011 census figures and recent ONS census releases. The SHMA identifies a requirement of 11,648 new dwellings. The SHMA is published on the Council's Planning Policy website and supports the Submission Local Plan.
- 3.2 It is clear, given the difficulties associated with delivering brownfield development and the quantum of strategic brownfield sites available, that a proportion of this development will need to occur on greenfield sites. The SHLAA includes an assessment of both greenfield and brownfield sites.

4. SHLAA PROGRESS TO DATE

PHASE 1

- 4.1 In January 2007, East Staffordshire Borough Council (ESBC) commissioned consultants White Young Green to undertake a Housing Land Availability Assessment to replace the 2004 Urban Capacity Study. The study (Phase 1) was carried out in conformity with the Draft Practice Guidance "*Housing Land Availability Assessments: Identifying Appropriate Land for Housing Development*" published by ODPM in December 2005. The study considered sources of capacity within the existing urban areas of Burton and Uttoxeter. The methodology used reflected the draft guidance that was in place at the time however, the study was limited to sites within the existing urban boundaries of the towns of Burton upon Trent and Uttoxeter and did not include the rural settlements in the Borough. This study identified 44 sites within Burton and Uttoxeter with a total yield of **3,525**.

PHASE 2

- 4.2 Further guidance was published by CLG in July 2007 (Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007), which extended the scope of housing land availability studies to include consideration of all possible sites within the borough including both urban and rural, greenfield and brownfield, and to identify constraints to their development.
- 4.3 As a result of this, ESBC carried out further work on its SHLAA that included a wider range of sites. This work (Phase 2) followed the methodology as set out in the CLG guidance. The Draft SHLAA of the Phase 2 work was then published for consultation in April 2009. In Phase 2 a total of 104 sites were assessed, with a total site area of 1,460 ha, and yield of some 48,000. From the Phase II study, the total area of land considered developable over the next 15 years amounts to over 1,000 ha, with a potential yield of some **32,000** properties.

ANNUAL REVIEW 2010

- 4.4 Following consultation on the Draft SHLAA, and analysis of the comments received, the Council considered that in order to ensure the document was a robust part of the Councils LDF (now Local Plan) evidence base, greater involvement of stakeholders was required, and further assessment about the deliverability of sites was also necessary as a result of changes to the economy. Having considered these issues, it was felt further work was necessary in a number of areas, and in line with the CLG guidance it was considered that to look at the SHLAA process from the beginning was the most appropriate way forwards. A SHLAA Panel was set up, and met in September 2009. At this meeting stakeholders were given information about the SHLAA to date, and involvement was sought in decisions relating to various aspects of the SHLAA. A revised SHLAA was published in May 2010, with a full revision of all sites from Phase 1 and 2 and incorporating the comments from the SHLAA panel.
- 4.5 The 2010 SHLAA identified 122 sites within the Borough, with a total yield of **17,449** units.

ANNUAL REVIEW 2011

- 4.6 The Practice Guidance emphasised that the SHLAA is not a one-off study and should be continually updated. ESBC decided to update the SHLAA annually. All sites from the 2010 report were reviewed and any additional sites received by the Council in the period up to December 2010 were assessed and incorporated where necessary.
- 4.7 The 2011 SHLAA identified 133 sites within the Borough with a total yield of **20,876** units.

ANNUAL REVIEW 2012

- 4.8 Following the Strategic Options consultation in August/September 2011, the responses brought a further tranche of sites to be added to the SHLAA through the awareness that a large consultation attracts. These have been added to the existing supply. Sites as late as May 2012 were included in this update. This took the total number of sites up to 144 with a total yield of **22,028** units.
- 4.9 It was also felt that it was necessary to reconvene the SHLAA Panel to reassess the principles used to compile the SHLAA. Those that took part in the Panel meetings in 2009/10 were invited back but this was supplemented by representatives from South Derbyshire District Council, a national house builder and additional agents and consultants to give a wider range of experience. The meeting concentrated on seeking consensus on the principles both for the SHLAA and the criteria to be used to assess sites for the Council's Sustainability Assessment. However, the Panel was keen to discuss and dissect the Council's

Five Year supply – which although relevant to the SHLAA, is not entirely based on it.

4.10 The SHLAA Panel is made up of representatives from a number of local, regional and national organisations representing developers, agents, planning consultants, social housing providers and neighbouring Local authorities. Below is an attendance list of the last meeting in 2012:

Name	Organisation
Paul Burton	Hallam Land
Phil Randle	Salloway
Philip Hickman	Rushton Hickman
Janet Hodson	JVH Planning Ltd
Tom Beavin	JVH Planning
Guy Longley	Pegasus Planning
Mark Sackett	Barton Wilmore
Oliver Taylor	Frampton Planning
David Bradshaw	Nurton Developments
Ian Romano	St Modwen Devts
Robert Wickham	Howard Sharp and Partners
Chris Jones	Trent and Dove
Jonathan Harbottle	Howard Sharp and Partners
Ian Willicombe	DPM (Nurton)
Peter Diffey	P Diffey Associates
Neil Arbon	DPDS
Annabel Rooksby	Peveril Homes
Russell Crow	South Derbyshire DC

4.11 Discussion at the SHLAA Panel meeting in April 2012 relating to the ‘principles’ used to identify deliverable and developable sites led to the Council circulating amended ‘principles’ for comment following the meeting. A single group response was received from the Panel. The comments received were largely based on the way in which the Council identified sites for inclusion in its Five year supply. However, the Panel agreed, following further consultation, that mirroring the footnote in the NPPF on page 12 was acceptable. This approach is not as rigid as the draft principles initially circulated following the meeting which took into account the Panels wish to make planning permission a prerequisite for a site to be included in the first five years.

ANNUAL REVIEW 2013

4.12 Since May 2012 the Council has undertaken further consultation on the Local Plan in the form of the ‘East Staffordshire Local Plan - Planning for Change - Preferred Option’ document in July 2012. This consultation was focussed on identifying the Council’s preferred spatial strategy and locations for new housing and mixed use sites but also setting out a suite of strategic policies.

4.13 Eighteen additional sites came forward for inclusion in the 2013 SHLAA review as a result of the Preferred Option consultation. These sites were incorporated into

the SHLAA supply where considered acceptable. It was also decided to remove sites included within the SHLAA that had been granted planning permission. It was not felt necessary to recall the SHLAA Panel as the principles used to assess sites were agreed with the Panel in 2012 and are considered NPPF compliant.

2013 Addendum (October 2013)

4.14 Since the publication of the July 2013 SHLAA, a number of additional sites came forward. The sites were assessed using information provided with the sites submission, which in some cases led to a higher density being applied to some sites than the 30 dph set out in the methodology. The reason for undertaking an addendum was to ensure that all known sites were identified, recorded in the SHLAA and assessed through the Council's Sustainability Appraisal to inform the preparation of the Pre-Submission Local Plan. The publication of the Addendum provided the most up to date position when the plan was consulted upon at the Pre-Submission stage in October 2013.

Viability

4.15 To supplement the previous year's SHLAA Panel principles the Council considered that it would be useful to undertake plan viability work during the summer of 2013, to support the emerging Local Plan, to seek a view of the viability of SHLAA sites. A discussion with a local Agent, Phil Randle Managing Partner of Salloway, Burton office regarding the viability of sites in general revealed that there was interest in both greenfield and brownfield development sites within and around Burton. His view was that, though all sites will have their own specific issues that may require mitigation measures that could have an impact on the viability of a particular site coming forward, the range of types of sites from 'greenfield rural' to 'brownfield urban' are all potentially viable given a realistic aspiration for development. In terms of mitigation measures, Burton has historically had few issues with heavy contamination which can lead to expensive remediation. Flood risk issues are more prevalent.

4.16 Whilst this is anecdotal evidence relating predominantly to Burton, this, along with some of the sites, for instance the former Computer Centre site on Shobnall Road, that have remained vacant for some time, are now beginning to come forward.

The Local Plan and Community Infrastructure Levy Viability Study is also key in identifying that viability is not an issue for the delivery of development.

ANNUAL REVIEW 2014

4.17 Following the publication of the National Planning Practice Guidance (NPPG) and Submission of the Local Plan, the SHLAA has been reviewed. The review has involved the following changes:

- Proformas – A new proforma has been created to ensure all relevant information is reported consistently across all site assessments. The changes do not include new information but make it clear to the reader what has been taken into account in the assessment
- Review of all sites - This has led to some sites being removed due to planning permission being granted, some proformas being amended due to changes to surrounding land uses or some site boundaries being amended following granting of planning permission on part of the site
- New sites – The 2014 Review includes an assessment of those sites sent in for inclusion up to 30th June 2014. Where sites were identified as part of representations on the Pre-Submission Local Plan consultation October – November 2014 these have also been included in the assessment
- Excluded sites – a review of previously excluded sites took place with some sites being included in the report. This focused on those previously excluded sites where planning permission or partial development of the site led to its exclusion when the remaining site area is still of a size for SHLAA consideration
- Yield – for consistency all assessments include a yield of 30 dwellings per hectare (gross). Some sites previously set out a different yield to take into account any on site constraints or opportunities for a higher yield. For consistency all sites are given the same yield. Where there are constraints that would impact on potential site yield these are described in the site summary.
- Overlapping sites – these were previously set out in the Report Appendix however it was felt that this information would be more useful in the site proformas itself and so the table identifying overlapping sites has been removed.
- Deliverability – Due to the new Local Plan not being adopted, the developability of sites has been reviewed. This has led to some sites being considered deliverable where due to previous planning policy they were not. Once the emerging Local Plan is adopted, SHLAA sites will be reviewed in line with adopted policy.
- Trajectory – where there are overlapping sites, the delivery rates for some sites have been removed to ensure there is no double counting. Where sites are not considered deliverable no delivery rate has been included.
- Brownfield / Greenfield categorisation – a review of the sites description has taken place. In some instances sites include both greenfield and brownfield elements. Where this is the case the character of the majority of the site has been used to determine whether the site is brownfield or greenfield.

5. SHLAA RESULTS

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

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

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

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

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

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

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

5.6 **Appendix D** includes a further table of those sites which have been submitted or identified and are no longer included within the SHLAA for various reasons (excluded sites). The reasons for exclusion are provided with the majority of reasons being that the site now has planning permission or has been delivered.

The background information for each of these sites has been retained, and these sites will be reviewed as the SHLAA is updated.

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

6. PRINCIPLES

- 6.1 In arriving at these results, a number of assumptions were used, which had been derived following discussions with the SHLAA panel, these included the following points:
- 6.2 The first issue was that of the current market and that at the present time, brownfield sites were not considered to be viable. This was mentioned primarily in relation to a number of sites within Burton on Trent which currently are occupied by existing uses (mainly employment). As residential land values were felt to be below that of other uses, it would not be realistic in the short term at least to expect businesses to relocate or to sell sites to be used for residential development, as their existing value would be greater. As such in many cases, unless information had been provided to the contrary, a large number of brownfield sites were not able to be included within the first 5 years of the SHLAA housing trajectory, as these sites were not expected to come forward in the short term. Subsequent viability work demonstrates that brownfield sites are more difficult to come forward and that delivery is dependent on the costs associated with each site.

Deliverability and Developability

- 6.3 In terms of assessing deliverability and developability, assumptions were made relating to the timeframe within which a site could be considered available for development. These broadly reflect the footnote on page 12 of the NPPF.
- Sites were considered to be deliverable, and capable of being included in the first 5 years land supply when demonstrated to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing would be delivered on site within five years and, in particular that development on the site is viable.
 - Landowners / agents were contacted in May 2012 to ensure that the SHLAA included the most up to date information available. Sites within the first ten years of the SHLAA were only included when it had been explicitly stated by landowners or agents that this was when they could be developed. However where information had been submitted by landowners, the question was asked if they had taken any steps towards submitting a planning application or contacting an agent/developer, when this was not the case it did not seem realistic to include these sites within the first five years.

- Where landowner information was available, but no response was obtained, or when it was not possible to contact the owner/agent, these sites were automatically placed in the later years section.

Yield

- 6.4 In relation to yield on site, following discussion with the SHLAA panel in 2012, yield was agreed as being 30dph, again unless information was provided to the contrary, as due to the current market, much higher yields would be unrealistic as these would in many cases necessitate the building of apartments which are considered by the SHLAA Panel at the meeting in 2012 as simply not viable at the present time. It was suggested that net developable area could be used, being a more accurate guide, but this also has problems as unless the agent/developer has provided this detail in each case, disagreement could still occur. Given the Panel had formerly agreed 30dph the Council were comfortable continuing with this approach.
- 6.5 In addition to considering reasons for making assessments about each site, it was also important to consider reasons for excluding sites from the SHLAA. The reasons for removing sites were also based on the assumptions agreed with the SHLAA panel at the meetings held in autumn 2009. These were as follows;
- Yield below threshold – It was considered appropriate to apply a site size and yield of above 10 units or a site area of approx 0.33ha (As this would lead to a yield of 10 at 30dph). This was to ensure the SHLAA would be more manageable, having identified approximately 1900 sites.
 - Built –The 2014 update has looked at those sites where part of the site has been granted permission or started. For those sites the site boundary area has been redrawn and the yield recalculated. The 2014 update has also excluded sites where planning permission has been granted. This has been done to ensure there is no double counting between sites allocated in the emerging Local Plan and most recent commitments which have been incorporated into the development strategy set out in the emerging plan. Where sites have been excluded, these are listed in this report with reasons for exclusion.
 - Location unsuitable –These sites have been excluded as they are not located in or adjacent to settlements within the settlement hierarchy, and are in open countryside or a considerable distance from a settlement.
 - Duplicate site – A number of sites were identified or submitted by more than one person that were duplicates of other sites. Where there is a considerable difference in the size or site boundary, both sites will have been retained. Although when boundaries were largely the same, one of the sites will have been removed from the SHLAA, with information retained to ensure the most accurate information about delivery could be utilised. The 2014

proformas have been amended to clearly show which sites are duplicate sites and the trajectory amended to ensure no double counting on yield.

- Site to be retained for employment use – An Employment Land Review 2013 update, prepared by GVA is available on the Councils Planning Policy website. SHLAA sites have been cross-referenced with the list of sites to be retained in this emerging Employment Land Review
- Sites unsuitable - physical problems would prevent development – These sites were mainly excluded following discussion and agreement with the SHLAA Panel in 2010. A number of sites were discounted for example where topographical constraints, flooding, noise or other environmental conditions would require significant investment to remedy and the site would be unsuitable. Since 2010 sites with significant constraints have been excluded following this approach and no objection was made by the Panel in 2012 or constraints flagged up in the proforma.

6.6 Having determined which sites should be included within the SHLAA and assessed those within the SHLAA based upon the assumptions listed above, the following results were obtained.

7. 2014 RESULTS

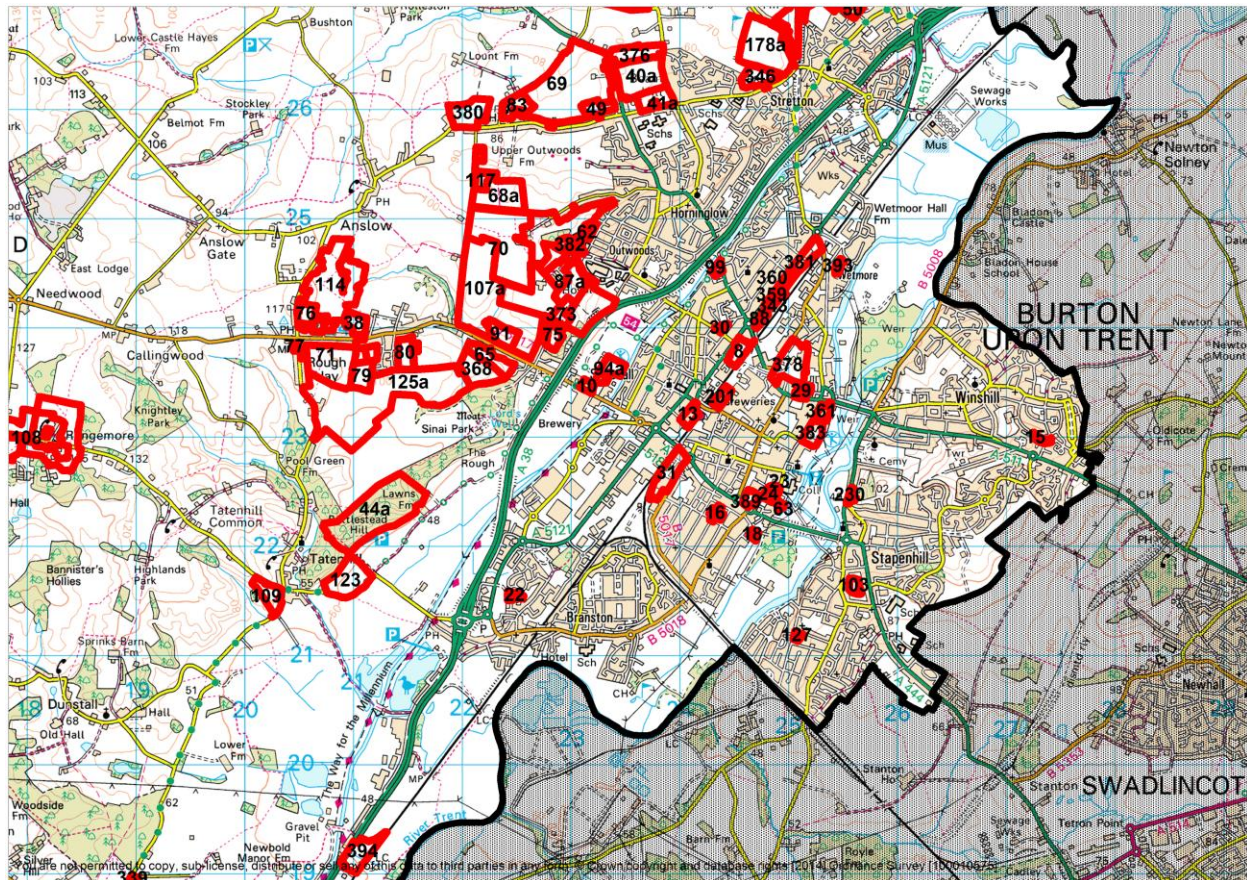
7.1 The results following the addition of the sites submitted during 2013/14 and review of all previously identified SHLAA sites are as follows:

- The SHLAA identifies a total of 151 sites following the addition of new sites and the removal of 16 sites that have been removed due to gaining planning permission or being completed.
- 11 sites have had an amendment to the site boundary due to planning permission being obtained for part of the site or previous planning application being started or completed
- The total site area included in the SHLAA which includes all submission sites is 880ha, providing a total yield of 26,418.
- A lower area of 825.05 hectares with a yield of 24,751 is derived when removing overlapping sites.
- In total 107 sites are considered developable.
- The SHLAA has identified 79 sites which are considered deliverable. These sites have a total yield of 12,980. Although many of the larger sites will be built out over a number of years, and will not be 'complete' within the first five years, and therefore not all of these houses will be delivered within the first five years.
- The total yield expected to be delivered in the first five years is 3,545.
- East Staffordshire's housing requirement, calculated using GVA's SHMA update of 2013, is 11,648 covering the plan period from 2012 – 2031. The most recent calculation of housing land supply shows a 4.14 years supply.
- The Council has identified the broad location of Derby Road as an allocation in the emerging Local Plan along with Bargates / Molson Coors High Street which incorporates a number of SHLAA sites.

