

Brownfield Sites Assessment



Introduction

This report provides an assessment of brownfield sites available within the settlement boundaries of Burton upon Trent and Uttoxeter. The purpose of identifying these sites is twofold:

- 1) It demonstrates why certain large brownfield sites were not considered to be suitable for strategic allocation in the Pre-Submission Local Plan; and
- 2) It demonstrates the way in which sites can contribute to the windfall sites component of the sustainable development strategy set out in the Pre-Submission Plan.

Policy Context

Brownfield land is defined as: *Previously developed land, which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time¹.*

Brownfield sites are important to the overarching sustainable development strategy in the Pre-Submission plan. Brownfield sites form part of the strategic allocations of sites capable of delivering growth between 2012 - 2031. Strategic allocations comprise sites that can deliver **100+ units**. Brownfield sites located within existing urban areas contribute sustainably because they have the potential to create new neighbourhoods that will add value to existing communities, raise environmental quality through good design, and introduce housing choice and flexibility.

It is often a criticism of the Borough Council and previous iterations of the development strategy, that there are plenty of brownfield sites in Burton on Trent, in particular, which should be built upon in preference to greenfield sites. Whilst the Borough Council approves of this approach in practice, it is not always easy to deliver brownfield sites due to constraints, location and proximity to other uses making them unusable for residential development, or due to their size and shape.

This assessment sets out why certain strategic brownfield sites have been allocated and others haven't. The non-allocation of sites does not preclude brownfield sites coming forward and the overarching development strategy expects a number of

¹ As defined in Annex 2 of the NPPF.

brownfield sites to come forward over the lifetime of the plan as windfall development.

The National Planning Policy Framework (NPPF) defines a windfall as “*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.*”²

The Planning Advisory Service tend to regard anything identified as suitable for development in the Strategic Housing Land Availability Assessment (SHLAA) as identified, and therefore not windfall:

“If you identify a site in your SHLAA as available for development, then you cannot include it in your windfall allowance” (discussion thread on PAS website, 2/4/12, Adam Dodgson, PAS senior consultant).

Therefore if a site is identified in the SHLAA as available for development by the PAS definition, it cannot be counted as a windfall as they have been specifically identified.

The Council recognises the approach to SHLAA sites set out by PAS above and has reflected this in the development strategy. However, due to the uncertainty over when, and if the sites identified in the SHLAA, ELR and other sources, will come forward, it is considered appropriate to include them in the alternative supply to site allocations in the development strategy.

Methodology

Traditionally the Borough Council has had a very good record of delivering windfall sites across the Borough. Supply appears to continue unabated we think due to the way in which Burton upon Trent, in particular, has developed over the years. The importance of the town as an employment hub and subsequent decline/contraction of the manufacturing sector has led to residential opportunities presenting themselves. Monitoring demonstrates that the proportion of housing completions on brownfield land has been relatively high in previous years. The proportion was 94% in 2011/2012 and 88% in 2012/2013.

The methodology seeks to identify the most significant brownfield sites although it is recognised that many of the sites that come forward are very small with capacity for less than 10 dwellings. This is particularly the case with the sub division of properties and previous approvals for ‘back land’ development. The Strategic Housing Land Availability Assessment (SHLAA), which is a source of information for this assessment, does not include sites on areas below 0.3 hectares. A fingertip search has not been undertaken as this would result in too many sites to assess, many of

² Glossary, NPPF

which would be very small by definition, however a description of the completions on such sites, which is expected to continue, is included in the conclusion.

It should be noted that this assessment is not a policy document and inclusion of a site does not necessarily mean it will be suitable for housing development or granted planning permission. The assessment represents a database of potential brownfield sites which could come forward over the plan period.

In identifying larger brownfield sites a number of sources of information have been used, including the following:

- Employment Land Review (ELR)
- Strategic Housing Land Availability Assessment (SHLAA)
- Burton Town Centre Strategic Framework
- Pre-application discussions with landowners and applicants

Criteria

It is important that the brownfield sites assessment only includes sites which are considered deliverable over the plan period. Therefore the following criteria have been included in the site assessments:

- Current use and adjacent land use
- Site area
- Site history, including planning history
- Physical and environmental constraints
- Appetite to redevelop for housing

Using the criteria, an assessment on the suitability of the site and whether the area would benefit from housing has been made for each site.

Viability

Whilst the viability of each site has not been determined, a Plan wide Viability Assessment has been produced. The purpose of this assessment is to determine the viability of the whole plan, taking into account business models used by those companies, organisations and people involved in property development against requirements of the planning system such as infrastructure and affordable housing.

The study demonstrates that whilst the level of contributions may vary between sites, overall brownfield sites are viable and capable of being delivered whilst also providing profit for those in the property development market. This mirrors what the Borough Council have seen in recent years in terms of planning applications for the redevelopment of brownfield sites and level of contributions agreed with the developer.

Assessment

The assessment includes a range of different size sites and splits them into the following groups:

- 1) Sites over 100 units
- 2) Sites under 100 units
- 3) Sites below 0.3 hectares

The following table draws together sites from the various sources and allocates a potential yield, either taken from the SHLAA assessment or based on the 30 dwellings per hectare (dph) standard agreed by the SHLAA Panel. Where developers have provided detailed information to the SHLAA and these densities were higher than 30 dph, these yields have been included. It is noted that brownfield sites within urban locations are likely to require a higher density in order to ensure residential development is viable. The potential yield is therefore likely to be the minimum yield for each site that might come forward in each location.

Assessment and conclusion

The table of sites in Appendix 1 shows there are a number of brownfield sites in Burton upon Trent and Uttoxeter which are considered appropriate for residential use and have either been allocated or are expected to come forward as they already have planning consent. Other sites deemed suitable could potentially come forward over the life of the plan though, in some cases, there may be a tension between their use for residential development and their protection for employment use, which is recognised in the table. The potential contribution these sites make has been summarised below:

Sites of 100+ dwellings

- In Burton, 8 sites are identified. Of which 6 have been allocated as strategic sites in the Pre-Submission document with a yield of **1650** dwellings and the two further sites with a yield of **258** dwellings.
- In Uttoxeter, 2 sites are identified. Both have been allocated as strategic sites in the Pre-Submission document with a yield of **407** dwellings.

Sites below 100 dwellings

- In Burton, 26 sites are identified, providing an approximate capacity of **1037** dwellings however, this includes a number of sites that are employment sites recommended for retention in the Employment Land Review 2013. This is a total of 12 sites with a potential yield of **456** dwellings.
- In Uttoxeter, 3 sites have been identified, providing an approximate capacity of **95** dwellings.

Sites below 0.3 hectares

The assessment is based on various sources of information, principally the SHLAA and the ELR. It is recognised that the SHLAA does not include sites below the threshold of 0.3 hectares and this assessment has not carried out a search of possible sites below this size. Historically a high number of small sites have come forward for development and the Council consider this will continue to contribute throughout the plan period. During the first year of the plan (2012 – 2013) the following housing completions took place on sites below 0.3 hectares:

- 85 dwellings across the whole Borough
- 50 of which took place in Burton upon Trent
- 8 of which took place in Uttoxeter

Development across the borough on sites below 0.3 hectares was approximately 30% of the total completions.

Appendices

Appendix 1 – Summary of Sites Table

Appendix 2 – List of Sites Surveyed

Appendix 3 – List of Site Proformas

Appendix 1 – Summary of Sites

Site address	Yield	Source	Brownfield site assessment No	Suitable for Housing?	Strategic Site allocation Y/N	Comments Summary
Burton sites – 100+ dwellings						
Branston Depot	600	SHLAA/ELR	013	Yes	Y	Current resolution to permit residential development.
Crown Industrial Estate	190	SHLAA/ELR	005	Yes	N	Site in multiple ownerships. Constraints plus current employment use.
Beech Lane, Stretton	300	SHLAA/ELR	-	Yes	Y	Current resolution to permit as part of mixed use application.
Former Bargates and Meadowside Centre Car park	100	SHLAA/ELR	002	Yes	Y	Site currently promoted for mixed use development including residential.
Coors – High Street	250	SHLAA/ELR	002	Yes	Y	Coors recently submitted site through SHLAA. Site expected to come forward medium to long term.
Coors - Middle Yard, Hawkins Lane	250	SHLAA/ELR	024	Yes	Y	Coors recently submitted site through SHLAA. Site close to town centre and could help to improve this part of the town.
Derby Road, Burton	150-200	SHLAA	006	Yes	Y	This site is a broad location identified in the Council's Masterplan for the area.
Burton Hospital (Outwoods)	114	SHLAA	025	Yes	N	Whilst the site is large enough to be allocated, there is uncertainty about whether the site might come forward in the short term. – The site has the potential to come forward over the lifetime of the plan.
Burton sites – less than 100 dwellings						
Burton Rugby site (Peel Croft)	47	SHLAA and Pre-app discussion	-	Yes	N	This site has permission for retail development. However it has also been put forward in the SHLAA.
Derby Street	86	SHLAA	007	Yes	N	Previously promoted through the local plan process but not recently sought an allocation. The site is in multiple ownerships. If constraints are resolved, the site could come forward over the lifetime of the plan.
Shobnall Rd	31	SHLAA	012	Yes	N	In employment use and listed to be retained in the ELR 2013.
Curzon Street	54	SHLAA	020	Yes	N	Site currently in employment use. Listed in the ELR 2013 to be retained.