7.2 The following section splits the results from each site into the various settlements within East Staffordshire. Namely Burton on Trent and Uttoxeter, followed by the villages within the borough, these will be split into category 1-3 villages as identified within the Settlement Hierarchy.

8. BURTON UPON TRENT

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



The following table identifies the sites within Burton

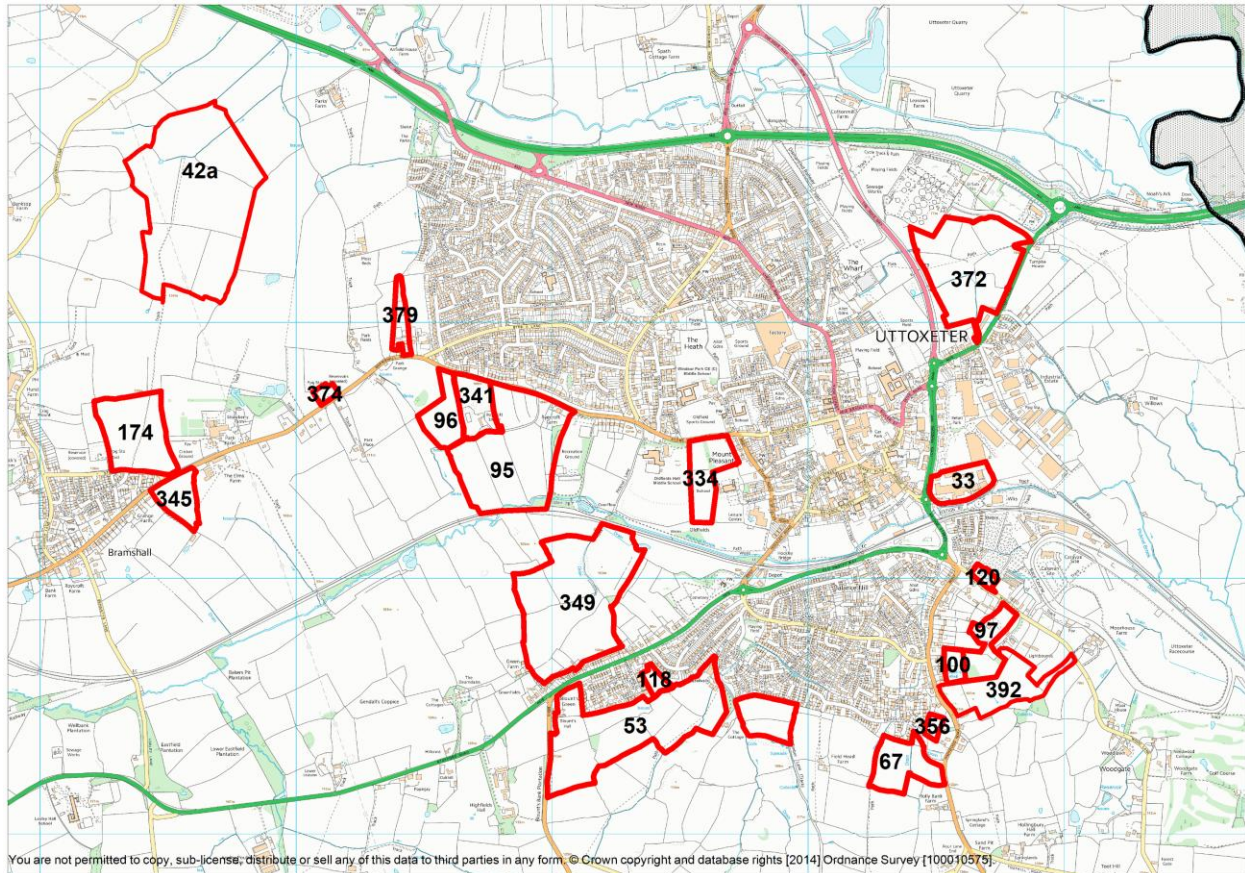
Site Ref	Address	Area	Yield
8	Derby Street	2.86	86
10	Shobnall Rd	1.03	31
13	Curzon Street	1.8	54
15	Vancouver Drive	0.66	20
16	Queen Street	1.2	36
18	Watson Street	0.49	15
22	Lynwood Rd	0.73	22
23	Fleet Street	0.51	15
24	Bond Street	0.73	22
29	Horninglow Street Middle Yard	1.48	44

30	Dallow St/Victoria Rd	0.46	14
31	Crown Industrial Estate	6.32	190
38	Land Rear of the Homestead, Henhurst Hill, Burton upon Trent	3.16	95
40a	Land Nth of Harehedge Lane, Burton	17.6	528
41a	Land Nth of Harehedge Lane, Burton	4.78	143
44a	Land West of the A38 (Lawns Farm)	30.4	912
49	Land North of Beamhill Road, Burton	3.03	91
50	Land at St Mary's Lane, Stretton	1.29	39
52	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	2.28	68
62	Outwoods Hospital Site (Part 2), Burton	1.12	34
63	Land at Bond Street and Green Street, Burton	0.41	12
65	Land Rear of Forest Road (North) Burton	4.76	143
68a	Land South of Beamhill Road, Burton	12.6	378
69	Land North of Beamhill Road, West of Tutbury Road, Burton	45	1350
70	Land South of Field Lane	28	840
71	Land south of Henhurst Hill/Postern Rd	14.29	429
75	Reservoir Road, Burton upon Trent	2.37	71
76	Hopley Road, Burton upon Trent	2.85	85
77	Postern Road, Burton upon Trent	0.36	11
79	Henhurst Ridge, Burton upon Trent	5.74	172
80	Aviation Lane, Burton upon Trent	3.95	118
83	Land North of Beamhill Road, East of Longhedge Lane, Burton	3.82	115
87a	Redhouse Farm, Burton upon Trent	9.2	276
88	Little Burton East, Derby Road, Burton upon Trent	0.9	27
91	Land North of Forest Road, Burton upon Trent	4.12	124
94a	Shobnall Sports and Social Club, Burton upon Trent	3.46	104
99	Old Citroen Garage, Horninglow Road, Burton on Trent	0.81	24
103	Five Lands Allotments, Stapenhill	1.24	37
107a	Land North of Forest Road, South of Field Land and East of Outwoods Lane	56.8	1704
114	Land east of Hopley Road between Henhurst Hill and Anslow	31	930
117	Land at Outwoods Lane, Burton upon Trent	2.7	81
125a	Land at Henhurst Hill, Burton upon Trent	90.9	2727
127	Short Street Community Infants School, Stapenhill, Burton upon Trent	0.5	15
178a	Land North of Stretton, Burton upon Trent	28.5	855
201	107 Station Street, Burton, DE14 1BX	1.56	47
230	Rider House, Stapenhill Road, Burton upon Trent	0.67	20
278	20-24 Dovecliff Road, Stretton	0.38	11
343	Land at Derby Road, Graham Fletcher Coaches	0.39	11
346	Land at Bitham Lane, Stretton	4.47	134
359	Land at Derby Road (Tile store, Kwik Fit and adjacent land)	1.02	31
360	Land at Derby Road, Rykneld Metals	0.47	14

361	Former Bargates and Meadowside Centre Car park	1.6	48
368	Land South of Forest Road, Burton	7.51	225
373	Reservoir adjacent to Reservoir Road, Burton	3.66	110
376	Tutbury Road – Extended allocation	5.94	178
378	Coors - Middle Yard, Hawkins Lane	9.08	272
380	Land North of Beamhill Road	7.33	220
381	Derby Road, Burton	4.39	132
382	Burton Hospital, Outwoods Site	3.8	114
383	Coors Offices, High Street	2.9	87
389	Peel Croft, Lichfield Street	1.56	47
393	Allotment Gardens off Wetmore Lane, Burton	0.61	18
394	Land at Barton Fields, Branston	6.11	183

9. UTTOXETER

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

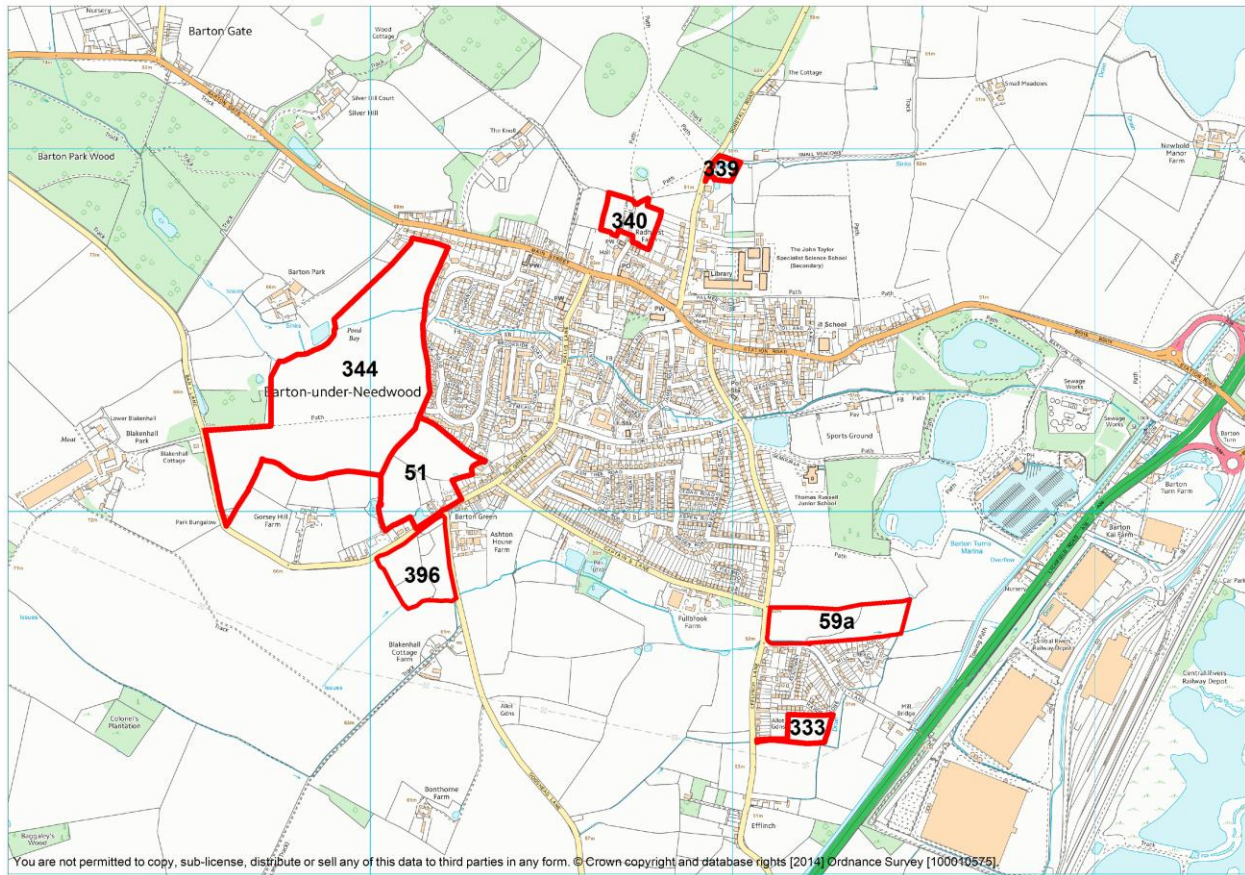


Site Ref	Address	Area	Yield
33	Brookside Rd Uttoxeter	2.8	84
42a	Land West of Uttoxeter (Parks Fm)	28.19	846
53	Land at Hazelwalls Farm, (off B5013), Uttoxeter	19.7	591
67	Land South of Demontfort Way	4.12	124
95	Land South of Bramshall Road, inc Ryecroft Farm, Uttoxeter	15.41	462
96	Land South of Bramshall Road, adj. Ryecroft Lodge, Uttoxeter	3	90
97	Land south of Wood Lane, Uttoxeter	4	120
100	Land East of Highwood Road, Uttoxeter	0.97	29
118	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21
120	Land off Wood Lane, Uttoxeter Racecourse	0.52	16
334	Land at Stone Road, Uttoxeter	3.96	119
341	Ryecroft Lodge, Uttoxeter	3.1	93
349	Blounts Green Farm, Stafford Road, Uttoxeter	19.44	583
356	Land North of DeMontfort Way, Uttoxeter	0.49	15

372	Derby Road, Uttoxeter	12.78	383
379	Land to the West of Uttoxeter	1.36	41
392	392 Land East of Highwood Road and West of Wood Lane, Uttoxeter	5.72	172

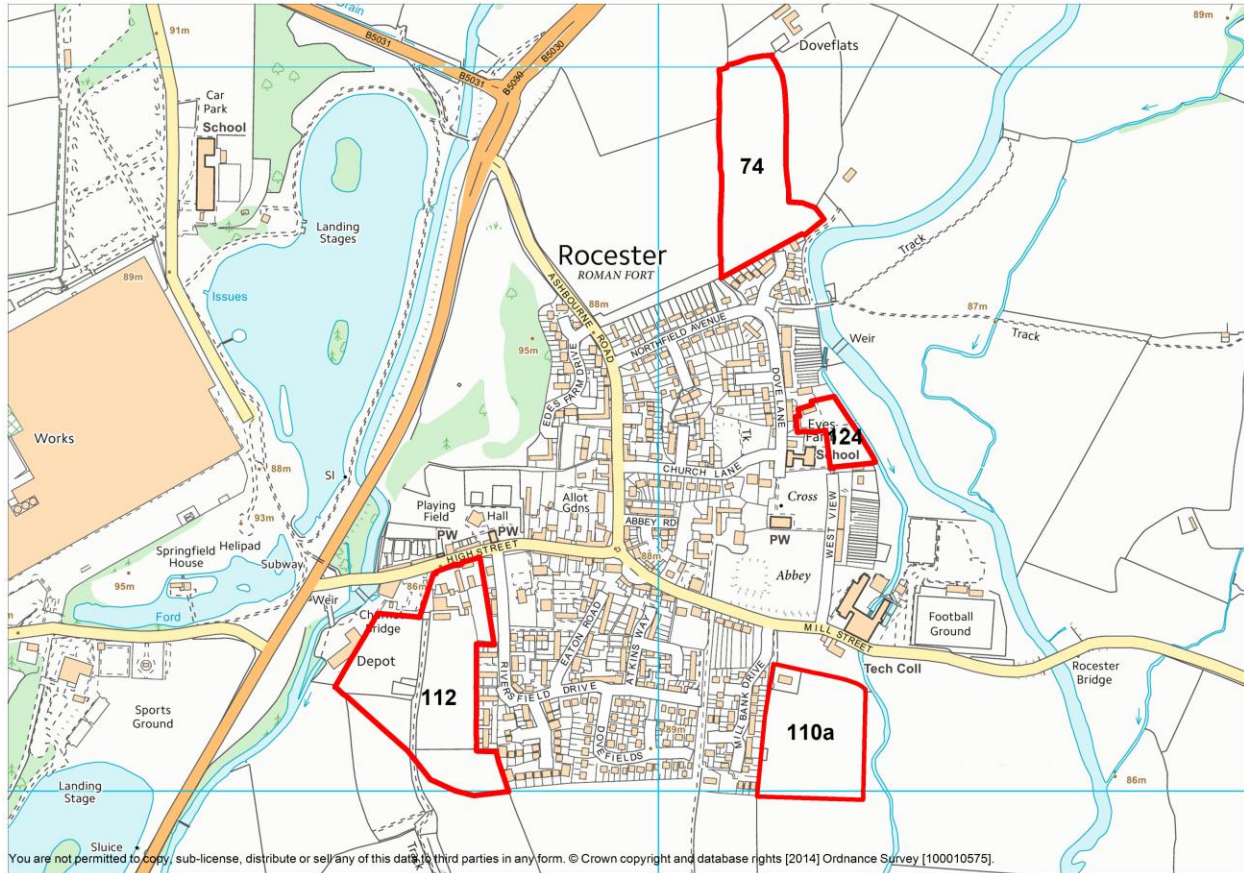
10. CATEGORY 1 VILLAGES

BARTON UNDER NEEDWOOD



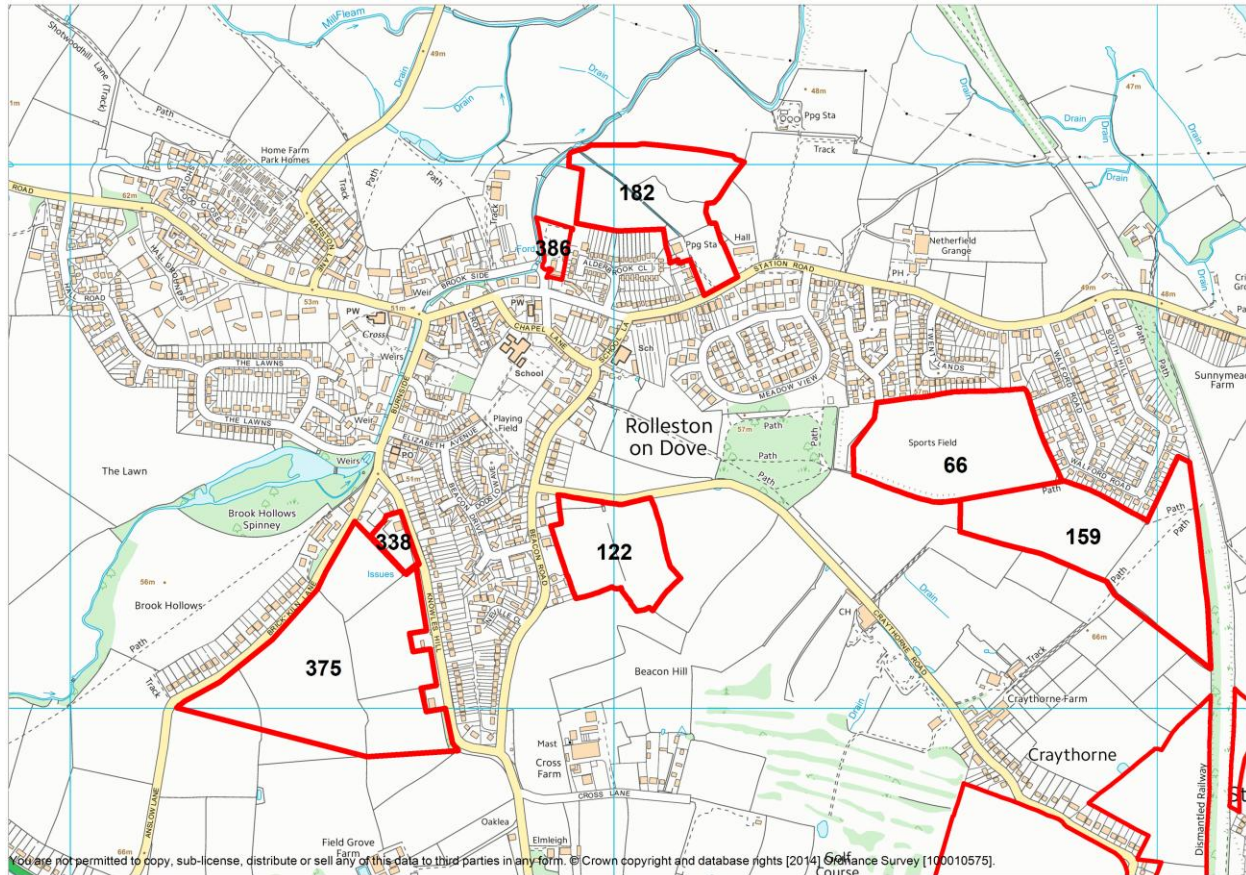
Site Ref	Address	Area	Yield
51	Land to the North West of Barton under Needwood	5.15	155
59a	Efflinch Lane, Barton under Needwood	3.56	107
333	Land at Hardy Close, Barton under Needwood	0.90	27
339	Land at Dunstall Road, Barton under Needwood	0.42	13
340	Land at Radhurst, Barton under Needwood	1.55	46
344	Barton Park Farm, Barton under Needwood	21.8	654
396	Land off Bar Lane and Dogshead Lane, Barton under Needwood	3.25	96

ROCESTER



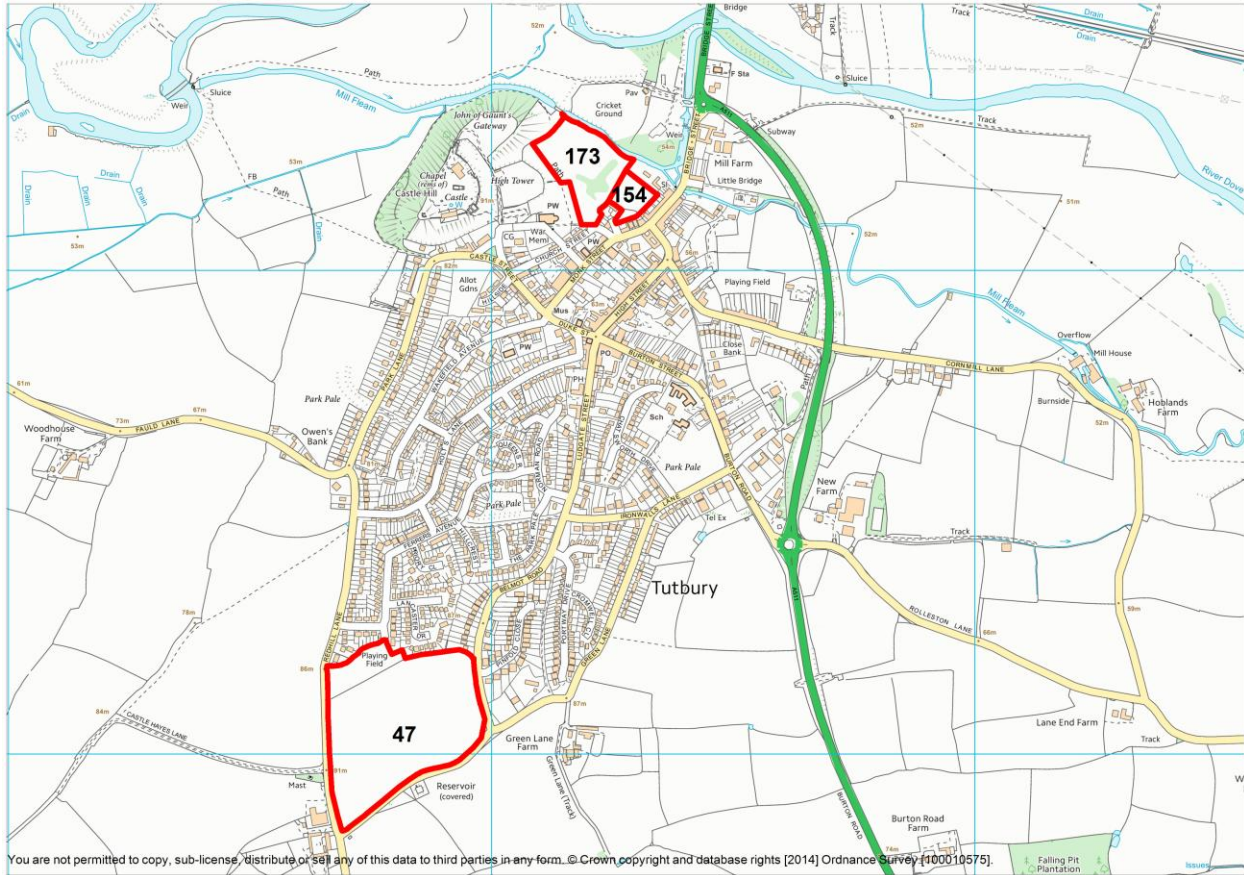
Site Ref	Address	Area	Yield
74	Land off Northfield Avenue, Rocester	2.26	68
110a	The Beeches and Land Adjacent Mill Street, Rocester	2.39	72
112	Land at Main Street, Rocester	4.1	123
124	Land at Eyes Farm, Rocester	0.53	16

ROLLESTON ON DOVE



Site Ref	Address	Area	Yield
66	Land at Rolleston on Dove	6.0	180
122	Land at Craythorne Road/ Beacon Road, Rolleston on Dove	3.4	102
159	Land South of Walford Road, Rolleston on Dove	7.53	226
182	Land North of Station Road, Rolleston on Dove	5.01	150
338	Land at Knowles Hill, Rolleston on Dove	0.51	15
375	Knowles Hill, Rolleston	10.85	325
386	Land rear of Brookhouse Hotel	0.46	14

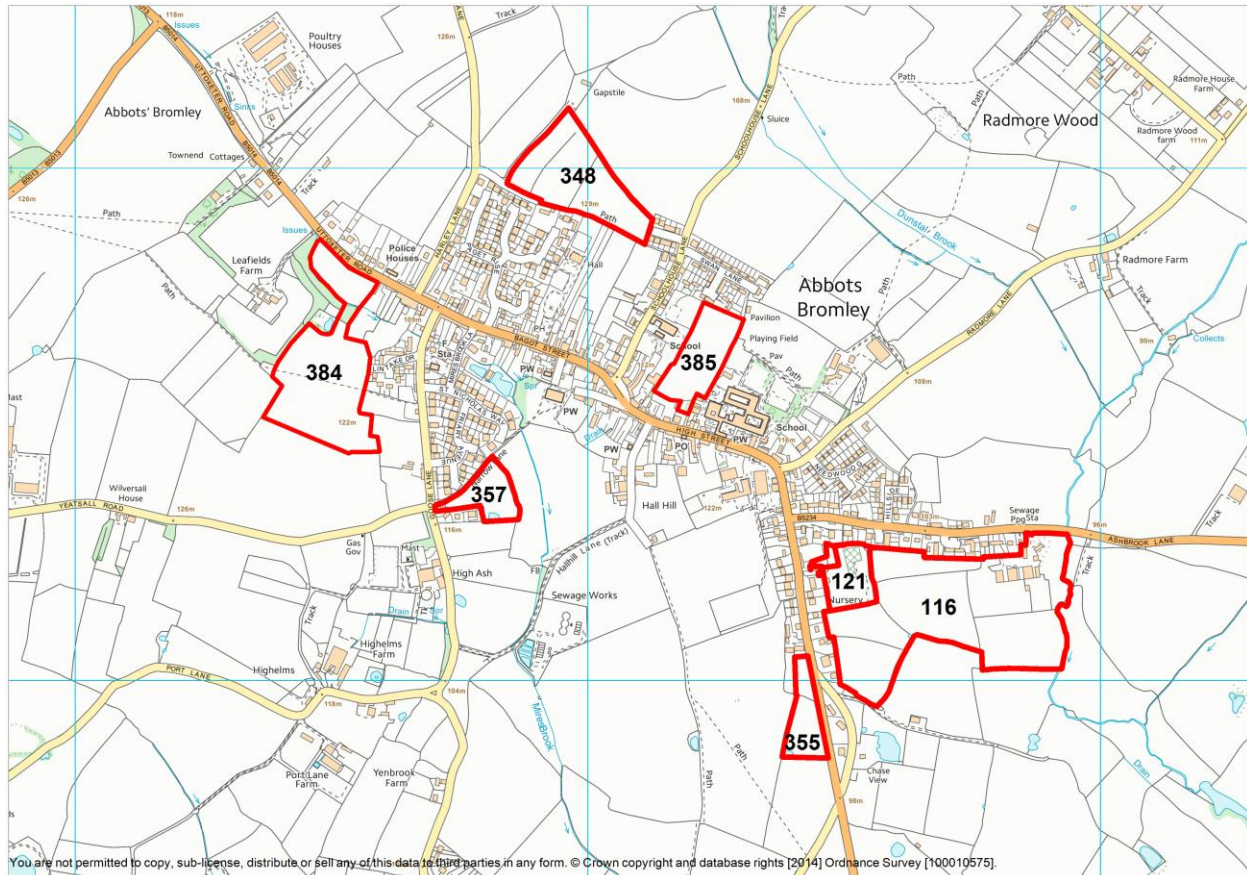
TUTBURY



Site Ref	Address	Area	Yield
47	Land at Belmont Road, Tutbury	8.5	255
154	Land at Manor Farm, Tutbury	0.56	17
173	Land adjacent to Manor Farm Tutbury	2.3	69

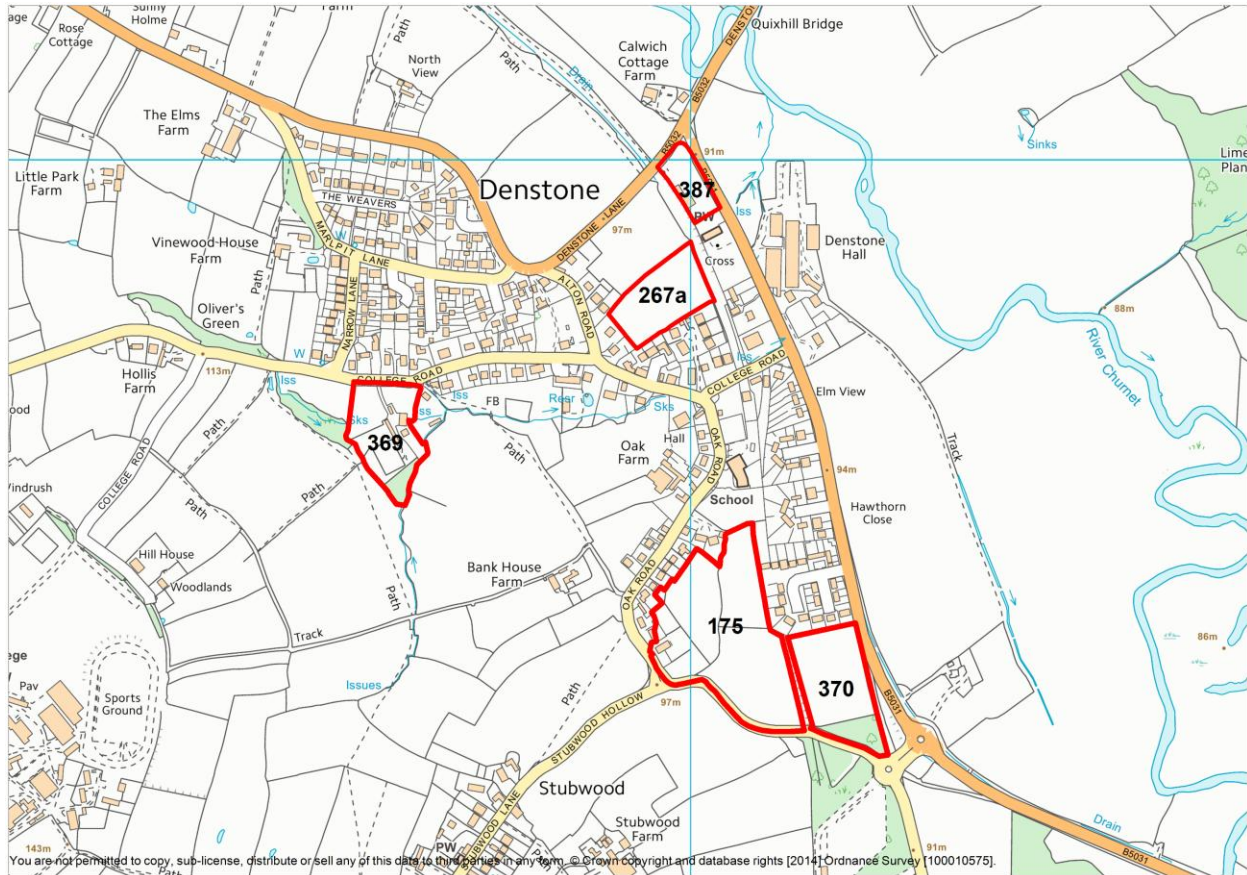
11. CATEGORY 2 VILLAGES

ABBOTS BROMLEY



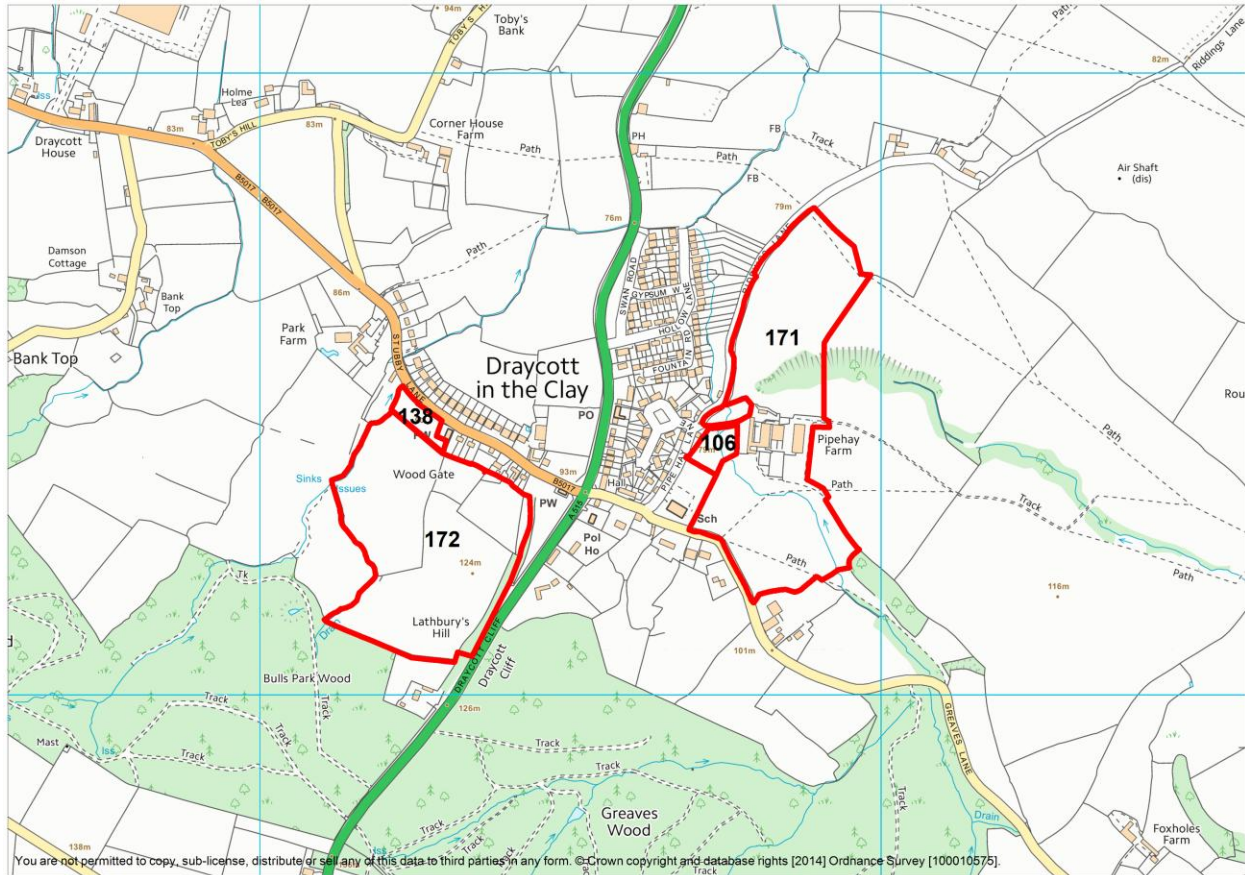
Site Ref	Address	Area	Yield
116	Land at Ashbrook Lane, Abbots Bromley	10.63	319
121	Land at Woodland Barn Nurseries, Abbots Bromley	1.01	30
348	Land at Bagots View, Abbots Bromley	3.16	95
355	Land south of Thyme House, Lichfield Road, Abbots Bromley	1.03	31
357	Land off Goose Lane, Abbots Bromley	1.00	30
384	Land South of Uttoxeter Road, Abbots Bromley	4.6	138
385	Land North of High Street, adjacent to St Mary and St Anne's Girls school	1.7	51