Site address	Yield	Source	Brownfield site assessment No	Suitable for Housing?	Strategic Site allocation Y/N	Comments Summary
Former Webb Ivory site, Queen Street	36	SHLAA	030	Yes	N	Site currently underused and surrounded by residential.
Watson Street	15	SHLAA	017	Yes	N	Site currently in employment use. Listed in the ELR 2013 to be retained.
Bond Street/Green St	22	SHLAA	014	Yes	N	These sites would be suitable for housing but have been given consent for educational use and are being used by Burton College
Horninglow Street	44	SHLAA	011	Yes	N	This site was included in the original SHLAA but has continued to operate as the car dealership. Could come forward over the plan period.
Dallow St/Victoria Rd	14	SHLAA/ELR	033	Yes	N	Good quality employment units. The site is listed to be retained in the ELR 2013.
Little Burton East, Derby Road, Burton upon Trent	27	SHLAA	034	Yes*	N	Site currently in employment use. Listed in the ELR 2013 to be retained. Not appropriate for housing in isolation.
Shobnall Sports and Social Club, Burton upon Trent	50	SHLAA	035	Yes	N	Too small to allocate in the plan but could come forward if alternative sports provision can be provided.
Old Citroen Garage, Horninglow Road, Burton on Trent	24	SHLAA	004	Yes	N	Too small to allocate but could come forward over the lifetime of the plan.
Short Street Community Infants School, Stapenhill, Burton upon Trent	15	SHLAA	026	Yes	N	Too small to allocate but could come forward over the lifetime of the plan.
107 Station Street, Burton, DE14 1BX	74	SHLAA	-	Yes	N	Permission granted for mix of uses including residential.
Former build base	14	Burton Strategic Framework/ Pre-App Discussion	031	Yes	N	Site currently has consent for car parking. The owner seeks to implement residential on the site in the longer term. Could come forward over the lifetime of the plan.
Rider House, Stapenhill Road, Burton upon Trent	67	SHLAA	-	Yes	N	Permission granted for extra care facility including standalone residential. Not implemented. Currently a privately run nursing home.
Howard Transport, Clays Lane	75	SHLAA	016	Yes	N	Site granted outline planning permission in 2010.

Site address	Yield	Source	Brownfield site assessment No	Suitable for Housing?	Strategic Site allocation Y/N	Comments Summary
Land at Derby Road, Graham Fletcher Coaches	11	SHLAA	006	Yes*	N	Individual site submitted to the SHLAA but also within the wider Derby Rd corridor included in the SHLAA.
Land at Derby Road (Tile store, Kwik Fit and adjacent land)	29	SHLAA	006	Yes*	N	Individual site submitted to the SHLAA but also within the wider Derby Rd corridor included in the SHLAA.
Land at Derby Road, Rykneld Metals	13	SHLAA	006	Yes*	N	Individual site submitted to the SHLAA but also within the wider Derby Rd corridor included in the SHLAA.
APV Dallow Bridge	36	ELR	001	Yes*	N	Site in employment use and listed to be retained in ELR.
Goat Maltings	60	SHLAA	009	Yes	N	Site previously granted planning consent for conversion to residential. Could come forward over the lifetime of the plan.
Leavesley Containers, adjacent A38	80	SHLAA/ELR	022	Yes	N	Significant constraints relating to access and noise. The site is listed to be retained in the ELR 2013
Land at Wetmore Rd	46	ELR	018	No	N	Residential would be introducing a non-conforming use. The site is listed to be retained in the ELR 2013
Grief UK Ltd, Victoria Crescent	56	ELR	010	Yes	N	The site is listed to be retained in the ELR 2013.
Steel Fabs, Victoria Crescent	30	ELR	027	Yes	N	The site is listed to be retained in the ELR 2013.
Stonell Direct, Victoria Crescent	27	ELR	028	Yes	N	The site is listed to be retained in the ELR 2013.
Uttoxeter – 100+ dwellings						
JCB Sites	257	SHLAA/ELR	-	Yes	Y	The site has consent for mixed use development including 257 residential units.
Brookside industrial estate including Fauld Engineering	150	SHLAA/ELR	003/008	Yes	Y	Brookside Industrial Estate is run down and underutilised. Listed in the ELR 2013 for retention but with the ELR comment that it would be a good redevelopment site for residential/office use.
Uttoxeter – less than 100 dwellings						
Land off Wood Lane, Uttoxeter Racecourse	16	SHLAA	029	No	N	Site put forward at previous consultation stage and added to the SHLAA.
Land West of Dove Way, Uttoxeter	49	SHLAA	021	Yes	N	The site has residential consent for 49 dwellings as part of a mixed-use consent linked to access works to the Derby Rd employment allocation.

Site address	Yield	Source	Brownfield site assessment No	Suitable for Housing?	Strategic Site allocation Y/N	Comments Summary
Staffs CC Highways Depot, Old Knotty Way	30	SHLAA	015	Yes	N	Site granted outline consent for residential development in 2013.

*Site not suitable for housing in isolation but potentially suitable as part of a comprehensive scheme.

Appendix 2 – list of Brownfield Sites Assessment Sites:

Ref No	Site
001	APV – Dallow Bridge, Burton
002	Bargates/Coors, High Street, Burton
003	Brookside Road, Uttoxeter
004	Citroen Garage Horninglow Road
005	Crown Industrial estate Anglesey Road, Burton
006	Derby Road Corridor, Burton
007	Derby Street, Burton
008	Fauld Precision Engineering – Brookside, Uttoxeter
009	Goat Maltings, Burton
010	Grief UK Ltd – Victoria Crescent, Burton
011	Horninglow Street – TC Harrison, Burton
012	Land at Shobnall Road – Active Engineering/CFH Tankers, Burton
013	Branston Depot prison service land, Burton
014	Green Street / Bond Street, Burton
015	Highways Depot, Uttoxeter
016	Howard Transport, Clays Lane, Burton
017	Land at Watson Street – Thurco Engineering, Burton
018	Wetmore Rd, Burton
020	Land East of Curzon Street, Burton
021	Land west of Dove Way, Uttoxeter
022	Leavesley Container Depot, Burton
024	Coors –Middle Yard off Hawkins Lane, Burton
025	Outwoods Site, Queens Hospital, Burton
026	Short Street Infants, Burton
027	Steel Fabs Industrial Estate, Victoria Crescent, Burton
028	Stonnel Direct – Victoria Crescent, Burton
029	Uttoxeter Racecourse Car Park
030	Former Webb Ivory, Queen Street, Burton
031	Former Buildbase, Green Street, Burton
033	Dallow Street/Victoria Rd
034	Little Burton East
035	Shobnall Sports and Social Club

Appendix 3 Site Proformas

Site Details:

Ref 001

APV – Can be linked to other sites on Victoria Crescent / Dallow Bridge



Source:

Employment Land Review

Owner/Agent/Contact Details:

Land is under multiple ownership, and may be available as a wholesale redevelopment site or as a smaller phased development

Site Description / Adjacent Land Uses:

The site is square in shape and contains a number of uses within classes B2 (General Industrial) and B8 (Storage and Distribution). The site has existing access from both Dallow Street, and to the rear from

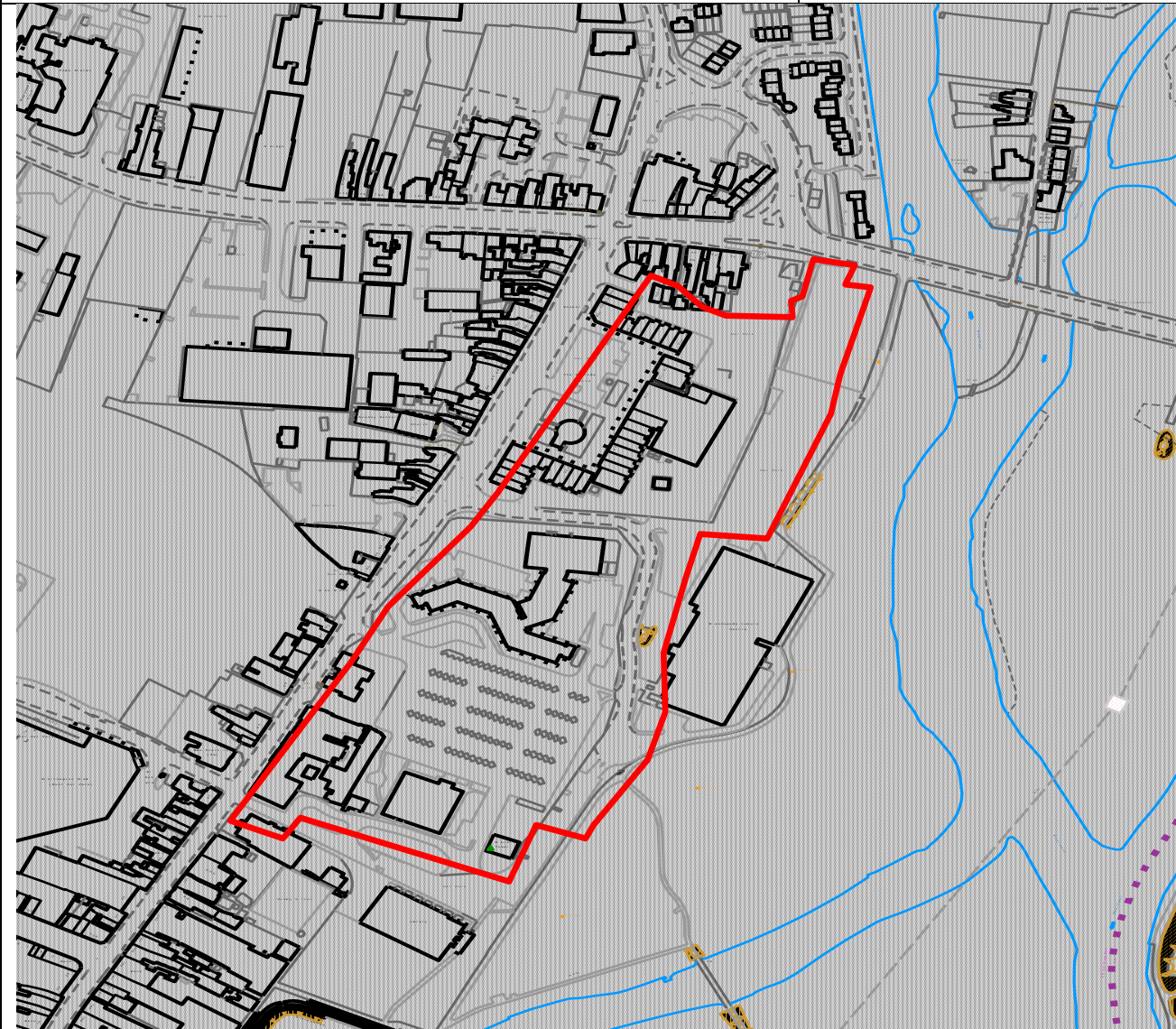
<p>Victoria Crescent with easy access to the main arterial routes into and out of the town. The site is adjoined by traditional housing on Dallow Street, and Victoria Crescent, and by Steel Fabs Industrial Estate to the rear. The Trent and Mersey Canal Conservation Area forms the western boundary of the site.</p>
<p>Site History/Planning Status:</p> <p>The site is currently in active business use. Although the ELR of 2009 considered that this location could be an appropriate for release, the site is recommended for retention in the ELR 2013.</p>
<p>Physical/Environmental Constraints:</p> <ul style="list-style-type: none"> • Multiple land ownership – The site appears to be occupied by a number of parties and therefore ‘joined up’ development of the site could be difficult • Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network • Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas • Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme • Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions • Archaeology – The site adjoins the Dallow Lock and Bridge which is a site of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment • The site adjoins the Trent and Mersey Canal Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area
<p>Planning Policy Constraints:</p> <ul style="list-style-type: none"> • Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved • National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development
<p>Suitable for Housing:</p> <p>The site is considered suitable for re-development, either on a site specific basis or as part of the wholesale redevelopment of this site, and the adjoining Steel Fabs Industrial Estate, and the Stonnel site on the opposite site on Victoria Crescent. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.</p>
<p>Would Housing Benefit the Area:</p> <p>Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general; the redevelopment of the site would give opportunities to improve the character and appearance of the Trent and Mersey conservation area.</p>
<p>Appetite to develop:</p> <p>Unknown.</p>
<p>Overall Suitability for Allocation:</p> <p>High as part of a larger site incorporating Steel Fabs Industrial Estate to the rear of the site</p>