DENSTONE



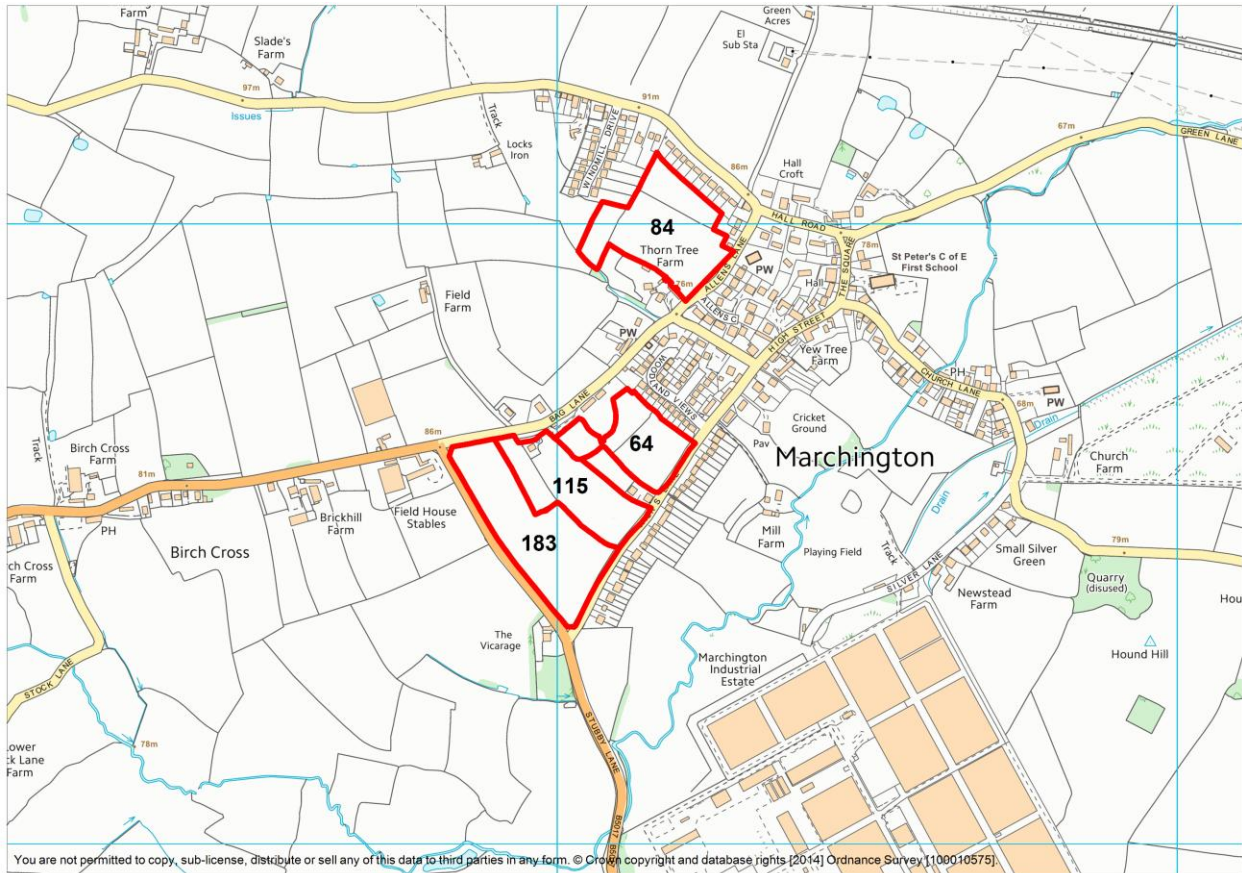
Site Ref	Address	Area	Yield
175	Land at Oak Road, Denstone	3.47	104
267a	Land to the rear of Brook House Denstone	1.4	42
369	Land at The Croft, College Road, Denstone	1.24	37
370	Land to the South of Denstone	1.5	45
387	All Saints Church, Main Road, Denstone	0.45	14

DRAYCOTT IN THE CLAY



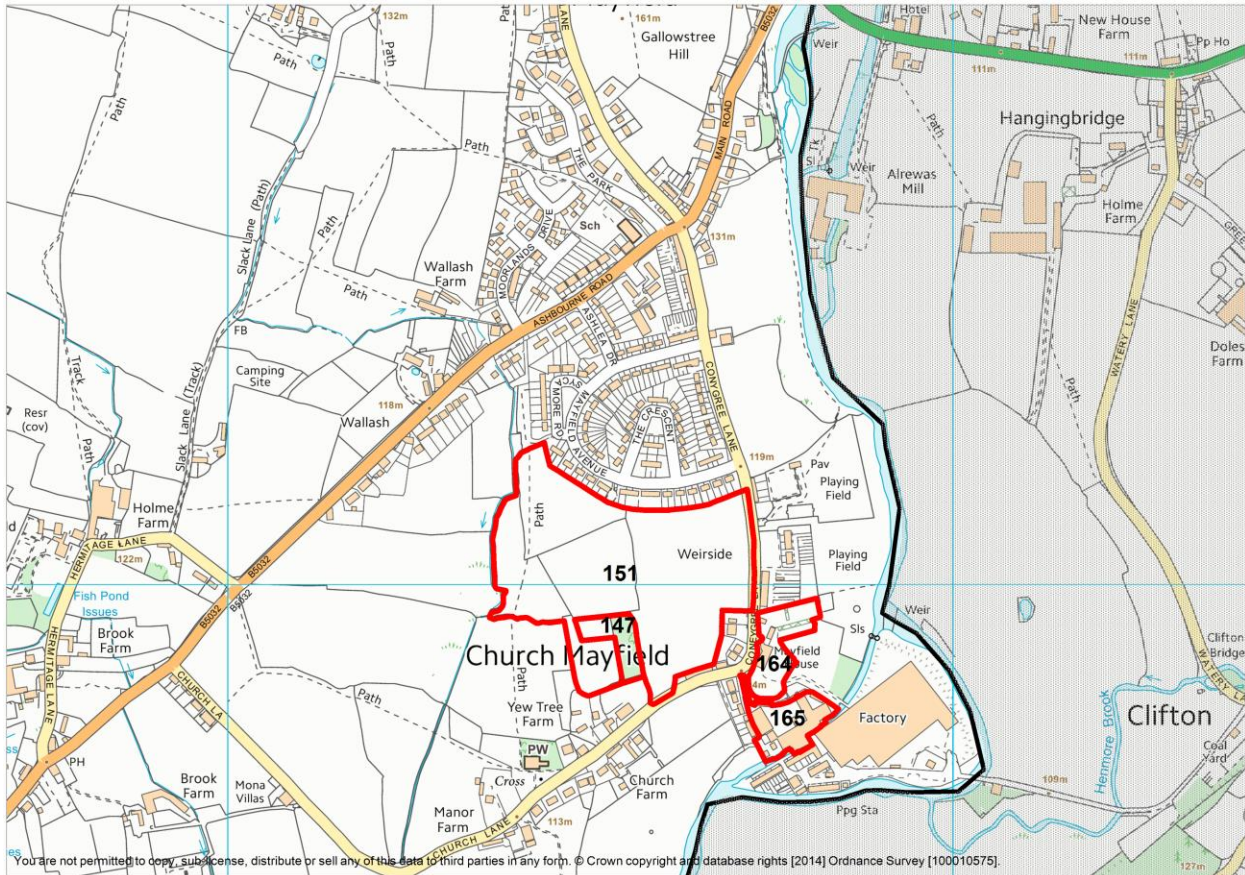
Site Ref	Address	Area	Yield
106	Land at Pipehays Lane, Draycott in the Clay	0.59	18
138	Land at Stubby Lane, Draycott in the Clay	0.36	11
171	Land East of Draycott-in-the-Clay	10.01	300
172	Land West of Draycott-in-the-Clay	8.51	255

MARCHINGTON



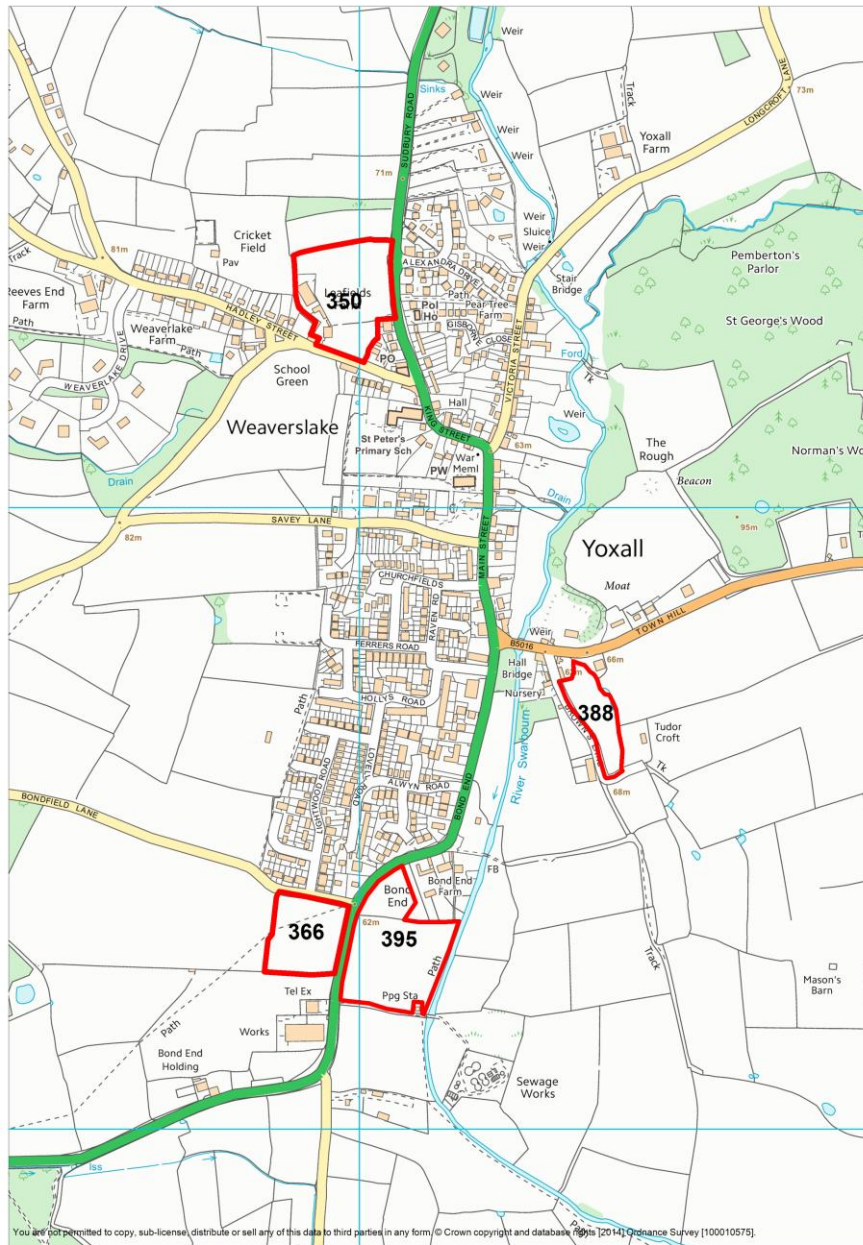
Site Ref	Address	Area	Yield
64	Jacks Lane, Marchington	1.62	49
84	Land at Allens Lane, Marchington	2.8	84
115	Land between Bag Lane and Jacks Lane, Marchington	2.05	62
183	Land along the B5017, Marchington	3.14	94

MAYFIELD



Site Ref	Address	Area	Yield
147	Land adjoining the Vicarage, Mayfield, Staffordshire	0.40	12
151	Land off Coneygree Lane, Church Mayfield, Staffordshire	7.55	227
164	Mayfield House, Mayfield, Ashbourne	0.71	21
165	Mayfield Yarns Yard, Mayfield, Ashbourne	0.71	21

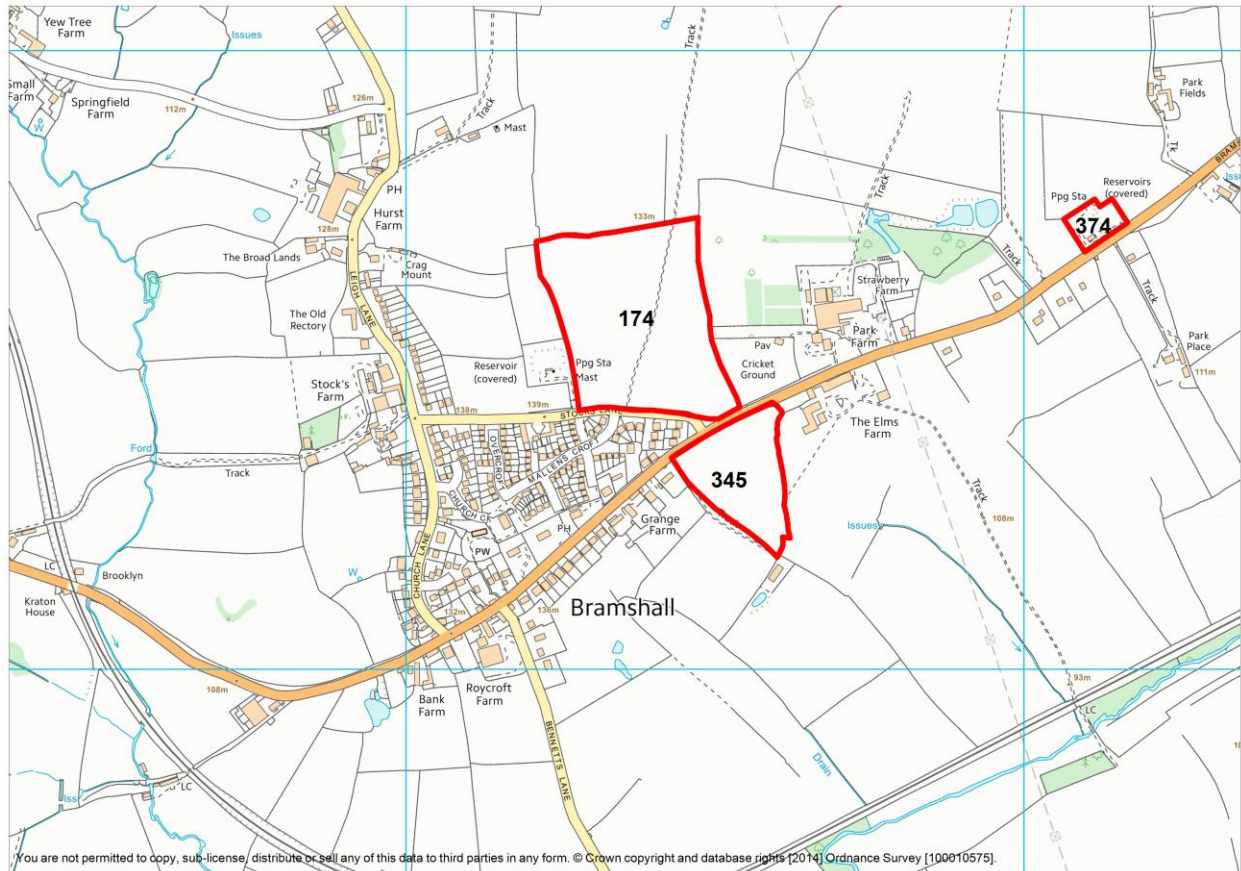
YOXALL



Site Ref	Address	Area	Yield
350	Site West of Sudbury Road, Yoxall	2.37	71
366	Land off Bondfield Lane, Yoxall	1.4	42
388	Land at Browns Lane, Yoxall	0.86	26
395	Land East of Bonfield Lane, Yoxall	2.66	80

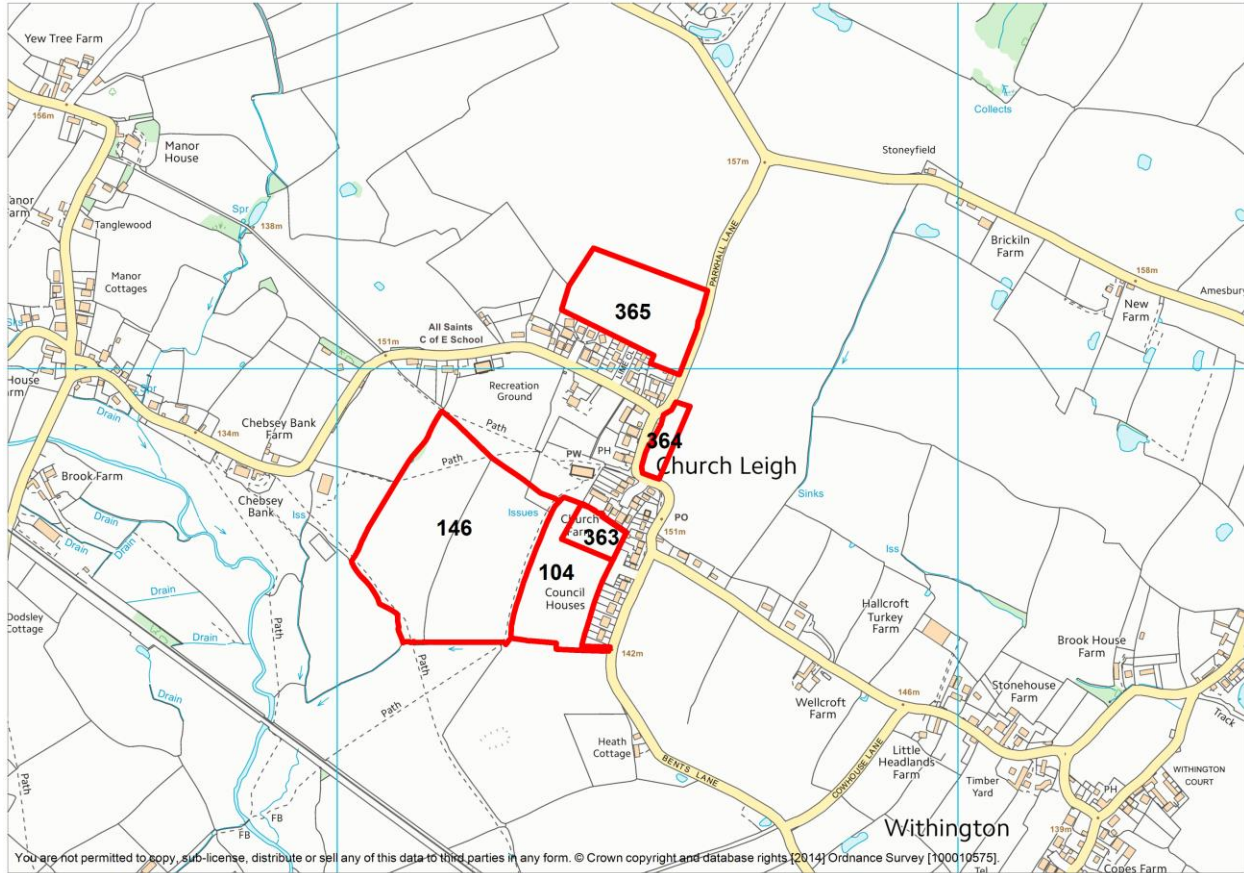
12. CATEGORY 3 VILLAGES

BRAMSHALL



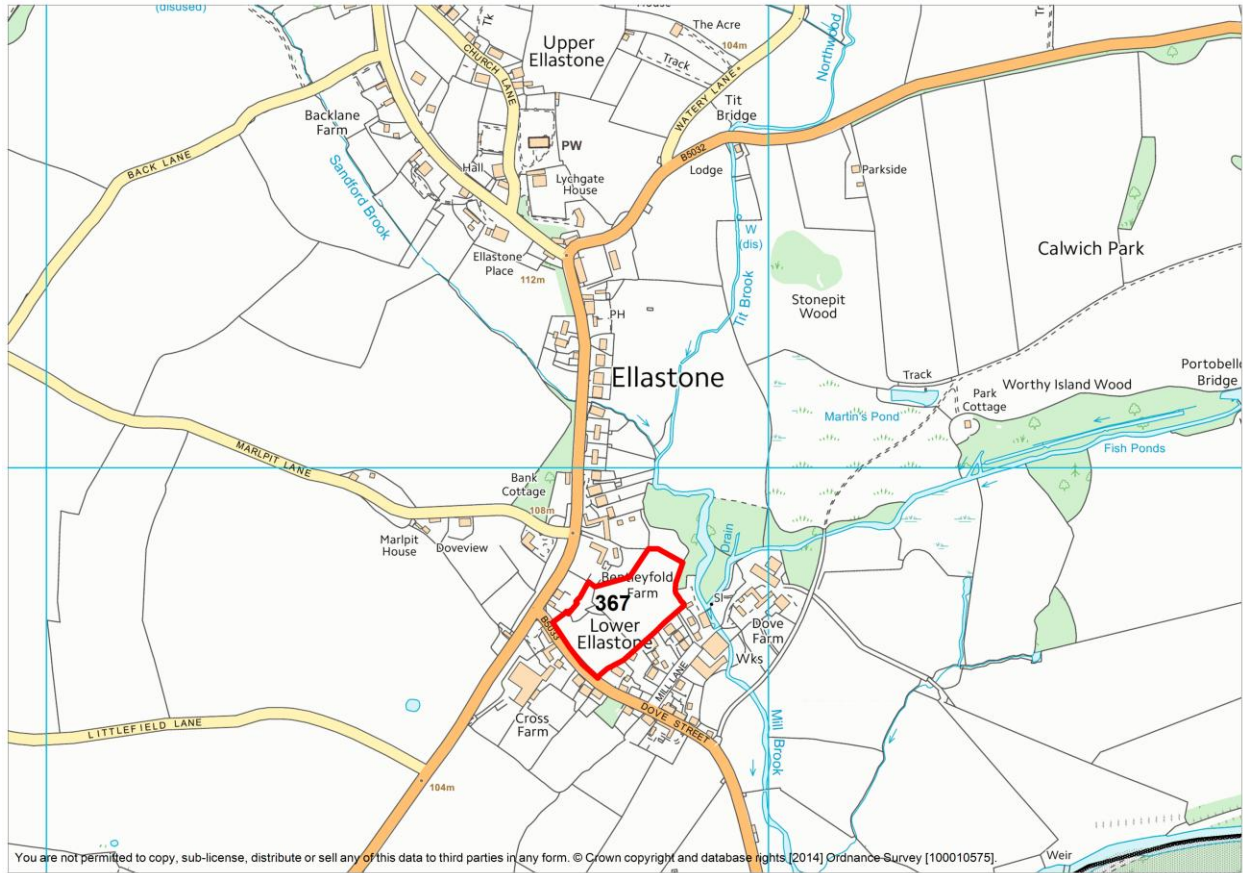
Site Ref	Address	Area	Yield
174	Land at Bramshall, Utttoxeter	7.34	220
345	Land along Bramshall Road, Bramshall	2.56	77
374	Covered (Redundant) Reservoir, Bramshall Road	0.48	14

CHURCH LEIGH



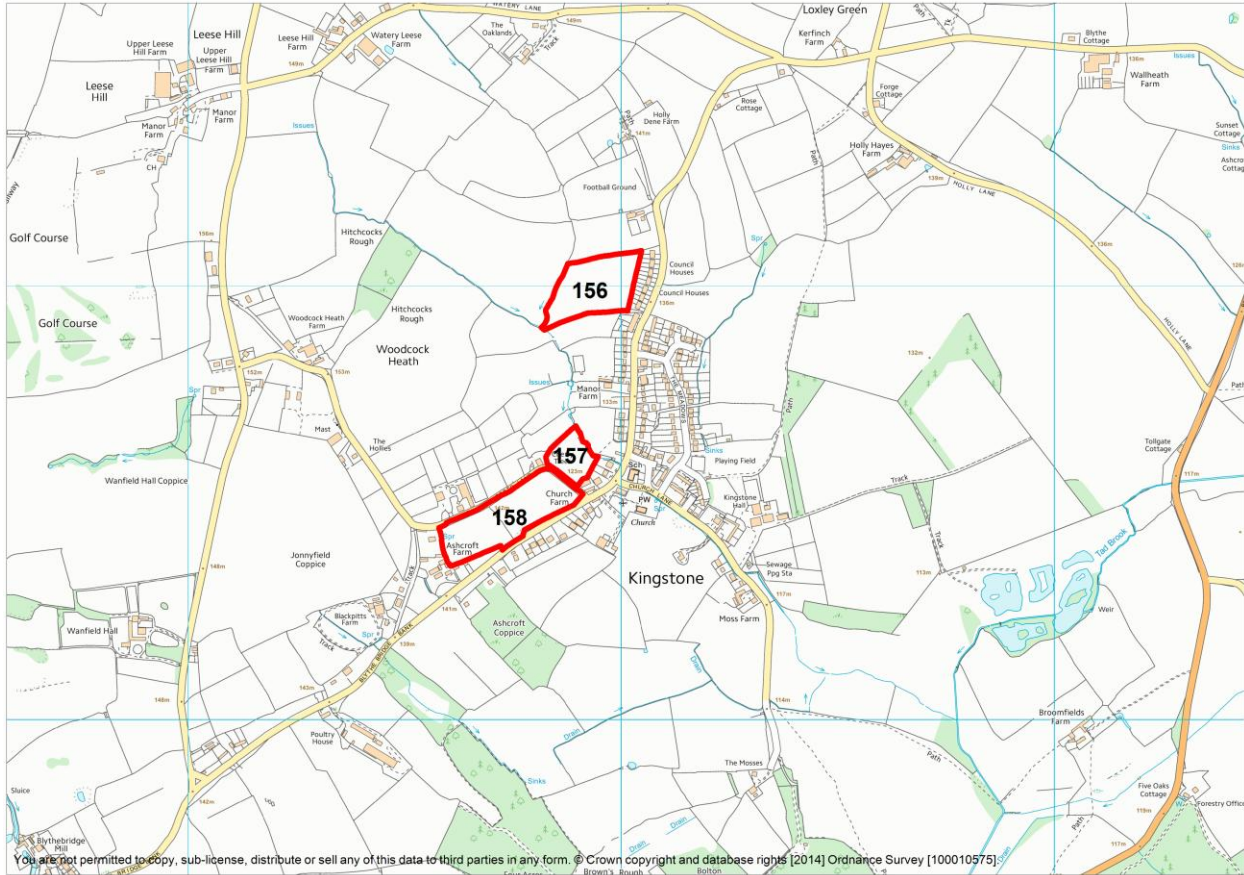
Site Ref	Address	Area	Yield
104	Land South East of Church Leigh	2.7	81
146	Land adjacent to All Saints Church, Leigh, Staffordshire	7.52	226
363	Land to the South East of Church Leigh	0.51	15
364	Land off Park Hall Road, Church Leigh	0.41	12
365	Land to the North of Church Leigh	2.62	79

ELLASTONE



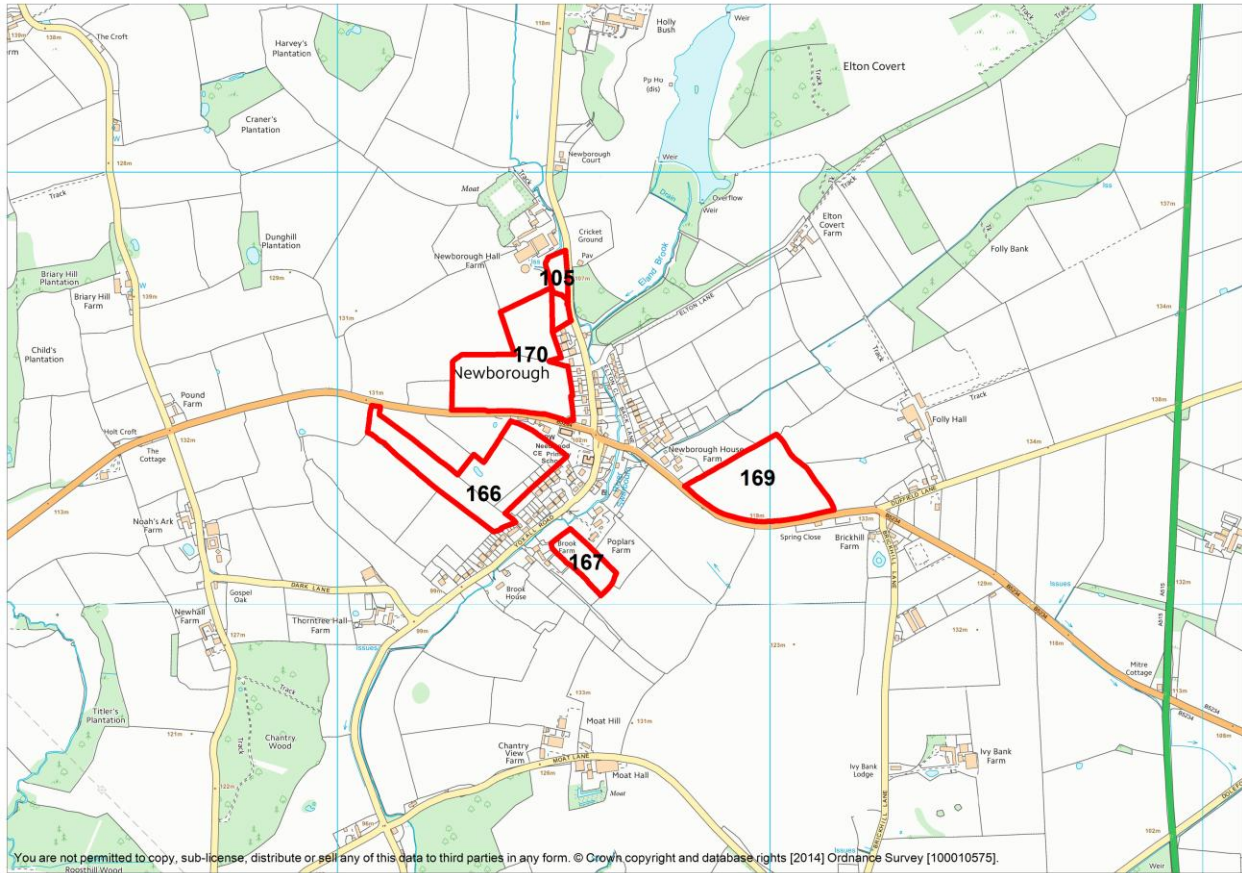
Site Ref	Address	Area	Yield
367	Land off Dove Street, Ellastone	1.67	50

KINGSTONE



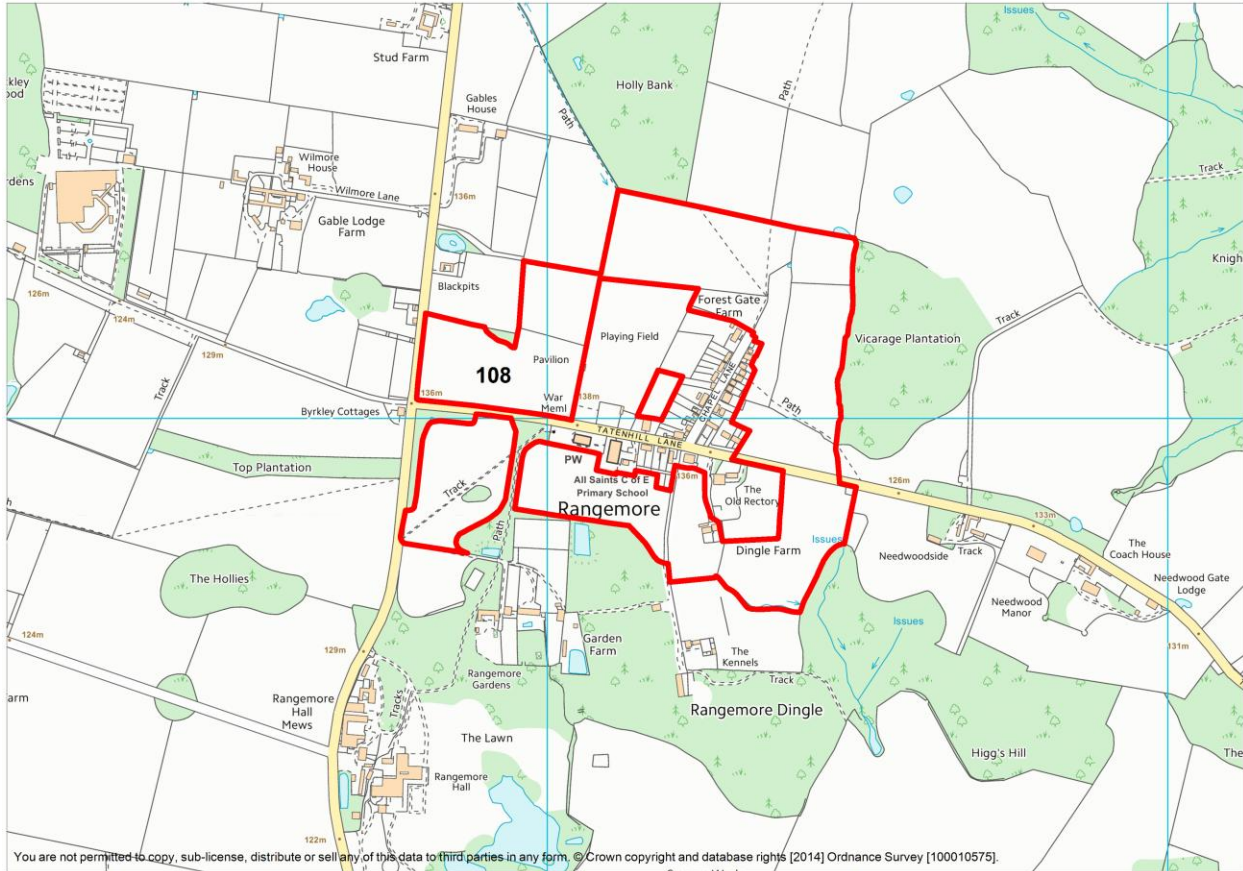
Site Ref	Address	Area	Yield
156	Land adjacent to Council Houses, Kingstone, Uttoxeter	2.4	72
157	Land adjacent to Cherry Trees, Kingstone, Uttoxeter	0.89	27
158	Land along Potts Lane, Kingstone, Uttoxeter	3.23	97

NEWBOROUGH



Site Ref	Address	Area	Yield
105	Land at Hollybush Road, Newborough	0.68	20
166	Land between Church Lane and Yoxall Road, Newborough	4.71	141
167	Land at Yoxall Road, Newborough	0.98	29
169	Land East of Newborough	3.98	119
170	Land West of Newborough	5.28	158

RANGEMORE



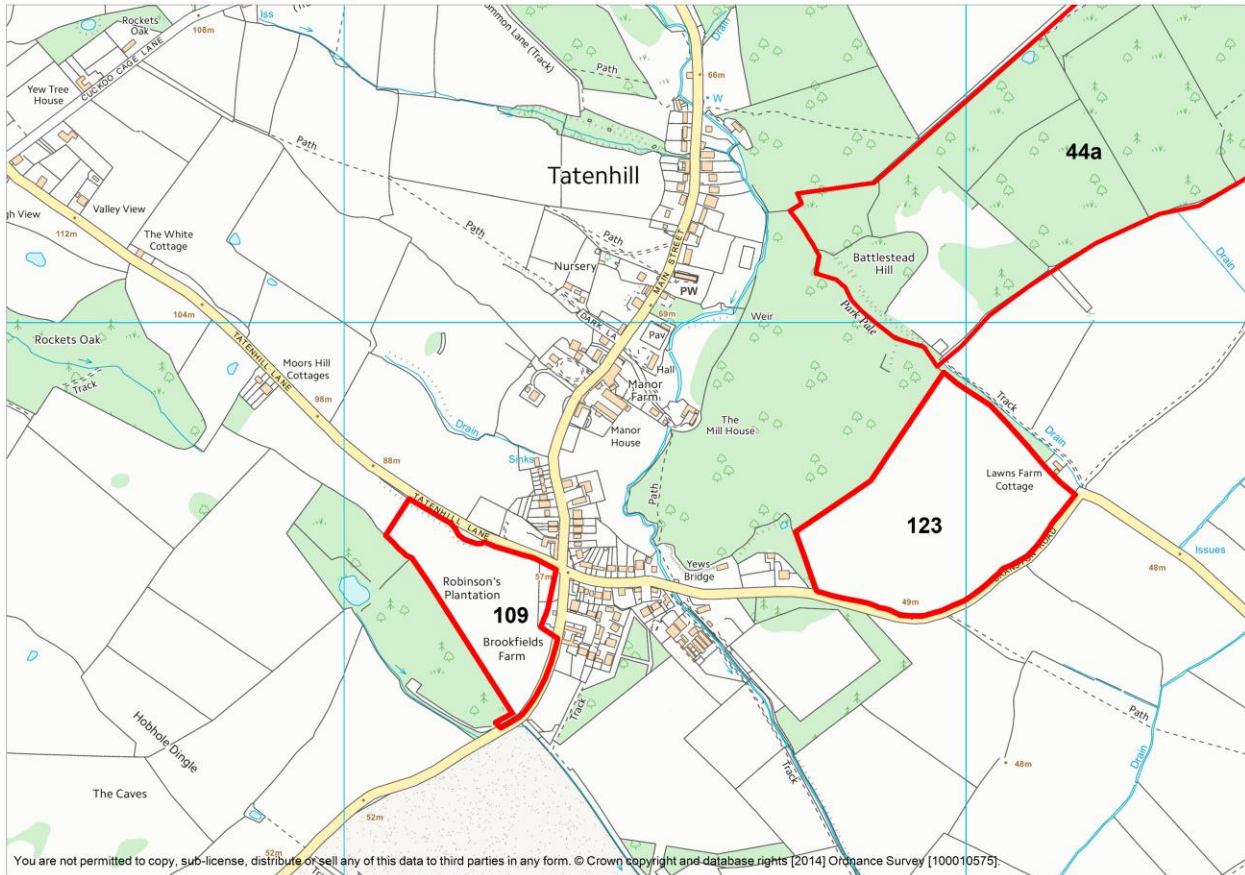
Site Ref	Address	Area	Yield
108	Land at Rangemore	23.9	717