Site Details:

Bargates / Coors High Street

Site Area Approximately – 4.65ha

Ref 002



Source:

SHLAA

Owner/Agent/Contact Details:

Bargates site is under the ownership of the Council, with the adjoining site owned by Coors Brewers Ltd

Site Description / Adjacent Land Uses:

The site is roughly rectangular in shape and includes the former Bargates Shopping Centre (which has been demolished), the existing offices of Molson Coors brewery (including the listed buildings facing onto High Street), and the associated car parking, and areas of open space. The site has a number of existing accesses from High

Street and Meadowside Drive, and provides easy access to main arterial routes around the town. The site is adjoined by the Meadowside Leisure Centre, Burton Library, and the Trent Washlands to the south and east, and by peripheral town centre uses to the north and west.

Site History/Planning Status:

The Bargates element of the site is currently vacant and all existing buildings have been removed from the land. The area of land owned by Molson Coors is currently occupied as offices for the business within use class B1. The site has no previous dedication within the previous local plan, but is within the designated town centre retail area.

Physical/Environmental Constraints:

- Multiple land ownership – The site is owned by two separate parties, and therefore ‘joined up’ development of both sites could be difficult
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Highways – The site is served by existing accesses, however any increase in movements from new development may have an impact on the local highway network
- Flood risk – The site is protected by the recently completed Burton flood defences, however it falls within the flood zone 3 as defined by the Environment Agency, and any re-development of the site would have to consider this issue
- Heritage concerns – The site includes the listed Molson Coors offices on High Street, while also falling within the Burton Town Centre Conservation Area
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Ecology / Trees – Site adjoins Trent Washlands, and there are mature, protected trees on the land which could provide habitat for bats and other species

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development of the site will result in the loss of significant town centre office space
- Loss of retail land – The current local plan has this area of land designated for town centre uses, of which residential development can be included as a significant element of a mixed use re-development of this site
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for wholesale, mixed use redevelopment of which residential development could form a significant element. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, but the development would have to be completed as part of a mixed use re-development of this area of the town; the redevelopment would provide linkages out of the town centre and increase activity as part of the wholesale regeneration of this element of the town.

Appetite to develop:

The Bargates element of the site is immediately available for development. Molson Coors, in submitting the site for inclusion within the SHLAA for further consideration is likely to come forward in the medium to long term.

Overall Suitability for Allocation:

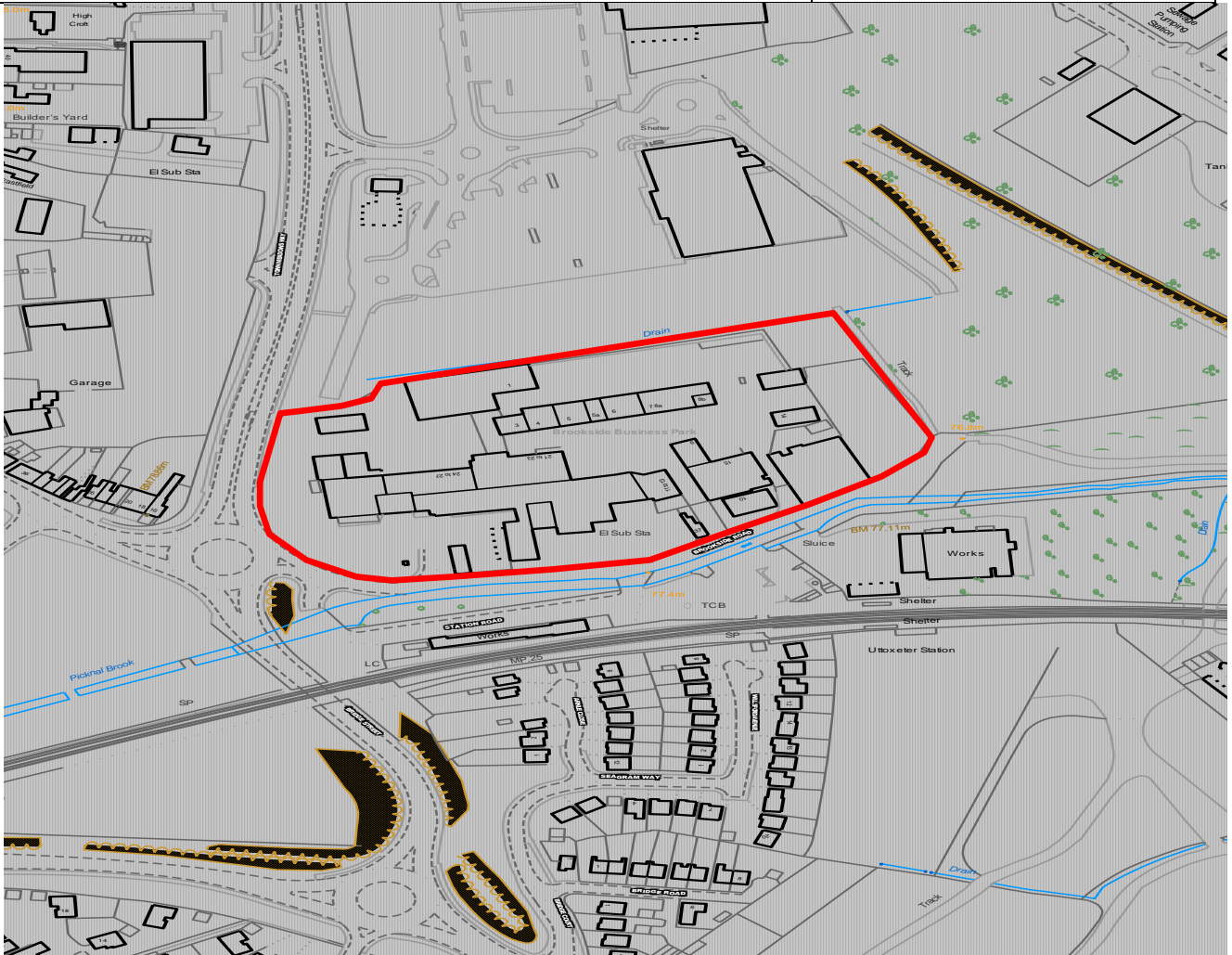
High

Site Details:

Brookside Business Park, Uttoxeter

Site Area - 2.8ha

Ref 003



Source:

SHLAA

Owner/Agent/Contact Details:

M J Barrett Developments, but the units appear to be offered on a rental basis to other occupiers

Site Description / Adjacent Land Uses:

The site forms a broadly rectangular shape and is located on the corner of Town Meadows Way and Brookside Road. There are a number of units on the land of differing styles and design; vehicular access is provided off Brookside Road onto the roundabout at Town Meadows Way and Bridge Street. The site has good linkages to main routes through the town, and onto the strategic highway network. The site is highly sustainable and is within easy walking distance of the town centre, and also adjoins Uttoxeter train station.

Site History / Planning Status

The site is currently used by MJ Barrett Construction, and other similar style uses within use class B2 (General Industrial). The site has no dedication within the established local plan, however consideration has

<p>been given to the site (and the Fauld Engineering Land) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.</p> <p>It is also noted that pre-application discussions regarding the re-development of this site have already been undertaken with the Council.</p>
<p>Physical/Environmental Constraints:</p> <ul style="list-style-type: none"> • Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas • Heritage concerns – The site adjoins the Uttoxeter Conservation Area and as such any redevelopment must enhance the character and appearance of the area • Flood risk – The site is located within flood zone 3, and is within close proximity to the bank-top of the adjoining Picknall brook, and this will have to be considered in any future re-development of the site • Highways – The site is served by existing accesses, however any increase in movements from new development may have an impact on the local highway network, whilst access to the strategic highway network would also need to be considered • Archaeology – The site is within an area of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
<p>Planning Policy Constraints:</p> <ul style="list-style-type: none"> • Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
<p>Suitable for Housing:</p> <p>The site is considered suitable for residential re-development could form a significant element. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.</p>
<p>Would Housing Benefit the Area:</p> <p>Housing would provide visual and environmental improvements to this area of the town, and would enhance the character and appearance of the site which is visible from main routes through the town, and also adjoins the Uttoxeter Conservation Area. The development of the land would also provide a much more attractive entrance to the town for users of the adjoining train station, improve linkages to the racecourse, and provide opportunities to improve the visual appearance of the adjoining Picknall Brook.</p>
<p>Appetite to develop:</p> <p>There is appetite to redevelop the site; the land has been submitted for inclusion within the SHLAA, and the owner's agent has engaged the Council in pre-application discussions in relation to the site already. Whilst some employment still exists on site, the owner is seeking to relocate businesses elsewhere in Uttoxeter.</p>
<p>Overall Suitability for Allocation:</p> <p>High</p>

Site Details:

Former Citroen Garage, Horninglow Road, Burton upon Trent

Site Area Approximately - 0.72ha

Ref 004



Source:

SHLAA

Owner/Agent/Contact Details:

Unknown, but previous applicant for the redevelopment of the site was Burleigh Estates (Burton on Trent) Ltd

Site Description / Adjacent Land Uses:

The site is broadly rectangular in shape and has been vacant for a significant period of time; the last known use of the land was for car sales. The site has existing access off both Horninglow Road, and Arthur Street and is provided with good access to the main arterial routes into and out of the town. The site has 1980's

<p>housing opposite on Shakespeare Road, while it is bordered by a public house and a mixture of residential and retail to the south, a public house to the north and B2 / B8 uses to the west. The site is also bordered by the Trent and Mersey Canal Conservation Area to the north and west. There is also an existing phone mast to the rear of the site.</p>
<p>Site History/Planning Status:</p> <p>The site has been vacant for a significant period of time; the last known use of the land was for car sales. There have been previously applications on the land for residential and retail development, both of which were refused by the Council, on principle reasons in the case of the retail, and on design and technical concerns in terms of the residential.</p>
<p>Physical/Environmental Constraints:</p> <ul style="list-style-type: none"> • Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network • Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas • Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme • Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions • The site adjoins the Trent and Mersey Canal Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area • The development would have to ensure that it does not compromise the health of existing residents given close proximity to existing phone mast
<p>Planning Policy Constraints:</p> <ul style="list-style-type: none"> • Loss of employment land • National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development
<p>Suitable for Housing:</p> <p>The site is considered suitable for re-development, either on a site specific basis or as part of the wholesale redevelopment of this, and the adjoining land between Horninglow and Dallow Streets, including Steel Fabs Industrial Estate and the APV site. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.</p>
<p>Would Housing Benefit the Area:</p> <p>Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general; the redevelopment of the site would give opportunities to improve the character and appearance of the Trent and Mersey conservation area.</p>
<p>Appetite to develop:</p> <p>A previous planning application for redevelopment has been submitted (and refused) and the site has been vacant for a significant period, it is therefore likely that there is appetite from the owners to redevelop this piece of land during this plan period.</p>
<p>Overall Suitability for Allocation:</p> <p>Too small to allocate but could come forward for housing over the lifetime of the plan.</p>

Site Details:

Ref 005

Crown Industrial Estate, Anglesey Road, Burton upon Trent

Site Area Approximately - 6.3ha



Source:

SHLAA

Owner/Agent/Contact Details:

Majority of the site is unknown, the corner plot (crown industrial estate) is owned by the Leavesley Group.

Site Description / Adjacent Land Uses

The site is roughly rectangular in shape and incorporates traditional and modern buildings being used across of variety of land uses, including B1, B2, B8 and some bulky A1 uses. The site has multiple accesses off Anglesey Road and a single access from Oxford Street; the Heritage Brewery residential redevelopment site is located opposite the land, with more traditional housing along Anglesey Road. The main Burton to Birmingham railway line borders the site to the north west, with the B&Q and Duke units to the rear of the railway.

Site History / Planning Status

Parts of the site are currently within active business use, however consideration has been given to the site (and the adjoining land) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.

Physical/Environmental Constraints:

- Multiple land ownership – The site is owned by a number separate parties, and therefore joined up development could be difficult, however the site is shaped as such that the development could be phased across areas of land ownership
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Highways – The site is served by existing accesses with the use generating a significant number of movements, however any application would have to be supported by a Transport Assessment which considers the impact on the local highway network
- Flood risk – The site is protected by the recently completed Burton flood defences, however it falls within the flood zone 3 as defined by the Environment Agency, and any re-development of the site would have to consider this issue
- Heritage concerns – The site adjoins the Clarence Street Conservation Area, there are also a number of traditional buildings on the site that may be worthy of retention, however none of these are listed
- Archaeology – The site is within an area of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Ecology – The older buildings may provide habitat for bats and surveys will have to be completed in relation to this matter
- Noise – The site backs onto the Railway line, with B2 / B8 uses behind and consideration will have to be given to ensuring that any residential development is not subjected to intrusion from existing uses

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development of the site will result in the loss of significant town centre office space
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site appears suitable for a wholesale or phased redevelopment across the plan period. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk, highways, noise and ecology will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes the land is run down, and in some places vacant and the redevelopment alongside the rationalisation / moving of the non-confirming uses would improve this part of the town, the setting of the adjoining conservation area and provide a more attractive pedestrian route into the town.

Appetite to develop:

Submitted through the SHLAA, but no further correspondence received

Overall Suitability for Allocation:

Although a large site it is in multiple ownerships and there are a number of constraints on the site which require sensitivity, e.g. heritage concerns. Delivery is questioned given lack of appetite to date.

Site Details:

Ref 006

Derby Road Corridor – Between Derby Turn and Pirelli Island

Site Area Approximately – 11ha



Source:

This broad location has been included in the through the SHLAA. Some individual sites were also included separately.

Owner/Agent/Contact Details:

Land in multiple ownership therefore would be need to approach owners on an individual basis; some landowners have submitted sites within the corridor for assessment through the SHLAA

Site Description / Adjacent Land Uses:

The site is located to the south and south-east of Derby Road; the land is currently occupied by a large number of businesses falling within use classes B1, B2 and B8, alongside some ancillary A1 uses. The site has numerous accesses onto Derby Road, and also has railway sidings onto the Derby to Burton railway line. There is traditional housing on the opposite side Derby Road, with the railway line forming the boundary to the rear. To the opposite side of the railway there is the Hawkins Lane Industrial Estate which is occupied by predominantly B1, B2 and B8 units. The site has excellent access to the local highway network , and also the strategic highway network beyond.

Site History/Planning Status:

The site has B1, B2 and B8 units, with some ancillary and bulky A1 uses; all units are of variable size and have differing levels of occupation with a number of the sites being entirely vacant and derelict. The sites have been considered as part of the Draft Employment Land Review which has advised that the land should be retained in

employment use.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is within flood zone 2 and consideration would need to be given to this and also to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Heritage – The site includes the Grade II listed bonded warehouse that is currently used for storage by Vintothèque, and the possible conversion of this, or the integration into the development as a whole will need to be considered as part of any development
- Archaeology – The site land of archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality
- Noise – The site backs onto the Railway line, with B2 / B8 uses behind and consideration will have to be given to ensuring that any residential development is not subjected to intrusion from existing uses

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development of the site will result in the loss of significant town centre office space
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site appears suitable for a wholesale or phased redevelopment across the plan period. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk, highways, noise and ecology will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments. There would also be the need for joint working with the regeneration team to ensure that any displaced businesses are offered alternative appropriate accommodation.

Would Housing Benefit the Area:

Yes, either the wholesale or the phased redevelopment of the land would have significant environmental improvements in the locality, and improve the appearance of this land which is highly visible on one of the main routes into and out of the town centre.

Appetite to develop:

Some appetite from a number of landowners who have submitted the site for inclusion within the SHLAA, however the appetite from all landowners is unknown, and negotiations will have to be undertaken with the regeneration team to gauge the interest in wholesale redevelopment. This corridor has been a focus for the Borough Council for a number of years and a Master plan has been prepared which seeks to identify opportunities. The Borough intends to coordinate activity in this corridor to facilitate development.

Overall Suitability for Allocation:

High, allocation within the plan for the wholesale redevelopment of the site could encourage landowners to consider re-development.

Site Details:

Derby Street – Briggs / Volvo and Little Burton

Site Area Approximately - 3.86ha

Ref 007



Source:

Elements of the site have been put forward within the SHLAA

Owner/Agent/Contact Details:

Briggs / Volvo and others

Site Description / Adjacent Land Uses:

The site is located to the south and south-east of Derby Road; the land is currently occupied by a large number of businesses falling within use classes B1, B2 and B8. The site has numerous accesses onto Derby Street, and is adjoined by traditional housing to 3 boundaries, and by the main Derby to Birmingham railway line to the rear. To the opposite side of the railway line is the existing Molson Coors brewery Road. The site has excellent access to the local highway network, and also the strategic highway network beyond.

Site History/Planning Status:

The site is occupied by Briggs of Burton whose operations have been downsizing over recent years, while the Volvo unit is currently unoccupied; the smaller units on Little Burton are occupied by a number of smaller businesses. The

Briggs site has been considered as part of the Draft Employment Land Review which has advised that the land could be released for alternative uses, including residential uses.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is within flood zone 2 and consideration would need to be given to this and also to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site land of archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality
- Noise – The site backs onto the Railway line, with B2 / B8 uses behind and consideration will have to be given to ensuring that any residential development is not subjected to intrusion from existing uses

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development of the site will result in the loss of significant town centre office space
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site appears suitable for a wholesale or phased redevelopment across the plan period. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk, highways, noise and ecology will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments. There would also be the need for joint working with the regeneration team to ensure that any displaced businesses are offered alternative appropriate accommodation.

Would Housing Benefit the Area:

Yes, either the wholesale or the phased redevelopment of the land would have significant environmental improvements in the locality, and improve the appearance of this land which is highly visible on one of the main routes into and out of the town centre.

Appetite to develop:

Some appetite from a number landowners who have submitted the site for inclusion within the SHLAA, however the appetite from all landowners is unknown, and negotiations will have to be undertaken with the regeneration team to gauge the interest in wholesale redevelopment. The site has been actively promoted in previous local plans but Briggs and others could not decide on the area of land for release and have not promoted the site for allocation recently. Site in active employment use though not used at full capacity.

Overall Suitability for Allocation:

Not enough certainty of delivery to allocate.

Site Details:

Fauld Engineering, Uttoxeter

Site Area Approximately - 0.3ha

Ref 008



Source:

Employment Land Review

Owner/Agent/Contact Details:

Fauld Precision Engineering Ltd

Site Description/Adjacent Land Uses

The site is broadly rectangular in shape and located to the south of the Picknell Brook and the north of the Derby/Stoke on Trent Railway line and adjacent to Uttoxeter Station. To the North is Brookside Business Park and to the south of the railway is Uttoxeter Racecourse and residential development.

Site History/Planning Status:

The site is broadly rectangular in shape and occupied by Fauld Precision Engineering within use class B2. The site is adjoined by Brookside Business Park, and Uttoxeter Railway Station, with access provided off Station Road through the existing station car park. The site has good linkages to main routes through the town, and onto the strategic highway network. The site is highly sustainable and is within easy walking distance of the town centre, and also adjoins Uttoxeter train station.