STUBWOOD



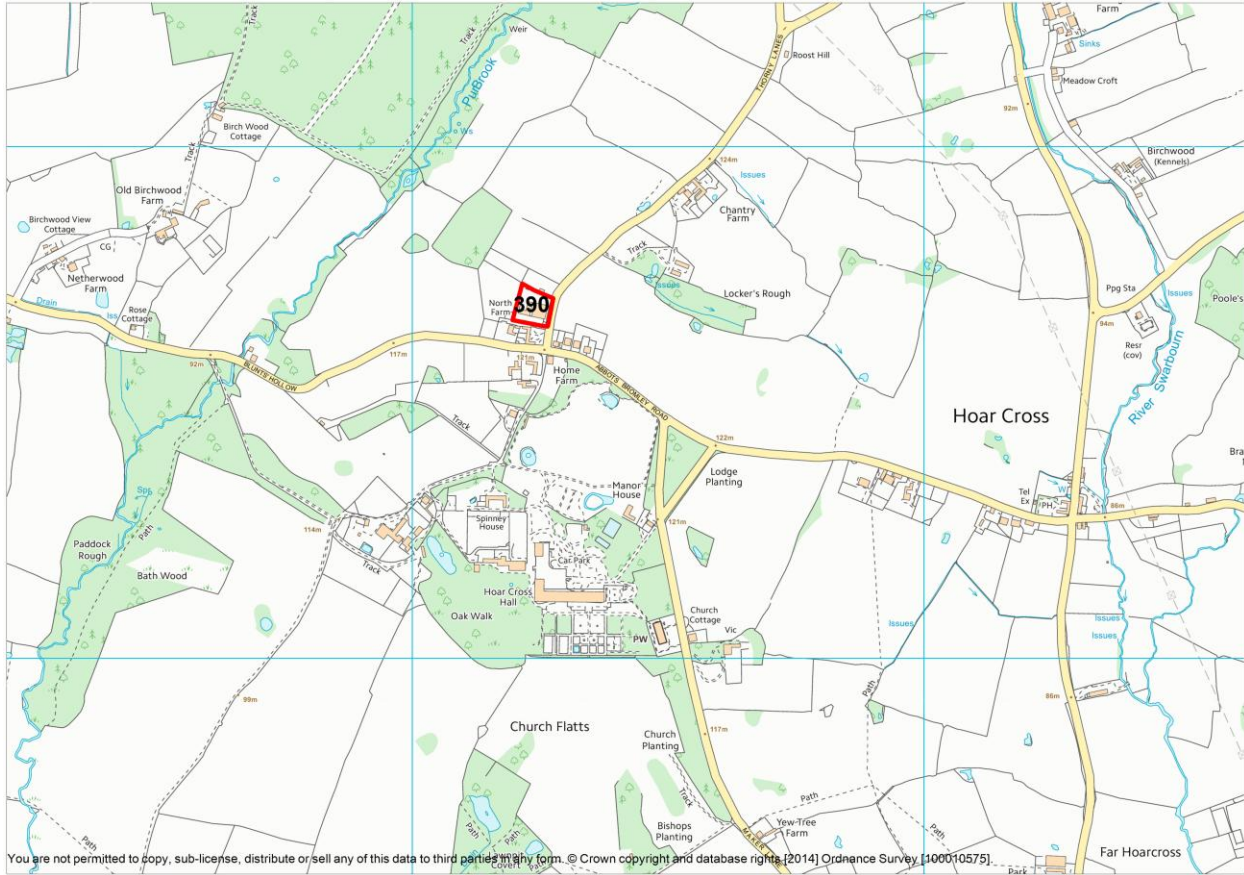
Site Ref	Address	Area	Yield
160	Land at Stubwood, Uttoxeter	0.46	14

TATENHILL



Site Ref	Address	Area	Yield
109	Land at Tatenhill	4.37	131
123	Land fronting Branston Road, Tatenhill	9.6	288

HOAR CROSS



Site Ref	Address	Area	Yield
390	Primary Works, Hoar Cross	0.43	13

13. CONCLUSION

13.1 The Council's SHLAA has identified a total of 151 sites within the Borough. All of these sites have a potential yield of over ten units. Whilst this document makes judgements about the suitability of sites, and their deliverability, these judgements in no way indicate that a site will actually come forward for housing development, nor that it would receive planning permission should it be applied for. As such, within the proformas the Council has included information about current local plan policy. It is accepted that current local plan policy does not hold full weight due to some policies being considered out of date. As a result sites have been reviewed and in some cases deliverability has been amended. As described above, the assessment considers a variety of factors to determine whether or not a site is suitable.

SHLAA Statistics:

SHLAA Statistics - 2014 update	Total number of sites	Potential total yield of sites	Total area of sites (ha)
Total SHLAA Sites	151	26,418	880.6
Greenfield Sites	113	24,466	815.57
Brownfield Sites	38	1,952	65.03
0 – 5 years	58	7,976	265.81
6 – 10 years	38	5,764	192.14
11 – 15 years	7	961	32.01
15+ years	4	2,950	98.33
Not developable	44	8,767	292.31
Sites added in 2014	14	1,054	35.11
Sites amended in 2014	11	8,545	284.82
Re-added sites in 2014	2	149	4.96
Sites removed in 2014	16	4,535	216.05

13.2 Of the sites identified, the Council has identified 107 developable sites, that is, sites which could (if planning permission were granted) come forward for housing development and be delivered, 58 of which could commence within the first five

years (2013-2018). On some of the larger sites however, delivery would take place over more than five years and this is reflected in Appendix A.

- 13.3 This year the Council removed 16 sites totalling 4,535 dwellings that have received planning permission from the SHLAA to its list of commitments. The Council's list of commitments makes up part of its five year land supply.
- 13.5 This year the Council amended site boundaries for 11 sites to take into account where planning permission or completion of part of the site has taken place.
- 13.6 Of the sites within the SHLAA, 75% of them are on Greenfield land, and 25% are Brownfield sites.
- 13.6 The location of these sites can be seen on the map in Appendix C, which shows sites in relation to where they fall within the housing trajectory.

Next Steps

- 13.7 As mentioned above the 2014 SHLAA has involved a detailed assessment of the SHLAA sites. The results of this SHLAA show a high number of sites with potential to be delivered as housing when assessed against current local and national planning policy, site constraints and market and viability considerations. Following the adoption of the new Local Plan, the SHLAA will be reviewed to ensure sites are assessed against most up to date adopted planning policy. This will ensure the SHLAA remains up to date and reflects accurately the likely delivery of a range of housing sites in line with policy.

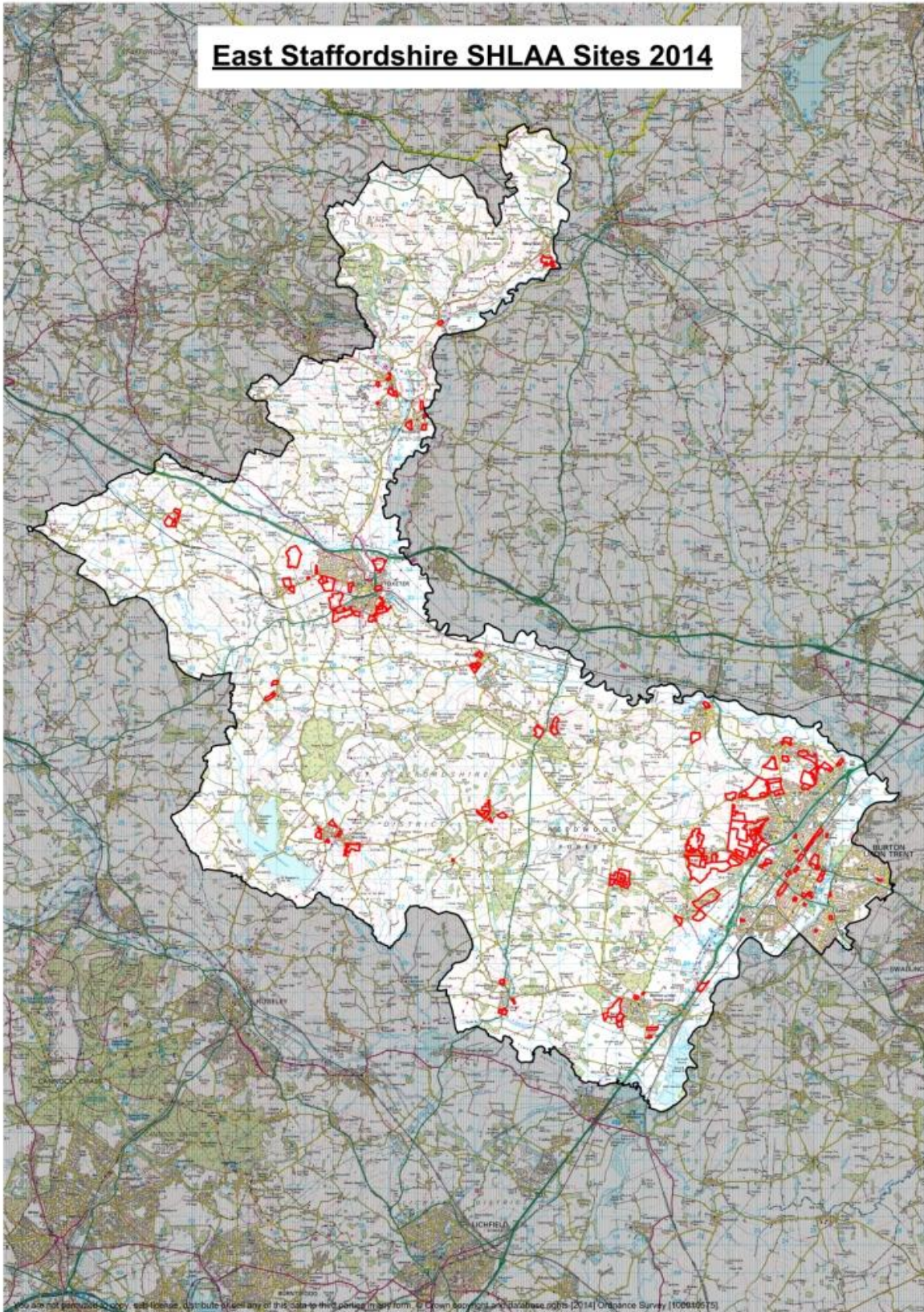
APPENDIX A – SHLAA TABLE

Site Reference	Address	Size of Site	Yield	Related overlapping Site/s	Area	Suitable	Available	Achievable	Deliverable	Developable	Timescale	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	15 yrs+
8	Derby Street	2.86	86	N/A	Burton	Yes	No	Yes	No	Yes	6 - 10 years						25	25	25	11							
10	Shobnall Rd	1.03	31	N/A	Burton	Yes	No	No	No	Yes	15 + years																31
13	Curzon Street, Burton	1.8	54	N/A	Burton	Yes	No	Yes	No	Yes	0 - 5 years			25	25	4											
15	Vancouver Drive	0.66	20	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		5	15													
16	Queen Street	1.2	36	N/A	Burton	Yes	Yes	No	No	Yes	6 - 10 years						25	11									
18	Watson Street	0.49	15	N/A	Burton	Yes	Yes	No	No	Yes	0 - 5 years					15											
22	Lynwood Rd	0.73	22	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		5	17													
23	Fleet Street	0.51	15	N/A	Burton	Yes	Yes	No	No	Yes	6 - 10 years						15										
24	Bond Street	0.73	22	N/A	Burton	Yes	Yes	No	No	Yes	11 - 15 years											5	17				
29	Horninglow Street, Middle Yard	1.48	44	378	Burton	Yes	No	Yes	No	Yes	11 - 15 years											25	19				
30	Dallow St/Victoria Rd	0.46	14	N/A	Burton	Yes	No	No	No	No	Not developable																
31	Crown Industrial Estate	6.32	190	N/A	Burton	Yes	No	No	No	No	Not developable																
33	Brookside Rd Uttoxeter	2.8	84	N/A	Uttoxeter	Yes	Yes	Yes	No	Yes	6 - 10 years						25	25	34								
38	Land Rear of the Homestead, Henhurst Hill, Burton	3.16	95	N/A	Burton	Yes	Yes	Yes	No	Yes	11 - 15 years											15	25	25	25	5	
40a	Land Nth of Harehedge Lane, Burton (middle)	17.6	528	41,41a & 40	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		50	80	80	100	80	80	58								
41a	Land Nth of Harehedge Lane, Burton (bottom)	~	~	40, 40a & 41	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years																
42a	Land West of Uttoxeter (Parks Fm)	28.19	846	42,48 & 55	Uttoxeter	No	No	No	No	No	Not developable																
44a	Land West of the A38 (Lawns Farm)	30.4	912	44	Burton	No	No	No	No	No	Not developable																
47	Land at Belmont Road, Tutbury	8.5	255	N/A	Tutbury	Yes	Yes	Yes	No	No	6 - 10 years						25	25	50	50	50	55					
49	Land North of Beamhill Road, Burton	~	~	69	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years																
50	Land at St Mary's Drive, Stretton	1.29	39	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	14													
51	Land to the North West of Barton under Needwood	5.15	155	N/A	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	50	55											
52	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	2.28	68	N/A	Burton	Yes	Yes	Yes	Yes	Yes	15 + years																68
53	Land at Hazelwalls Farm, (off B5013), Uttoxeter	19.7	591	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	50	50	50	100	100	100	91						
59a	Land at Efflinch Lane, Barton	3.56	107	59	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years						30	30	30	17							
62	Outwoods Hospital Site, Burton	~	~	382	Burton	Yes	No	Yes	Yes	Yes	6 - 10 years																
63	Bond Street and Green Street	0.41	12	N/A	Burton	Yes	Yes	Yes	No	Yes	11 - 15 years											12					
64	Jacks Lane, Marchington	1.62	49	N/A	Marchington	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	24													
65	Land Rear of Forest Road, Burton	~	~	125 & 125a	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years																
66	Sports Field, Rolleston	6	180	N/A	Rolleston	Yes	Yes	Yes	Yes	Yes	0 - 5 years		30	30	30	30	30	30									
67	Land South of Demontfort Way	4.12	124	N/A	Uttoxeter	Yes	No	Yes	No	Yes	6 - 10 years								25	25		50	24				
68a	Land South of Beamhill Road, Burton	12.6	378	68, 78 & 117	Burton	No	Yes	Yes	No	No	Not developable																
69	Land North of Beamhill Road, West of Tutbury Road, Burton	45	1350	49 & 83	Burton	Yes	No	Yes	No	Yes	6 - 10 years						50	50	100	100	100	100	100	100	100	100	450
70	Land South of Field Lane	28	840	107 & 107a	Burton	No	Yes	Yes	No	No	Not developable																
71	Land south of Henhurst Hill/Postern Rd	~	~	125 & 125a	Burton	Yes	Yes	Yes	Yes	Yes	11 - 15 years																
74	Northfield Avenue, Rocester	2.26	68	N/A	Rocester	No	Yes	Yes	Yes	Yes	6 - 10 years						20	20	20	8							
75	Reservoir Road, Burton upon Trent	2.37	71	N/A	Burton	No	No	No	No	No	Not developable																
76	Hopley Road, Burton upon Trent	2.85	85	114	Burton	No	Yes	Yes	No	No	Not developable																
77	Postern Road, Burton upon Trent	0.36	11	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		11														
79	Henhurst Ridge, Burton upon Trent	1.24	37	125 & 125a	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years						20	17									
80	Aviation Lane, Burton upon Trent	~	~	125 & 125a	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years																
83	Land North of Beamhill Road, East of Longhedge Lane, Burton	~	~	69	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years																
84	North of Allens Lane, Marchington	2.8	84	N/A	Marchington	Yes	Yes	Yes	Yes	Yes	0 - 5 years				25	25	34										
87a	Redhouse Farm, Burton upon Trent	~	~	87, 107 & 107a	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years																
88	Little Burton East, Derby Road, Burton upon Trent	0.9	27	N/A	Burton	Yes	No	No	No	No	Not developable																
91	Land North of Forest Road, Burton upon Trent	~	~	107 & 107a	Burton	Yes	No	Yes	No	Yes	15 + years																
94a	Shobnall Sports and Social Club, Burton upon Trent	3.46	104	94	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years						25	25	25	25	4						
95	Land South of Bramshall Road, inc Rycroft Farm, Uttoxeter	15.41	462	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years			50	50	50	100	100	100	12							
96	Land South of Bramshall Road, adj. Rycroft Lodge, Uttoxeter	3	90	N/A	Uttoxeter	No	Yes	Yes	No	No	Not developable																
97	Land south of Wood Lane, Uttoxeter	4	120	100	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	50	20											
99	Old Citroen Garage, Horninglow Road, Burton upon Trent	0.81	24	N/A	Burton	Yes	Yes	Yes	No	Yes	6 - 10 years						10	14									
100	Land East of Highwood Road, Uttoxeter	~	~	97	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years																
103	Five Lands Allotments, Stapenhill	1.24	37	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		12	25													
104	Land South East of Church Leigh	2.7	81	363	Church Leigh	No	Yes	Yes	No	No	Not developable																
105	Land at Hollybush Road, Newborough	0.68	20	170	Newborough	No	Yes	Yes	No	No	Not developable																
106	Land at Pipehays Lane, Draycott in the Clay	0.59	18	171	Draycott	Yes	Yes	Yes	Yes	Yes	0 - 5 years		18														