<p>Site History / Planning Status</p> <p>The site is currently occupied by Fauld Engineering Ltd, and is adjoined by similar uses on Brookside Business Park. The site has no dedication within the established local plan, however consideration has been given to the site (and the adjoining Brookside Business Park) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.</p>
<p>Physical/Environmental Constraints:</p> <ul style="list-style-type: none"> • Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas • Heritage concerns – The site adjoins the Uttoxeter Conservation Area and as such any redevelopment must enhance the character and appearance of the area • Flood risk – The site is located within flood zone 3, and is within close proximity to the bank-top of the adjoining Picknall brook, and this will have to be considered in any future re-development of the site • Highways – The site is served by existing accesses, however any increase in movements from new development may have an impact on the local highway network, whilst access to the strategic highway network would also need to be considered • Archaeology – The site is within an area of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
<p>Planning Policy Constraints:</p> <ul style="list-style-type: none"> • Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
<p>Suitable for Housing:</p> <p>The site is considered suitable for residential re-development could form a significant element. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.</p>
<p>Would Housing Benefit the Area:</p> <p>Housing would provide visual and environmental improvements to this area of the town, and would enhance the character and appearance of the site which is visible from main routes through the town, and also adjoins the Uttoxeter Conservation Area. The development of the land would also provide a much more attractive entrance to the town for users of the adjoining train station, improve linkages to the racecourse, and provide opportunities to improve the visual appearance of the adjoining Picknall Brook.</p>
<p>Appetite to develop:</p> <p>Unknown</p>
<p>Overall Suitability for Allocation:</p> <p>Too small to allocate on its own. Concerns about potential flood risk.</p>

Site Details:

Goat Maltings

Site Area Approximately - 0.3ha

Ref 009



Source:

SHLAA – Previous Application

Owner/Agent/Contact Details:

Cameron Homes Ltd

Site Description / Adjacent Land Uses

The site is located to the north west of Clarence Street and Alma Street, and adjoins areas of traditional terraced housing in Anglesey and the redeveloped Heritage Brewery site to the north west. The site is Grade II listed former Goat Maltings building, which was granted permission for conversion to 60 apartments as part of the wholesale re-development of the land; this development has not taken place and discussions with Cameron Homes have advised

that in its current state the development will not take place.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network – As this has already been scoped as part of the previous scheme it is unlikely to be a significant concern
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is within flood zone 3 and consideration would need to be given to this and also to drainage, and the use of SUDS within the scheme - As this has already been scoped as part of the previous scheme it is unlikely to be a significant concern
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Heritage – The site is Grade II listed, and the building is very important to the history of Burton therefore any conversion will have to be sensitively completed; however issues regarding viability will have to be considered, as will alterations to the building which currently struggles for natural light internally given the limited number of openings
- Archaeology – The site land of archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Heritage Considerations

Suitable for Housing:

The site is entirely suitable for the conversion to housing, and it would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work will be necessary. There will be issues in relation to viability, as well as issues to resolve in relation to heritage and necessary alterations to the building.

Would Housing Benefit the Area:

Yes, would complete the previously permitted wholesale regeneration of the former Heritage Brewery site for the benefit of all in the locality.

Appetite to develop:

There is some appetite to develop, but in current climate an alternative, more deliverable scheme will have to be agreed with the LPA and English Heritage.

Overall Suitability for Allocation:

Site too small to allocate. Deliverability of this site is an ongoing issue but it could come forward over the lifetime of the plan.

Site Details:

Grief UK Ltd - Could be linked to Car showroom site

Site Area Approximately – 1.88ha

Ref 010



Source:

Employment Land Review

Owner/Agent/Contact Details:

The site currently occupied by Greif UK Ltd who operate in the manufacture and distribution of steel drums, pails, containers, barrels and metal containers

Site Description / Adjacent Land Uses:

The site is located to the north of Victoria Crescent and the west of Horninglow Road, the site is occupied by Greif UK Ltd and falls within use class B2 (General Industrial) and B8 (Storage and Distribution). The site has existing accesses

off both Arthur Street and Victoria Crescent with easy access to the main arterial routes into and out of the town. The site is adjoined by traditional housing, and peripheral town centre uses on Victoria Crescent and Dallow Street; newer development on The Carousels adjoins the site to the west with the Trent and Mersey Canal Conservation Area forming the northern boundary of the site.

Site History/Planning Status:

The site is currently within active business use, however consideration has been given to the site (and the adjoining land) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site adjoins the Dallow Lock and Bridge which is a site of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- The site adjoins the Trent and Mersey Canal Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development, either on a site specific basis or as part of the wholesale redevelopment of the land between Horninglow Street and Dallow Street, and the adjoining Stonnel site on the opposite site of Victoria Crescent. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general; the redevelopment of the site would give opportunities to improve the character and appearance of the Trent and Mersey conservation area.

Appetite to develop:

Unknown, however allocation within the plan for the wholesale redevelopment of the site could encourage landowners to consider re-development.

Overall Suitability for Allocation:

Too small to allocate but could come forward for housing over the lifetime of the plan subject to the current user finding alternative premises.

Site Details:

Land at Horninglow Street, TC Harrison Ford, Burton upon Trent

Site Area Approximately - 0.76ha

Ref 011



Source:

SHLAA

Owner/Agent/Contact Details:

TC Harrison Ford

Site Description / Adjacent Land Uses:

The site is broadly square in shape and is current site of the TC Harrison Ford Showroom. The site has an existing access from Horninglow Street, which provides access to key routes through the town. The site is within a highly sustainable location, and is within close proximity of the town centre, train station and other amenities. The site is adjoined predominantly peripheral town centre uses, but is adjoined by some residential properties. The site is partially within the Burton Town Centre Conservation Area, and adjoins a number of grade II listed buildings.

Site History/Planning Status:

The site is currently used for car sales, and there is no designation within the current local plan relating to possible future land uses

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is located within flood zone 3, and consideration will need to be given to this and also drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site is within an area of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality
- The site is partially within the Town Centre Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

The redevelopment of the site would result in some environmental improvements in the locality, and would improve the character and appearance of the conservation area, along with the setting of adjoining listed buildings. The proposal would also improve the linkages available between the site and the town centre.

Appetite to develop:

Submitted through the SHLAA but no further discussions have been undertaken in relation to the site

Overall Suitability for Allocation:

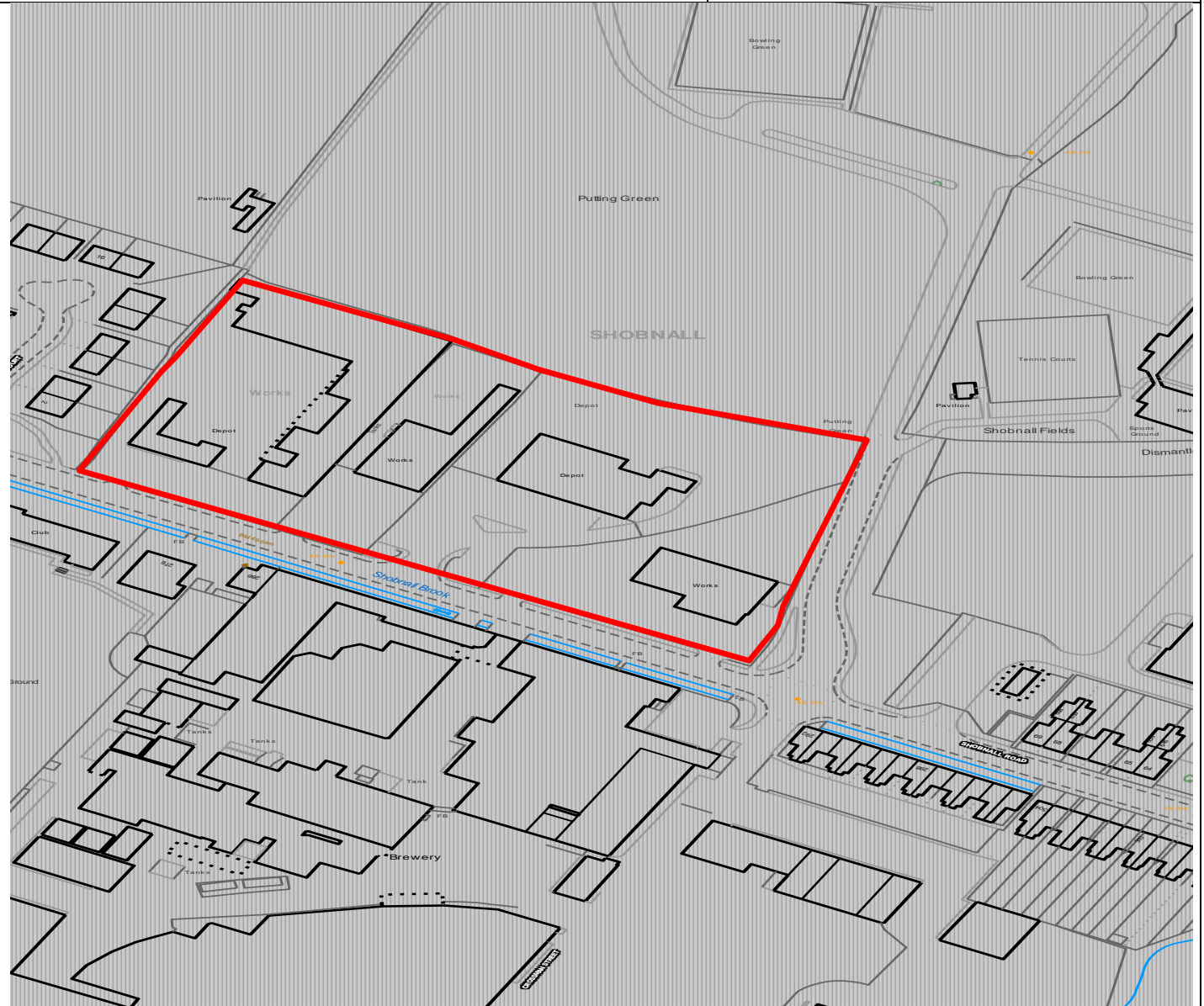
Too small to allocate but could come forward for housing over the lifetime of the plan subject to suitable alternative premises being found for the car dealership.

Site Details:

Land at Shobnall Road, Burton upon Trent

Site Area Approximately – 1.5ha

Ref 012



Source:

SHLAA

Owner/Agent/Contact Details:

Sites are within private ownership, and are used by Active Engineering and formally CFH Tanker Services but has recently changed hands.

Site Description / Adjacent Land Uses:

The site is located to the north of Shobnall Road, and the west of the driveway to Shobnall Leisure Complex which sits immediately to the north of the land. There is an area of new housing to the immediate west of the site, with the former computer centre site (which is currently being developed) to the east; the existing Marstons brewery factory is

immediately opposite the site. The land is currently in active employment use by businesses falling within use classes B1, B2 and B8. The site has two separate accesses onto Shobnall Road, and is within walking distance of the town centre, and other essential amenities. The site also has excellent access to the local highway network, and the strategic highway network beyond.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is within flood zone 3 and consideration would need to be given to this and also to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site land of archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development of the site will result in the loss of significant town centre office space
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site appears suitable for a wholesale redevelopment for residential purposes. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk, highways, and ecology will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments. There would also be the need for joint working with the regeneration team to ensure that any displaced businesses are offered alternative appropriate accommodation.

Would Housing Benefit the Area:

Yes, either the wholesale or the phased redevelopment of the land would have significant environmental improvements in the locality, and improve the appearance of this land which is highly visible on one of the main routes into and out of the town centre.

Appetite to develop:

The site has been submitted to the Council as part of the SHLAA process, but this initial interest has not been followed up, and the larger unit has recently changed hands

Overall Suitability for Allocation:

Too small to allocate but could come forward for housing over the lifetime of the plan should the current user find alternative premises.

Site Details:

Bond Street, Green Street, Burton upon Trent

Site Area Approximately – 0.4ha

Ref 014



Source:

SHLAA

Owner/Agent/Contact Details:

Burton College/others

Site Description / Adjacent Land Uses:

The site is split in two across Bond Street and Green Street. Broadly two rectangles of land with associated buildings. To the south of Green Street is the Washlands with a Peel's Cut running along the boundary. The Technical college dominates this area of the town centre though a public house does sit adjacent to the north of the Bond Street site.

Site History/Planning Status:

The site was identified early on through the identification of sites in the SHLAA. Since first being identified, the Bond Street site, already in the College's ownership, the College received planning consent for the demolition and construction of workshops for educational use on the Bond Street site. The existing building on Green Street is also in use by Burton College.

Physical/Environmental Constraints:

- Flood risk – The site is protected by the recently completed Burton flood defences. However, the Environment Agency identify the site as within flood zone 3. This issue would—and would need to be taken into consideration.
- Contamination – Listed in the Contaminated Land database as ‘very low’ risk.
- Heritage constraints – Nearby listed buildings and within conservation area.
- Highway issues – highway network constrained in this location being narrow with limited opportunity to improve.

Planning Policy Constraints:

- As the site is in educational use there is no issue with regard to loss of employment.
- National Forest – Contribution towards forest planting either on site or as contribution to the requirement.
- Flood risk

Adjacent Land Uses:

Predominantly college uses, alongside areas of car parking and town centre uses.

Suitable for Housing:

The College have a strong presence in this location and this most recent use is seen as more appropriate than housing.

Would Housing Benefit the Area:

Whilst housing is seen as an acceptable use in the town centre, the current use is seen as more acceptable and housing would not bring any specific benefit this particular location.

Appetite to develop:

Land has changed hands since submission to the SHLAA, and has consent to for conversion to educational use in accordance with town centre master-plan.

Overall Suitability for Allocation:

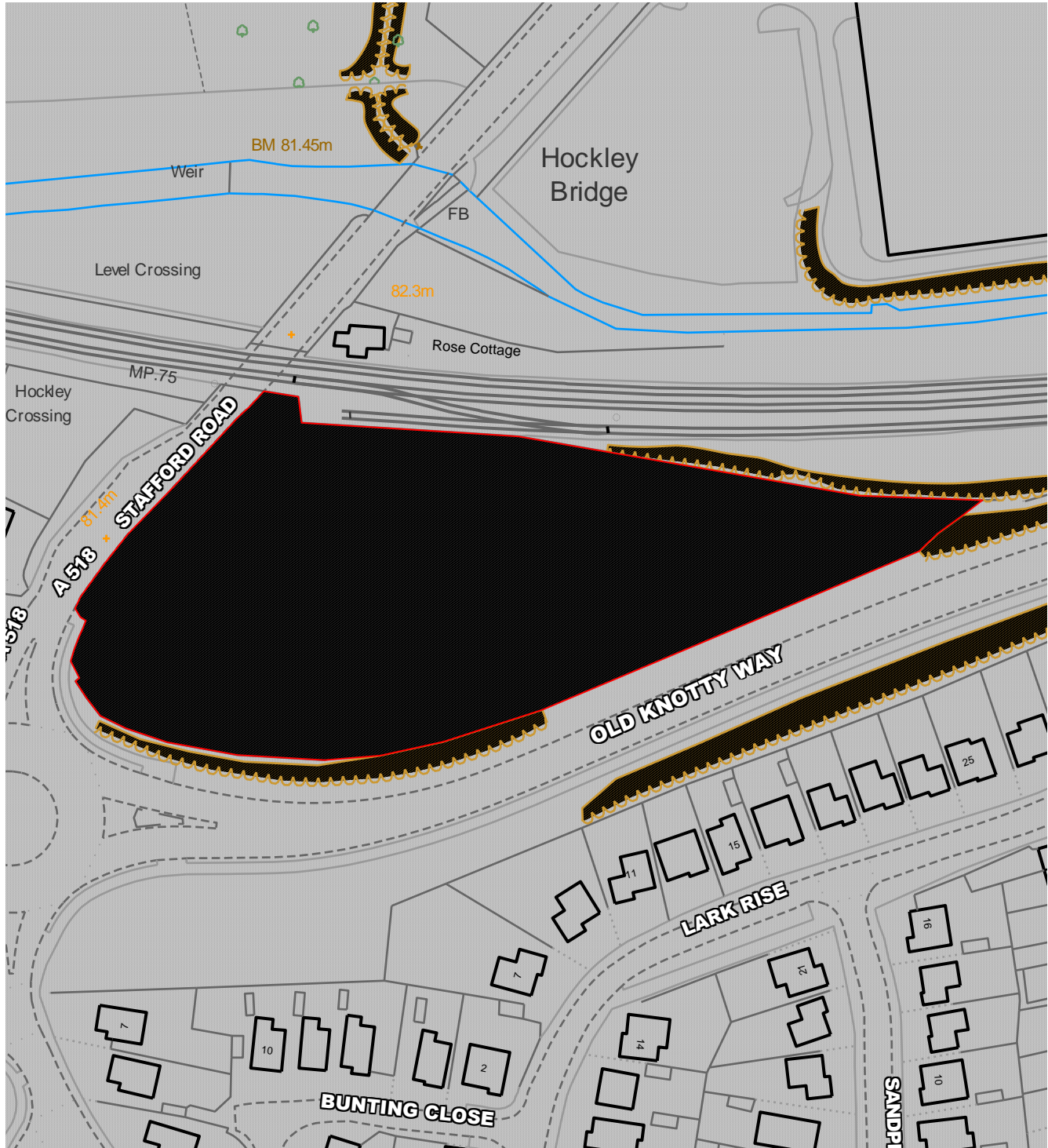
Low.

Site Details:

Former Highways Depot, Uttoxeter

Site Area Approximately - 1ha

Ref 015



Source:

SHLAA/ELR

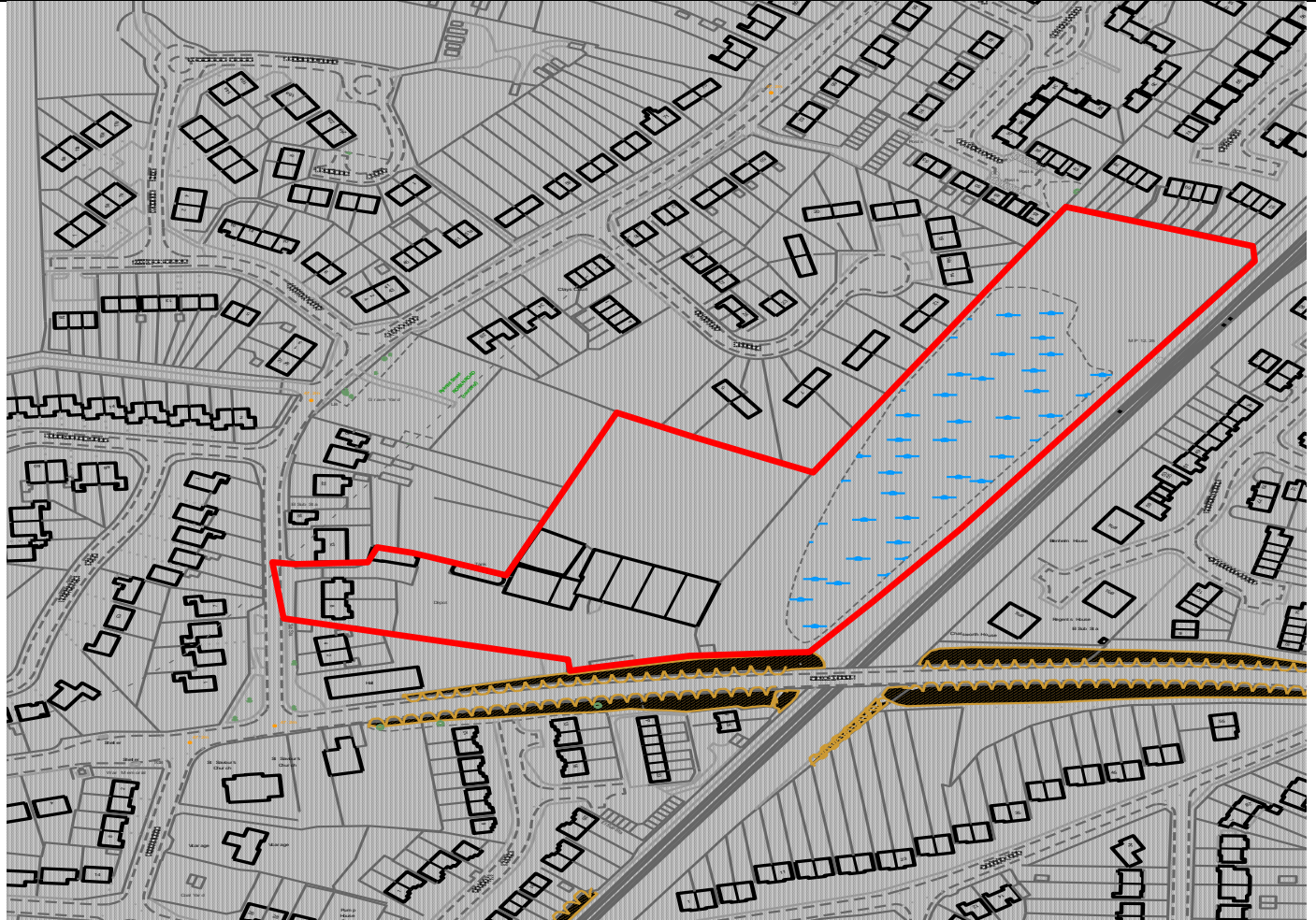
<p>Owner/Agent/Contact Details:</p> <p>Staffordshire County Council</p>
<p>Site Description / Adjacent Land Uses:</p> <p>The site is located on the corner of Stafford Road to the west and Old Knotty Way to the south, directly adjacent to the Derby/Stoke railway to the north of the site and the level crossing on Stafford Rd. The site is broadly flat with Old Knotty Way at a higher level to the south. A large residential area lies to the south and the former JCB Heavy Products site lies to the north across the railway. To the west lies the cemetery and the site tapers to the east to a point where Old Knotty Way and the railway meet.</p>
<p>Site History/Planning Status:</p> <p>Site is currently used as a highway depot but has a planning consent for 33 units.</p>
<p>Physical/Environmental Constraints:</p> <ul style="list-style-type: none"> • Flood risk / drainage, culvert crosses the site and compromises development of parts of the site. The site is otherwise in flood zone 1 and therefore an appropriate location for development. • Proximity to railway – The site is bound to the north by the Derby/Stoke cross country line. • Contaminated Land - Listed in the Contaminated Land database as 'medium' risk
<p>Planning Policy Constraints:</p> <ul style="list-style-type: none"> • Employment land – Whilst this is not strictly an employment site it was included in the Employment Land Review of 2009. The ELR update of 2013 however, releases this site due to planning permission being granted for residential use. • Design – This site is prominent and as such will need to be of the highest quality.
<p>Adjacent Land Uses:</p> <p>Predominantly residential, also adjacent to former JCB site, railway line and cemetery.</p>
<p>Suitable for Housing:</p> <p>Yes.</p>
<p>Would Housing Benefit the Area:</p> <p>Would improve appearance of the area on what is a main transport route through the town.</p>
<p>Appetite to develop:</p> <p>Planning permission granted on the site.</p>
<p>Overall Suitability for Allocation:</p> <p>Too small to allocate but could come forward for housing over the lifetime of the plan.</p>

Site Details:

Howard Transport, Clays Lane, Branston

Site Area Approximately - 2.56ha

Ref 016



Source:

SHLAA

Owner/Agent/Contact Details:

Mr & Mrs Howard / JVH Planning

Site Description / Adjacent Land Uses:

The site lies to the north of Main Street and to the west of the Derby/Birmingham railway line and includes the former Howard Transport Depot and land adjacent to the Railway to the north of the Depot. Adjacent uses are predominantly residential with some allotments/green space to the west and the site is predominantly flat. Current access to the site is from Clay's Lane.

Site History/Planning Status:

Existing transport depot, with planning consent for residential re-development which has as yet not been implemented. P/2010/00519.

Physical/Environmental Constraints:

- Highway concerns (access, increased movements) dealt with through planning consent.
- Contamination - Listed in the Contaminated Land database as 'medium' risk
- Drainage/flood risk - The site lies within Flood zone 3.

Planning Policy Constraints:

- Loss of employment land – This site is not included in the ELR update of 2013 as it has been released from the supply due to the granting of planning permission.
- Flood risk - Whist Burton is afforded protection from a series of flood defences this issue will need to be carefully considered.
- Ecology/Trees – the current permission includes some greenfield – former water run-off area, there is an opportunity to create useable greenspace and additional national forest planting.

Adjacent Land Uses:

Predominantly residential but also bound by the Derby/Birmingham railway.

Suitable for Housing:

Yes - In residential area, and would remove a non-conforming use in the area.

Would Housing Benefit the Area:

Yes, constraints are likely to be easily mitigated and it would remove a non-conforming use in the locality

Appetite to develop:

Planning consent has been granted, but commenced on viability grounds; however appetite is there when market conditions improve.

Overall Suitability for Allocation:

Too small to allocate but could come forward for housing over the lifetime of the plan.

Site Details:

Ref 017

Land at Watson Street, Burton upon Trent

Site Area Approximately - 0.5ha



Source:

SHLAA

Owner/Agent/Contact Details:

Unknown, site was previously used by Thurco Engineering and had consent for the creation of a builders yard. Site currently in use.

Site Description / Adjacent Land Uses:

The site is broadly square in shape and was formally occupied partly by Thurco Engineering and as a builder's yard. The site has an existing access off Watson Street, which provides access to key routes through the town. The site is within a highly sustainable location, and is within close proximity of the town centre and adjoining Tesco supermarket. The site is adjoined by traditional terraced dwellings to the south and west, the Trent washlands to the east and the Tesco supermarket to the north.

Site History/Planning Status:

Site has consent for B2 uses, and as a builders yard; there is no designation within the current local plan for the redevelopment of this site.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is located within flood zone 3, and consideration will need to be given to this and also drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site is within an area of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

The redevelopment of the site would result in some environmental improvements in the locality, and would remove a non-conforming use within the locality.

Appetite to develop:

Submitted through the SHLAA but there has been no further correspondence following up this initial contact

Overall Suitability for Allocation:

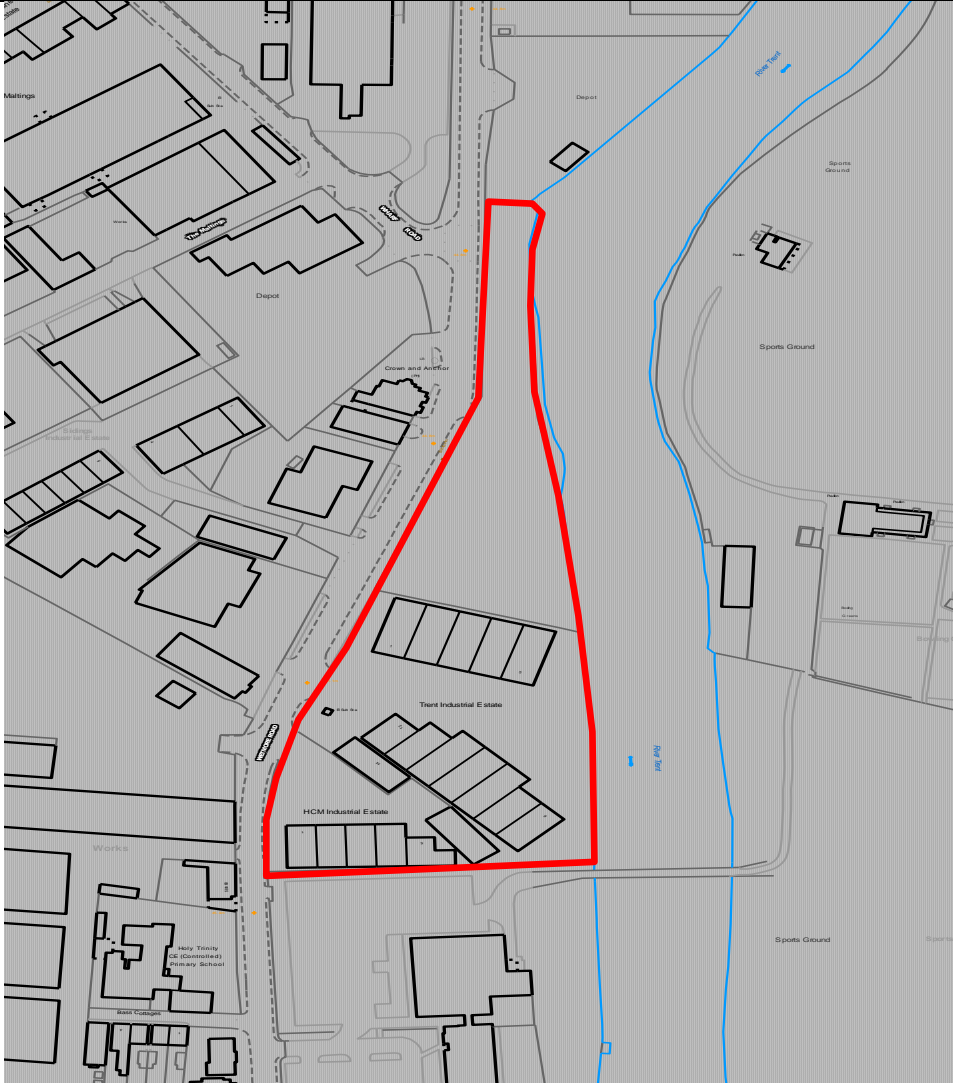
Too small to allocate but could come forward for housing over the lifetime of the plan if it became available.

Site Details:

Land at Wetmore Road

Site Area: Approximately - 1.56ha

Ref 018



Source:

ELR

Owner/Agent/Contact Details:

Odin Estates

Site Description / Adjacent Land Uses:

This site is in two parts; the vacant land to the north is cleared of buildings and the area to the south is Trent Industrial Estate, a collection of small to medium sized employment units including tyre sales, MOT testing and window sales/construction and other B1, B2 and B8 uses. The site is bound to the east by the river Trent and the west by Wetmore Road, a gym is located to the south and further employment uses to the north.

Site History/Planning Status:

Site includes a vacant site which has consent for office development and also the southern part of the site incorporates

the Trent Industrial Estate and HCM Industrial Estate incorporating a number of small scale employment units.