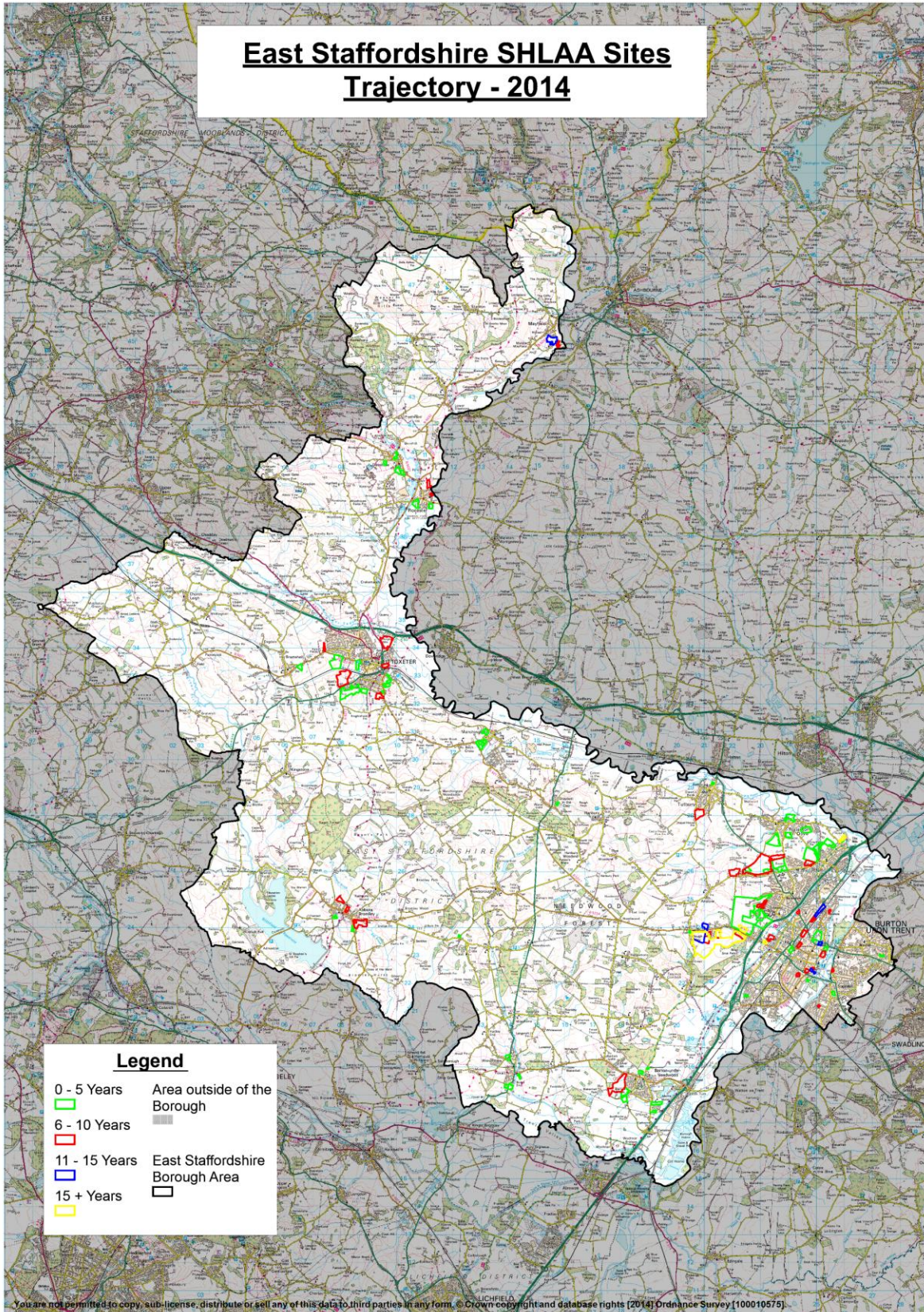
Site Reference	Address	Size of Site	Yield	Related overlapping Site/s	Area	Suitable	Available	Achievable	Deliverable	Developable	Timescale	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	15 yrs+	
107a	Land North of Forest Road, South of Field Land and East of Outwoods Lane	56.8	1704	107,87 & 87a	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years			30	30	30	50	50	50	50	50	50	50	50	50	50	50	1114
108	Land at Rangemore	23.9	717	N/A	Rangemore	No	Yes	Yes	No	No	Not developable																	
109	Land at Tatenhill	4.37	131	N/A	Tatenhill	No	Yes	Yes	No	No	Not developable																	
110a	The Beeches and Land Adjacent Mill Street, Rocester	2.39	72	110	Rocester	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	22													
112	Land at Main Street, Rocester	4.1	123	N/A	Rocester	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	25	25	23											
114	Land east of Hopley Road between Henhurst Hill and Anslow	31	930	76	Burton	No	Yes	Yes	No	No	Not developable																	
115	Land between Bag Lane and Jacks Lane, Marchington	2.05	62	N/A	Marchington	Yes	Yes	Yes	Yes	Yes	0 - 5 years		25	25	12													
116	Land at Ashbrook Lane, Abbots Bromley	10.63	319	121	Abbots Bromley	No	Yes	Yes	Yes	Yes	6 - 10 years						25	25	50	50	50	50	50	50	19			
117	Land at Outwoods Lane, Burton upon Trent	2.7	81	68 & 68a	Burton	No	Yes	Yes	No	No	Not developable																	
118	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years		21															
120	Land off Wood Lane, Uttoxeter Racecourse	0.52	16	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years			16														
121	Land at Woodland Barn Nurseries, Abbots Bromley	~	~	116	Abbots Bromley	Yes	Yes	Yes	Yes	Yes	6 - 10 years																	
122	Land at Craythorne Road, Rolleston	3.4	102	N/A	Rolleston	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	30	30	12										
123	Land fronting Branston Road, Tatenhill	9.6	288	N/A	Tatenhill	No	Yes	Yes	No	No	Not developable																	
124	Land at Eyes Farm, Rocester	0.53	16	N/A	Rocester	Yes	Yes	Yes	Yes	Yes	6 - 10 years						16											
125a	Land at Henhurst Hill, Burton	90.9	2727	45,65,71,79,80,125 & 368	Burton	Yes	Yes	Yes	Yes	Yes	15 + years																	2727
127	Short Street Community Infants School, Stapenhill, Burton	0.5	15	N/A	Burton	Yes	No	Yes	No	Yes	6 - 10 years						15											
138	Land at Stubby Lane, Draycott in the Clay	0.36	11	N/A	Draycott	No	Yes	Yes	No	No	Not developable																	
146	Land adjacent to All Saints Church, Church Leigh	7.52	226	N/A	Church Leigh	No	Yes	Yes	No	No	Not developable																	
147	Land adjoining the Vicarage, Mayfield	0.4	12	N/A	Mayfield	No	Yes	No	No	No	Not developable																	
151	Land off Conegree Lane, Church Mayfield	7.55	227	N/A	Mayfield	Yes	Yes	No	No	Yes	11 - 15 years											25	26	50	50	50	26	
154	Land at Manor Farm Tutbury	0.57	17	N/A	Tutbury	Yes	Yes	Yes	Yes	Yes	0 - 5 years				10	7												
156	Land adjacent to Council Houses, Kingstone, Uttoxeter	2.4	72	N/A	Kingstone	No	Yes	Yes	No	No	Not developable																	
157	Land adjacent to Cherry Trees, Kingstone, Uttoxeter	0.89	27	N/A	Kingstone	No	Yes	Yes	No	No	Not developable																	
158	Land along Potts Lane, Kingstone, Uttoxeter	3.23	97	N/A	Kingstone	No	Yes	Yes	No	No	Not developable																	
159	Land South of Walford Road, Rolleston on Dove, Staffordshire	7.53	226	N/A	Rolleston	No	Yes	Yes	No	No	Not developable																	
160	Land at Stubwood, Uttoxeter	0.46	14	N/A	Stubwood	No	Yes	Yes	No	No	Not developable																	
164	Mayfield House, Mayfield	0.71	21	N/A	Mayfield	Yes	Yes	Yes	Yes	Yes	6 - 10 years						21											
165	Mayfield Yarns Yard, Mayfield	0.71	21	N/A	Mayfield	Yes	Yes	Yes	Yes	Yes	6 - 10 years						21											
166	Land between Church Lane and Yoxall Road, Newborough	4.71	141	N/A	Newborough	No	Yes	Yes	No	No	Not developable																	
167	Land at Yoxall Road, Newborough	0.98	29	N/A	Newborough	No	Yes	Yes	No	No	Not developable																	
169	Land East of Newborough	3.98	119	N/A	Newborough	No	Yes	Yes	No	No	Not developable																	
170	Land West of Newborough	5.28	158	105	Newborough	No	Yes	Yes	No	No	Not developable																	
171	Land East of Draycott in the Clay	10.01	300	106	Draycott	No	Yes	Yes	No	No	Not developable																	
172	Land West of Draycott in the Clay	8.51	255	N/A	Draycott	No	Yes	Yes	No	No	Not developable																	
173	Land adjacent to Manor Farm Tutbury	2.28	68	N/A	Tutbury	No	Yes	Yes	No	No	Not developable																	
174	Land at Bramshall, Uttoxeter	7.34	220	N/A	Bramshall	Yes	Yes	Yes	No	No	Not developable																	
175	Land at Oak Road, Denstone	3.47	104	N/A	Denstone	Yes	Yes	Yes	Yes	Yes	0 - 5 years					30	30	30	14									
178a	Land North of Stretton, Burton upon Trent	28.5	855	178	Burton	No	Yes	Yes	Yes	Yes	0 - 5 years			40	40	40	80	80	80	80	80	80	80	80	50	50	40	35
182	Land North of Station Rd, Rolleston on Dove	5.01	150	N/A	Rolleston	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	30	30	30	30									
183	Land along the B5017, Marchington	3.14	94	N/A	Marchington	Yes	Yes	Yes	Yes	Yes	0 - 5 years			25	25	25	19											
201	107 Station Street, Burton	1.56	47	N/A	Burton	Yes	Yes	No	No	Yes	6 - 10 years						25	22										
230	Rider House Stapenhill Road Burton	0.67	20	N/A	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years						20											
267a	Land to the rear of Brook House, Denstone	1.4	42	267	Denstone	Yes	Yes	Yes	Yes	Yes	0 - 5 years			20	22													
278	20-24 Dovecliff Road Stretton Burton	0.38	11	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		11															
333	Land at Hardy Close, Barton under Needwood	0.9	27	N/A	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		10	17														
334	Land at Stone Road, Uttoxeter	3.96	119	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years			40	40	20	19											
338	Land at Knowles Hill, Rolleston on Dove	0.51	15	N/A	Rolleston	Yes	Yes	Yes	Yes	Yes	0 - 5 years		15															
339	Land at Dunstall Road, Barton under Needwood	0.42	13	N/A	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		13															
340	Land at Radhurst, Barton under Needwood	1.55	46	N/A	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years		16	20	10													
341	Roycroft Lodge, Uttoxeter	3.1	93	N/A	Uttoxeter	No	Yes	Yes	No	No	Not developable																	

Site Reference	Address	Size of Site	Yield	Related overlapping Site/s	Area	Suitable	Available	Achievable	Deliverable	Developable	Timescale	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	15 yrs+	
343	Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)	0.39	12	N/A	Burton	Yes	Yes	No	No	Yes	6 - 10 years						12											
344	Barton Park Farm, Barton under Needwood	21.8	654	N/A	Barton	Yes	Yes	Yes	No	Yes	6 - 10 years						30	30	30	30	30	30	30	30	30	30	30	354
345	Land along Bramshall Rd, Bramshall, Uttoxeter	2.56	77	N/A	Bramshall	No	Yes	Yes	No	Yes	0 - 5 years		30	30	17													
346	Land at Bitham Lane, Stretton	4.47	134	N/A	Burton	No	Yes	Yes	No	Yes	6 - 10 years						25	50	50	9								
348	Land at Bagots View, Abbots Bromley	3.16	95	N/A	Abbots Bromley	Yes	Yes	Yes	Yes	Yes	6 - 10 years						25	50	20									
349	Blounts Green Farm, Stafford Road, Uttoxeter	19.44	583	N/A	Uttoxeter	No	Yes	Yes	No	Yes	6 - 10 years						30	30	30	30	30	30	30	30	30	30	283	
350	Site West of Sudbury Road, Yoxall	2.37	71	N/A	Yoxall	Yes	Yes	Yes	Yes	Yes	0 - 5 years		20	30	21													
355	Land South of Thyme House, Abbots Bromley	1.03	31	N/A	Abbots Bromley	Yes	Yes	Yes	Yes	Yes	0 - 5 years				15	16												
356	Land North of DeMontfort Way, Uttoxeter	0.49	15	N/A	Uttoxeter	Yes	Yes	Yes	Yes	Yes	0 - 5 years		15															
357	Land off Goose Lane, Abbots Bromley	1	30	N/A	Abbots Bromley	Yes	Yes	Yes	Yes	Yes	0 - 5 years					30												
359	Land at Derby Road, Burton on Trent (Tile store, Kwik Fit and adjacent land)	1.02	31	N/A	Burton	Yes	Yes	Yes	No	Yes	6 - 10 years						31											
360	Land at Derby Road, Burton on Trent (Rykneld Metals)	0.47	14	N/A	Burton	Yes	Yes	Yes	No	Yes	6 - 10 years						14											
361	Former Bargates land	1.6	48	N/A	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years				25	23												
363	Land to the South East of Church Leigh	0.51	15	104	Church Leigh	No	Yes	Yes	No	No	Not developable																	
364	Land off Park Hall Lane, Church Leigh	0.41	12	N/A	Church Leigh	No	Yes	Yes	No	No	Not developable																	
365	Land to the North of Church Leigh	2.62	79	N/A	Church Leigh	No	Yes	Yes	No	No	Not developable																	
366	Land off Bonfield Lane, Yoxall	1.4	42	N/A	Yoxall	Yes	Yes	Yes	Yes	Yes	0 - 5 years				20	22												
367	Land off Dove Street, Ellastone	1.67	50	N/A	Ellastone	No	Yes	Yes	No	No	Not developable																	
368	Land South of Forest Road, Burton	7.51	225	125 & 125a	Burton	No	Yes	No	No	No	Not developable																	
369	Land at The Croft, College Road, Denstone	1.24	37	N/A	Denstone	Yes	Yes	Yes	Yes	Yes	0 - 5 Years				10	27												
370	Land to the south of Denstone	1.5	45	N/A	Denstone	Yes	Yes	Yes	Yes	Yes	0 - 5 years				25	20												
372	Derby Rd, Uttoxeter	12.78	383	N/A	Uttoxeter	No	Yes	Yes	No	Yes	6 - 10 years						30	30	30	30	30	30	30	30	30	30	30	83
373	Reservoir adjacent to Reservoir Rd, Burton	3.66	110	107 & 107a	Burton	No	No	No	No	No	Not developable																	
374	Covered (Redundant) Reservoir, Bramshall Rd, Bramshall	0.48	14	N/A	Bramshall	No	Yes	No	No	No	Not developable																	
375	Knowles Hill, Rolleston	10.85	325	N/A	Rolleston	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	60	60	60	60	60	55							
376	Tutbury Road - extended allocation	5.94	178	N/A	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years							30	100	48								
378	Coors Land - Middle Yard, Off Hawkins Lane, Burton	9.08	272	29	Burton	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	60	60	60	40	22								
379	Land Adjacent West of Uttoxeter	1.36	41	N/A	Uttoxeter	Yes	Yes	Yes	No	Yes	6 - 10 years						11	30										
380	Land North of Beamhill Rd, Burton	7.33	220	N/A	Burton	Yes	Yes	Yes	No	Yes	6 - 10 years						15	30	30	30	30	30	30	30	30	30	30	
381	Derby Rd, Burton	4.39	132	N/A	Burton	Yes	No	Yes	Yes	Yes	11 - 15 Years											25	30	30	30	30	17	
382	Burton Hospital, Outwoods Site	3.8	114	62	Burton	Yes	No	Yes	Yes	Yes	6 - 10 years						30	30	30	24								
383	Coors Offices, High Street, Burton	2.9	87	N/A	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years						30	30	27									
384	Land South of Uttoxeter Road, Abbots Bromley	4.6	138	N/A	Abbots Bromley	Yes	Yes	Yes	Yes	No	Not developable																	
385	Land North of High St, adjacent St Mary and St Anne's Girls school, Abbots Bromley	1.7	51	N/A	Abbots Bromley	Yes	Yes	Yes	Yes	Yes	6 - 10 years						25	26										
386	Land rear of Brookhouse Hotel, Rolleston	0.46	14	N/A	Rolleston	Yes	No	Yes	Yes	Yes	0 - 5 years				14													
387	All Saint's Church, Main Rd, Denstone Vicarage, B5031	0.45	14	N/A	Denstone	Yes	Yes	Yes	Yes	Yes	0 - 5 years				14													
388	Land at Browns Lane, Yoxall	0.86	26	N/A	Yoxall	Yes	Yes	Yes	Yes	Yes	0 - 5 years				10	16												
389	Peel Croft, Lichfield Street, Burton	1.56	47	N/A	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years						30	17										
390	Primary Works, Hoar Cross	0.43	13	N/A	Hoar Cross	No	No	Yes	Yes	Yes	0 - 5 years																	
392	Land East of Highwood Road and West of Wood Lane, Uttoxeter	5.72	172	N/A	Uttoxeter	No	Yes	No	No	No	Not developable																	
393	393 Allotment Gardens off Wetmore Lane, Burton upon Trent	0.61	18	N/A	Burton	Yes	Yes	Yes	Yes	Yes	6 - 10 years								18									
394	Land at Barton Fields, Branston	6.11	183	N/A	Burton	No	No	No	No	No	Not developable																	
395	Land East of Bonfield Lane, Yoxall	2.66	80	N/A	Yoxall	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	30	20											
396	Land off Bar Lane and Dogshead Lane, Barton under Needwood	3.25	97	N/A	Barton	Yes	Yes	Yes	Yes	Yes	0 - 5 years				30	30	37											
Annual Total												0	482	823	941	881	1,453	1,292	1,183	794	625	612	541	439	395	352	5,171	
Cummulative Total												0	482	1,305	2,246	3,127	4,580	5,872	7,055	7,849	8,474	9,086	9,627	10,066	10,461	10,813	15,984	

APPENDIX B – SHLAA MAP



APPENDIX C – SHLAA TRAJECTORY MAP



APPENDIX D - EXCLUDED SITES

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
2	Phase I 6	Rolleston Road	Yield below threshold
3	Phase I 9	Wetmore	Site to be retained for employment use
4	Phase I 10	Wetmore Rd	Site to be retained for employment use
6	Phase I 14	Arthur Street	Site to be retained for employment use
7	Phase I 15	Victoria Crescent	Site to be retained for employment use
9	Phase I 20	Station Street	Duplicate Site
11	Phase I 21	Shobnall Rd	Duplicate Site
12	Phase I 23	Shobnall Rd (Waste Site)	Site to be retained for employment use
14	Phase I 28	Scalpccliffe Close	Site unsuitable - physical problems would prevent development
17	Phase I 33	Broadway Street	Yield below threshold
19	Phase I 35	Blackpool Street	Yield below threshold
25	Phase I 41	Manor Farm	Duplicate Site
28	Phase I 44	Lichfield Road	Location unsuitable
34	Phase I 101	Eastfields Rd Uttoxeter	Site unsuitable - physical problems would prevent development
35	Phase I 53	All Saints Road	Yield below threshold
36	Phase I 54	Bond Street / Green Street	Yield below threshold
39	Phase II 2	Land Nth of Brickyard Cottages, Knightsfield Rd	Location unsuitable
43	Phase II 6	Land East of Dovefields Industrial Estate, Uttoxeter	Site unsuitable - physical problems would prevent development
46	Phase II 9	Land at Station Rd, Barton under Needwood	Location unsuitable
54	Phase II 17	West and East of Outwoods Lane and South of Field Lane, near Burton	Location unsuitable

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
56	Phase II 19	Land at Spath, Uttoxeter	Location unsuitable
57	Phase II 20	Hawkins Lane, Burton upon Trent	Site to be retained for employment use
60	Phase II 23	Queens Hospital, Burton on Trent	Yield below threshold
63	Phase II 29	Land at Bond Street and Green Street, Burton	
72	Phase II 45	Drakelow Park	Site falls outside East Staffs boundary
81	Phase II 58	Royal Oak Public House, Wyggeston Street	Yield below threshold
82	Phase II 59	Rear of 14 Harbury Street, Burton upon Trent	Yield below threshold
85	Phase II 63	Land South of Derby Road and A38, Burton upon Trent	Site unsuitable - physical problems would prevent development
89	Phase II 67	Anson Court Car Park, Burton upon Trent	Yield below threshold
90	Phase II 70	Car Park, High Street, Burton upon Trent	Yield below threshold
92	Phase II 73	Land West of Wetmore Road, Burton upon Trent	Site to be retained for employment use
93	Phase II 74	Craythorne Golf Centre and Course, Burton upon Trent	Location unsuitable
101	Phase II 87	Land at Springfield, Stubby Lane, Marchington	Location unsuitable
102	Phase II 88	Toby's Hill, Draycott in the Clay	Location unsuitable
111	Phase II 110	South of Mill Street, Rocester	Yield below threshold
119	Phase II 122	Land at Hillfield Lane, Stretton	Site to be retained for employment use
128	Phase II 134	Youth Centre, Cornmill Lane, Tutbury	Yield below threshold
129	Phase II 3	Land Nth of Harehedge Lane, Burton	Duplicate Site
130	Phase II 4	Land Nth of Harehedge Lane, Burton	Duplicate Site
131	Phase II 5	Land West of Uttoxeter (Parks Fm)	Duplicate Site
132	Phase II 30	28 Uxbridge Street, Burton	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
133	Phase II 33	Land to the rear and side of 99 Henhurst hill, Burton	Site unsuitable - physical problems would prevent development
134	Phase II 36	Primary Works, Thorney Lanes, Hoar Cross	Location unsuitable
135	Phase II 49	Rear of Sycamore Road, Mayfield	Yield below threshold
136	Phase II 67	Anson Court Car Park, Burton upon Trent	Yield below threshold
137	Phase II 69	Robins Cinema, George Street, Burton upon Trent	Yield below threshold
139	Phase II 106	Beamhill Garages, Burton	Yield below threshold
140	Phase II 111	Land at Riversfield Drive, Rocester	Yield below threshold
141	Phase II 113	Garage site, Main Street, Barton Under Needwood	Yield below threshold
142	Phase II 119	Land at New House, Main Street, Barton Under Needwood	Yield below threshold
143	Phase II 131	Site Adjacent to B5016, Woodhouses, Yoxall	Location unsuitable
144	Phase II 135	Land adjacent to Craythorne Road, nr Craythorne Farm, Rolleston on Dove	Yield below threshold
145		Land at Toby's Hill, Draycott in the Clay, Staffordshire	Location unsuitable
148		Land on Hopley Road, Anslow, Staffordshire	Yield below threshold
149		Land adjacent to 82 Hopley Road, Anslow, Burton upon Trent, Staffordshire	Yield below threshold
152		Needwood Sawmill, Draycott in the Clay, Staffordshire	Location unsuitable
153		New Lodge (Howitt House), Hanbury	Location unsuitable
154		Manor Farm, Tutbury	Site unsuitable - physical problems would prevent development

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
155		Land south east of Manor Farm, Tutbury	Yield below threshold
161		Land at Houndhill, Marchington	Location unsuitable
162		Land at Swarbour House, Sudbury Road, Yoxall	Location unsuitable
163	Phase II HLAA 155	Land at Court Farm Lane, Branston, Burton upon Trent	Site unsuitable - physical problems would prevent development
168	Phase II HLAA 160	Land West of Hanbury	Location unsuitable
173	Phase II HLAA 165	Land adjacent to Manor Farm, Tutbury	
176	Phase II HLAA 168	Grange Street, Burton upon Trent	Yield below threshold
177	Phase II HLAA 169	Imex Business Park, Shobnall Road, Burton upon Trent	Site to be retained for employment use
181	Phase II HLAA 173	Land off Dovecliffe Road, Burton upon Trent	Location unsuitable
182	Phase II HLAA 174	Land North of Station Road, Rolleston on Dove	
184	PA/08064/014	The Roebuck Public House Dove Bank Uttoxeter	Yield below threshold
185	PA/18409/004	land off Crowberry Lane Barton under Needwood	Built
187	PA/08603/023	Land adj to YMCA Rangemore Street Burton upon Trent	Yield below threshold
188	PA/27350/001	Land corner of Princess Street/Edward Street Burton upon Trent	Yield below threshold
189	PA/17098/007	Redhill Lodge Hotel Stanton Road Stapenhill	Yield below threshold
191	PA/02802/012	Former Robins Cinema Guild Street Burton upon Trent	Yield below threshold
192	PA/19479/016	Old Hall Farm and Old Hall Farm Cottage Dunstall Estate Dunstall	Location unsuitable
193	PA/28178/003	2 Lount Farm Cottages Lount Lane Anslow	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
194	PA/01156/035	91/93 (land rear of) Moor Street Burton upon Trent	Yield below threshold
195	PA/29062/001	181-182 Rosliston Road and 130-152 Cumberland Road Burton upon Trent	Built
196	PA/29092/002	Land at St Johns Square and Davies Drive, Uttoxeter	Built
197	PA/05416/010	Weaver Lodge Windsor Road Uttoxeter	Built
198	PA/25607/048	Dovefields Uttoxeter	Yield below threshold
199	PA/03035/008	Land at Henhurst Hill Garage Henhurst Hill Burton upon Trent	Yield below threshold
200	PA/03076/008	Land at rear of 8 to 36 Outwoods Street Burton upon Trent	Built
202	P/2005/00168	Former Duke Service Station, Corner of Moor Street and Cross Street	Yield below threshold
203	P/2005/00344	188 Henhurst Hill Burton Upon Trent	Yield below threshold
204	P/2005/00396	Land at the former Top Rank Club, Curzon Street	Yield below threshold
205	P/2005/00377	58 Heath Road, Burton Upon Trent	Yield below threshold
206	P/2005/00451	Land adjoining Barton Turns Marina, Off Station Road, Barton under Needwood	Location unsuitable
207	P/2005/00790	Old Telephone Exchange, Fyfield Road, Stapenhill	Yield below threshold
208	P/2005/00867	Mead Works, 137 Horninglow Street	Yield below threshold
209	P/2005/00845	Land adjacent 47 Scalpcliffe Road Burton upon Trent	Yield below threshold
210	P/2005/00649	West Street Carpets, Guild Street, Burton upon Trent	Yield below threshold
211	P/2005/01293	Former Burton Albion Football Club, Eton Park	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
212	P/2005/00809	Land at junction of Shobnall Street and Dallow Street, Burton upon Trent	Built
213	P/2005/01169	Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Built
214	P/2005/00928	Burton Albion Football Club, Eton Park,	Built
215	PA/12817/009	Land off Wyggeston Street Junction/Carver Road Burton upon Trent	Built
216	P/2005/00450	Burton Box Company Ltd, Burton Road	Yield below threshold
217	P/2005/01031	The Dower House & Dove Clinic, Brook Side, Rolleston on Dove	Built
218	P/2005/00471	Metoxal UK Ltd, Bond End, Yoxall	Location unsuitable
219	P/2005/00562	Red Gables, Bents Lane, Church Leigh	Built
220	P/2005/00664	Green Acre, Belmont Road, Tutbury	Yield below threshold
221	P/2005/00773	50 Berry Hedge Lane, Winshill,	Yield below threshold
222	P/2005/00929	207 to 209 Station Street, Burton upon Trent	Yield below threshold
223	PA/08137/012	50 Monk Street Tutbury	Yield below threshold
224	P/2006/00645	Land at St John's Square, Uttoxeter	Built
225	P/2007/00128	Former Bend Oak House Site, Hawfield Lane, Winshill	Built
226	P/2006/01337	Goat Maltings, Anglesey Road,	Yield below threshold
227	P/2007/00620	Balance House Nursing Home, Balance Street	Yield below threshold
228	P/2006/01226	10 Birches Close, Stretton	Yield below threshold
229	P/2009/00055	1-3 Drovers Close, Uttoxeter	Yield below threshold
231	P/2007/01506	Land off Horninglow Road, Burton upon Trent	Duplicate Site

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
232	P/2007/01457	Land at Hornton Road, Burton upon Trent	Built
233	P/2006/01482	Riversfield Drive Estate, Rocester	Built
234	P/2007/01475	Birdsgrove House, Mayfield Road	Location unsuitable
235	P/2006/00965	Land off Town Meadows Way, Uttoxeter	Built
236	P/2006/01912	Site at 48, 49 and 50 Park Street, Burton	Yield below threshold
237	P/2007/00030	Land Adjacent Model Dairy Farm, Violet Way	Yield below threshold
238	P/2008/00179	Barleyfields Development, Horninglow Road North	Built
239	P/2006/01153	18 and 20 Marlpit Lane, Denstone, ST14 5HH	Yield below threshold
240	P/2007/00551	Junction of Evershed Way, Uxbridge Street, Alma Street, Burton	Yield below threshold
241	P/2008/00408	109 Alexandra Road, Winshill	Yield below threshold
242	P/2008/00762	Land at junction of Horninglow Street and Guild Street, Burton	Yield below threshold
243	P/2006/01572	Cattle Market, Smithfield Road, Uttoxeter	Built
244	PA/01723/035	Land fronting Evershed Way, Heritage Brewery, Goat Maltings Burton	Built
245	P/2007/00575	49, 50 51-52 Horninglow Road North, Burton	Yield below threshold
246	P/2007/01392	Former JB Kind Premises, Shobnall Street	Built
247	P/2009/00596	66 Stanton Road, Burton	Yield below threshold
248	P/2007/01344	Former Robins Cinema, Guild Street,	Yield below threshold
249	P/2008/00018	Wychnor Bridges Farm, Wychnor, Burton	Location unsuitable
250	P/2009/00457	Yoxall Lodge Barns, Scotch Hill Road, Newchurch	Yield below threshold
251	P/2009/00204	Heritage Brewery,	Built

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
		Anglesey Road, Burton	
252	P/2007/01133	Barley Fields, Former BTR Silvertown Ltd, Horninglow Road	Built
253	P/2005/01434	The Boathouse Inn The Dingle, Stapenhill	Yield below threshold
254	P/2006/00943	The Old Chapel, Main Street, Branston	Yield below threshold
255	P/2006/00010	Grants Yard, Station Street, Burton	Yield below threshold
256	P/2006/00006	The Station Hotel, 39 Borough Road, Burton	Built
257	P/2006/00057	Yard at 39 Park Street, Burton	Yield below threshold
258	P/2006/00238	110 & 111 Woods Lane, Stapenhill, Burton	Built
259	P/2008/01537	Barton Marina, Barton under Needwood	Location unsuitable
260	CU/00447/004	Coach House Rear of Woodgate House Wood Lane Uttoxeter	Yield below threshold
261	CU/10637/012	Corner House Main Road Ellastone	Yield below threshold
262	CU/16253/042	The Old Post Office New Street Burton upon Trent	Yield below threshold
263	CU/06941/014	The Station Hotel 29 Borough Road Burton upon Trent	Built
264	CU/01416/022	Greensmiths Mill Newton Road Burton upon Trent	Built
265	P/2005/00225	Orchard Barn, School Lane, Rolleston	Yield below threshold
266	P/2005/01137	Newbuildings Farm, Newton, Admaston	Location unsuitable
268	OU/29237/001	adj. 25 Byrds Lane Uttoxeter	Yield below threshold
269	OU/16416/011	Springlands Toothill Road Uttoxeter	Yield below threshold
270	OU/29076/001	6 The Green Barton under Needwood	Yield below threshold
271	OU/16777/004	Land rear of 3 -9 Oxford Street Burton upon Trent	Yield below threshold
272	OU/14850/006	Garden at 4 Ashbourne Road Uttoxeter	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
273	OU/06324/003	Thornton Precision Welding King Street Burton upon Trent	Yield below threshold
274	OU/03969/008	Land off Hunter Street Burton upon Trent	Yield below threshold
275	P/2005/00148	Land off James Brindley Way, Burton	Yield below threshold
276	P/2005/00158	Heathlands Grange, Short Street, Burton	Built
277	P/2005/00217	Land to the rear of, Briggs House Derby Street Burton	Duplicate Site
279	P/2005/00493	Land and Premises 61 to 73, Smithfield Road, Uttoxeter	Yield below threshold
280	P/2005/00871	Belvedere Road Burton upon Trent	Duplicate Site
281	P/2005/01070	Burton Beer Mats, Moor Street, Burton	Site to be retained for employment use
282	P/2005/00598	151A Princess Street, Burton	Yield below threshold
283	P/2005/00742	Old Shell Petrol Station, Forest Road, Burton	Yield below threshold
284	P/2005/01030	96A Sydney Street, Burton	Yield below threshold
285	P/2005/01144	Land at Derby Street Burton	Duplicate Site
286	P/2005/00764	Land adjacent 7 Stanton Road, Burton	Yield below threshold
287	P/2005/00768	land adjacent 95 /101 Main Street Branston	Yield below threshold
288	P/2006/00628	2 Brizlincote Lane and land at 98 Ashby Road, Burton	Built
289	P/2006/00598	Land off Shakespeare Road, Burton	Yield below threshold
290	P/2006/00662	61 - 62 Horninglow Road, Burton	Yield below threshold
291	P/2006/00253	Bartrams Joinery Edward Street Burton	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
292	P/2008/00898	Derby Street Auction Rooms, 138 Derby Street, Burton	Yield below threshold
293	P/2009/00483	Parkside , 73 Stone Road, Uttoxeter	Yield below threshold
294	P/2008/00005	27-28 Uxbridge Street Burton	Yield below threshold
295	P/2008/01156	Nelson Inn, Nelson Street, Burton	Yield below threshold
296	P/2007/01082	Woodside House, Church Road, Rolleston	Yield below threshold
297	P/2007/00288	60-62 Queen Street, Burton	Yield below threshold
299	P/2009/00498	Part of the Old Telephone Exchange, Fleet Street, Burton	Yield below threshold
300	P/2008/00326	Uttoxeter Highways Depot, Hockley Road, Old Knotty Way	Yield below threshold
301	P/2008/01420	Builders yard adjacent to 21 Hunter Street, Burton	Yield below threshold
302	P/2007/01059	Bamford Works, Pinfold Street, Uttoxeter	Duplicate Site
303	P/2006/00816	Adjacent 85 Eton Road and between 96 and 97 Sydney Street, Burton	Yield below threshold
304	P/2006/00862	Land adjacent 98 Ashby Road, Burton	Yield below threshold
305	P/2006/00003	Heathfield House, 26 New Road, Uttoxeter	Yield below threshold
306	P/2005/01643	Racecourse Access Wood Lane, Uttoxeter	Duplicate Site
307	P/2006/00118	W J Howard Transport Ltd Clays Lane, Branston	Duplicate Site
308	P/2006/00191	Land adjacent 56 Highwood Road, Uttoxeter	Yield below threshold
309	P/2009/00393	11 and 12 Tutbury Road, Burton	Yield below threshold
310	PC/19093/012	Tudor House Tutbury Road Needwood	Location unsuitable
311	PC/02963/008	Land at rear of 152 Bitham Lane Stretton	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
312	P/2007/00201	Land at Narrow Lane, Denstone	Built
313	RM/01013/010	Land off St Matthews Street Burton upon Trent	Built
314	RM/18847/016	Land off Cheadle Road Uttoxeter	Built
315	RM/01542/025	Marshment Garden Centre Forest Road Burton	Built
316	RM/00355/016	Cameron Way, Orchard Street Burton upon Trent	Built
317	P/2005/01034	Land adjacent Holly Road, Uttoxeter	Built
318	P/2008/00393	The Wharf, Park Street, Uttoxeter	Built
319	P/2007/01616	Land at junction of Horninglow Road and Dallow Street, Burton	Built
320	P/2008/00906	Land off Hornton Road, Burton upon Trent	Duplicate Site
321	P/2006/01216	Former Heathlands Grange, Short Street, Stapenhill	Duplicate Site
322	P/2006/00111	Land at Withington Green, Withington	Yield below threshold
323	Phase I 7	Horninglow Road North, Burton	Yield below threshold
324	Phase I 27	Scalpccliffe Road, Burton on Trent	Yield below threshold
325	Phase I 36	Stanton Road, Burton on Trent	Yield below threshold
326	Phase I 40	Bridgford Avenue, Burton on Trent	Yield below threshold
327	Phase I 45	Rosliston Road, Burton on Trent	Yield below threshold
328	Phase I 48	Horninglow Street, Burton on Trent	Yield below threshold
329	Phase I 50	Guild Street, West Street Carpets, Burton on Trent	Yield below threshold
330	Phase I 55	Berryhedge Youth Centre, Burton on Trent	Yield below threshold
331	Phase II 48	Forest Road, Barton Gate	Yield below threshold
332	N/A	Radhurst Grange, 78 Main Street	Part of site is listed building - remainder yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
335	N/A	County Grounds, Aviation Lane, Burton Upon Trent	Yield below threshold
336	N/A	Land at Outwoods Lane, Burton Upon Trent	Duplicate Site
342	N/A	Land at and adjoining Hill Top Farm, Anslow	Location unsuitable
345	N/A	Land along Bramshall Road, Bramshall	Location unsuitable
347	N/A	Land adj to Barn End, Houndhill, Marchington	Yield below threshold
351	N/A	Land at Bridgford Avenue, Branston	Yield below threshold
352	N/A	Land at Bradmore Road, Burton	Yield below threshold
353	N/A	Land at Shakespeare Road, Burton	Yield below threshold
354	N/A	Land at Shakespeare Road, Burton	Yield below threshold
358	N/A	Land along the B5017, Marchington (Hayes Logistics)	Location unsuitable
362	N/A	Land to the East of Church Leigh	Yield below threshold
150	CU/15101/008/PO	Leyfields Farm, Henhurst Hill, Burton upon Trent	Converted/built
371	N/A	Land adj Weaverslake Drive, Yoxall	Yield below threshold
391	N/A	Land to the rear of the Barn, Marchington	Yield below threshold
21	P/2012/00920	Branston Depot	Planning permission granted
27	P/2013/00432	Hollyhock Lane	Planning permission granted
45	P/2012/01359	Land South of Henhurst Hill/Forest Rd	Planning permission granted
61	P/2013/00429	Upper Outwoods Farm, Beamhill Rd, Anslow	Planning permission granted
78	P/2013/00429	Kitling Greaves Lane, Burton upon Trent	Planning permission granted
86	P/2011/01130/J N/PO	Beech Lane, Stretton	Planning permission granted

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
186	P/2013/00432	Land South of Main Street Branston	Planning permission granted
337	P/2013/00432	Manor Farm, Court Farm Lane / Main Road	Planning permission granted
32	OU/05254/018/J R/PO	JCB Sites	Planning permission granted
48	P/2013/00882	Land off Bramshall Road, Uttoxeter	Planning permission granted
55	P/2013/00882	Land West of Uttoxeter (Parks Fm) (diff to 49a)	Planning permission granted
179	P/2013/00206 & P/2011/01134/JI /PO	Land West of Dove Way, Uttoxeter	Planning permission granted
73	P/2013/01484	Land at Craythorne Road, Rolleston on Dove	Planning permission granted
98	P/2011/01521/JI	Land off Meadow View, Rolleston on Dove	Planning permission granted

APPENDIX E – SITE PROFORMAS

A blank proforma is detailed below. The completed proformas for each site can be found in the accompanying document.

Site Address:		Site Ref:	
Site Area (ha):	Potential Yield:	Related SHLAA Site Ref No's:	
Map/Pictures:	<p>You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. © Crown copyright and database rights [2014] Ordnance Survey [100010575].</p>		
Summary:			
Deliverable?	Available?	Suitable?	
Developable?	Achievable?		
Constraints?*	* are there any issues that would prevent residential use?		
If yes what are they:			
Can they be overcome?			
If planning permission were to be granted.....			
What is the recommended mix of units?	When could the site be developed?	What would the build rate be?	
Existing local planning policy:			
Are there any national policy restrictions?			
Are there any physical problems on site which would affect residential development?	If yes, what:		

Would residential development have an impact on the surrounding area?	If yes, what:	
What are the surrounding uses and character of the site?		
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:		
Cost Factors:		
Delivery Factors:		
Landowner Information:		
Is the Landowner of the site known?	Are there any existing leases/Ownership issues/multiple landowners?	
Do they intend to develop or sell the site?		When are they looking to develop/sell the site?
Comments:		
Planning Application History:		
Are there any planning applications relating to residential use on the site?		
If yes, give details:		
Additional Site Information:		
What is the current use of the site?		
Are there any existing buildings on the site?		
What was the previous use of the site?		