Physical/Environmental Constraints:

- Highways – Site currently underused. Additional development would have an impact on the highway network.
- Contamination - Listed in the Contaminated Land database as 'High' risk.
- Flood Risk - Flood zone 3 as defined by the Environment Agency though afforded protection from the Burton upon Trent Flood defences.

Planning Policy Constraints:

- Loss of employment land – The site is in employment use and should be retained for employment.

Adjacent Land Uses:

- B1, B2, B8 and River

Suitable for Housing:

The site is in an employment area and as such residential development in this location would be introducing a non-conforming use. The site is listed to be retained for employment in the 2013 ELR update.

Would Housing Benefit the Area:

No. The mix of employment uses in the area would not be ~~a~~-suitable for residential neighbours.

Appetite to develop:

Office development permitted no appetite for residential development shown.

Overall Suitability for Allocation:

Low.

Site Details:

Ref 020

Land to the East of Curzon Street, Burton upon Trent

Site Area Approximately – 1.8ha



Source:

SHLAA/ELR

Owner/Agent/Contact Details:

Unknown, site appears to be in multiple ownership

Site Description / Adjacent Land Uses:

The site is broadly rectangular but with the inclusion of the former Lloyds Bank and Orbit Housing buildings on Borough Rd and excluding the former Station Hotel site developed previously for apartments. The site is bound by the Derby/Birmingham railway to the south east and the Imex Business Park to the south west.

Site History/Planning Status:

Site appears to be in a number of multiple uses within B1, B2 and B8. The site was put forward in the first phase of the SHLAA but no pre-application discussion has been held relating to housing.

Physical/Environmental Constraints:

- Multiple occupation of units/ land ownership would be difficult to coordinate with multiple owners and leaseholders.

- Contaminated land - Listed in the Contaminated Land database as 'medium' risk.
- Highways – Residential use in this location likely to increase trip generation and therefore impact on the highway network.
- Flood risk – The site lies partially within Flood zone 2 and 3. Whilst Burton is afforded protection from a series of flood defences this issue will need to be carefully considered.
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Noise – The site backs onto the Railway line, with other employment uses behind and consideration will have to be given to ensuring that any residential development is not subjected to intrusion from existing uses.

Planning Policy Constraints:

- Loss of employment land – this site along with the IMEX Business Park to the South is listed in the ELR 2013 to be retained for employment use.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development, were the site to be redeveloped.

Adjacent Land Uses:

Mixed uses, some new residential opposite the site but predominantly B1, B2, B8, small number of retail units (bulky goods) and Burton railway station

Suitable for Housing:

Site does not appear to be immediately available for development however The ELR recognises that in the longer term, in conjunction with the Imex Business Park, this site could contribute to housing being close to the railway station.

Would Housing Benefit the Area:

No significant short term benefits from the redevelopment of the site as it offers useful small-scale and low cost employment site opportunities. Although some residential in this location is predominantly an employment area.

Appetite to develop:

No further interest following submission to the SHLAA. Appetite therefore unknown but almost all units are occupied so probably no short term appetite to develop.

Overall Suitability for Allocation:

Low. Site too small to allocate but could come forward for housing over the lifetime of the plan.

Site Details:

Ref 021

Land west of Dove Way, Uttoxeter

Site Area Approximately - 1.6ha



Source:

SHLAA/ELR/Development Brief

Owner/Agent/Contact Details:

ESBC

Site Description / Adjacent Land Uses:

The site is roughly square and is currently split between the Council's waste tip and recycling centre and small-scale employment units. Access is via Pennycroft Lane. Adjacent uses are predominantly residential to the west and south but also include school playing fields. To the east lies undeveloped land between the site and Dove Way. To the north is Pennycroft park and playing fields.

Site History/Planning Status:

Site used for B2 units, alongside the Council refuse tip. The Council identified this site in the Derby Rd, Uttoxeter Development Brief adopted in 2008 that set out detail for bringing forward the Derby Road employment allocation to the East of Dove Way. A planning permission has recently been approved for employment on part of the Derby Rd allocation but also for residential on this site to the west of Dove Way.

Physical/Environmental Constraints:

- Flood risk / drainage – The site is classified by the Environment Agency as Flood zone 1. There is an open culvert that crosses the site in a west east direction.
- Contaminated land - Listed in the Contaminated Land database as 'medium' risk.
- Highways – The change of use to residential may impact on the highway network.
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Flood risk – Whilst in Flood Zone 1, the site is crossed by a culvert and this, along with rain water run off will need to be addressed
- Loss of community facility that will need to be relocated.

Adjacent Land Uses:

Predominantly residential but also has adjoining sports pitches

Suitable for Housing:

Suitable for housing, but significant mitigation needed and concerns over viability given level of remediation needed

Would Housing Benefit the Area:

Yes

Appetite to develop:

Outline planning application has been approved.

Overall Suitability for Allocation:

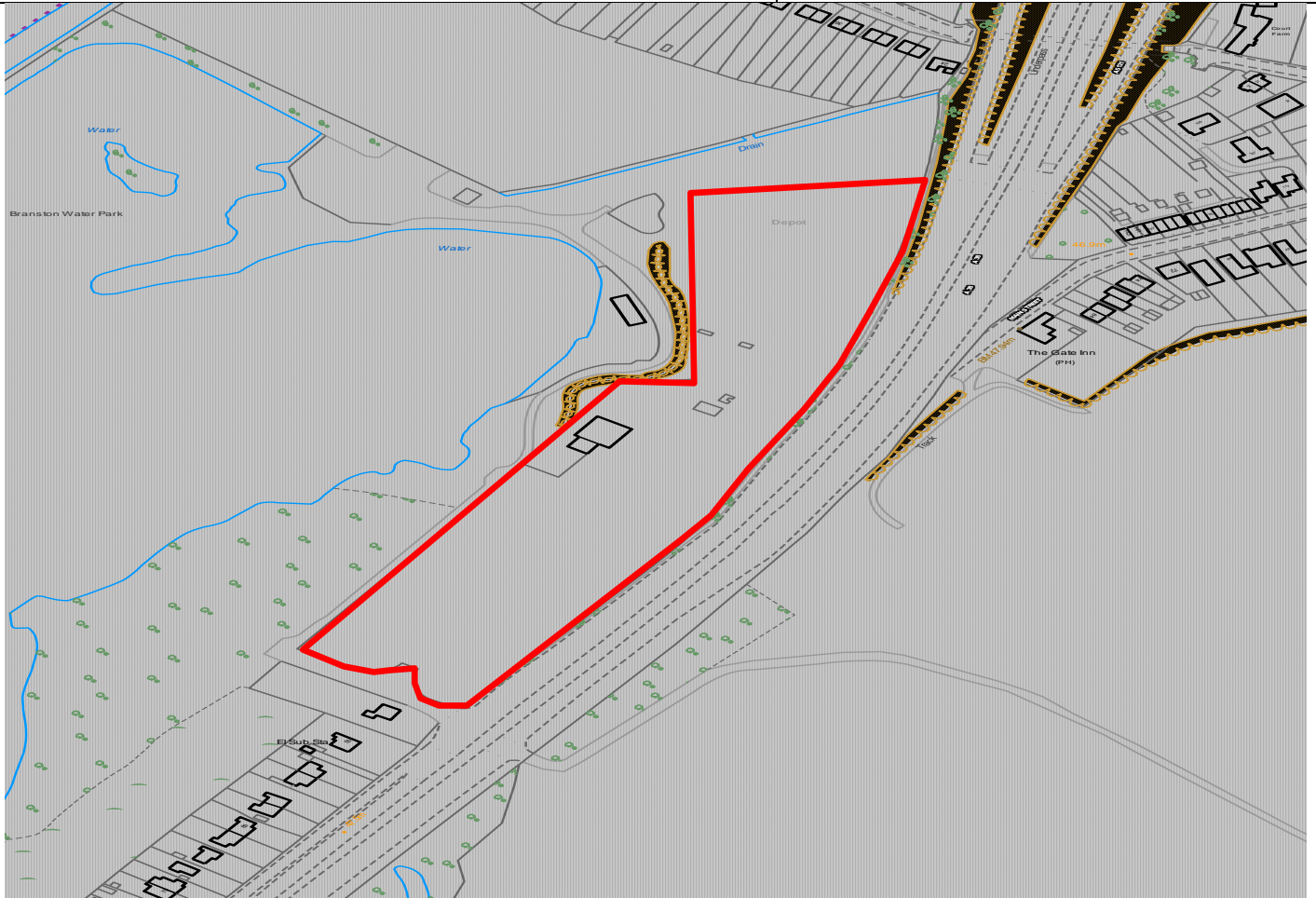
Site not allocated as it is below the threshold of 100 dwellings. However, the site will be counted as a commitment.

Site Details:

Leavesley Container Depot, Lichfield Road

Site Area Approximately - 2.65ha

Ref 022



Source:

SHLAA/ELR

Owner/Agent/Contact Details:

Leavesley Containers

Site Description / Adjacent Land Uses:

This elongated site adjacent to the A38 to the east and Branston Water Park to the west lies within the Burton upon Trent settlement boundary. To the south is ribbon development fronting the A38 and to the north is a Greenfield site to the rear of Tatenhill lane. Access is directly off the A38.

Site History/Planning Status:

The site has a longstanding permission for use as a container / storage depot and has had various permissions for ancillary buildings on site for use as a depot/workshop and servicing and repair building. A planning consent exists for the land to the rear of Tatenhill Lane for residential development immediately to the north west of this site.

Physical/Environmental Constraints:

- Strategic Highway concerns – The site currently has relatively poor access directly off the A38 trunk road.
- Possible contamination from previous uses,
- Drainage/flood risk - Environment Agency classifies the site as flood zone 3.
- Ecology – Adjacent to Branston Water Park which is a designated SSSI.
- Noise – Site bound to the east by the A38.

Planning Policy Constraints:

- Loss of employment land – The site is listed to be retained in the 2013 ELR Update.
- Highways - Any increase in traffic movements would be resisted by the Highway Agency.
- Noise – The site is adjacent to the A38 and this would therefore have a major impact on residential amenity.
- Ecology – The Council owned Branston Water Park is an SSSI and should be protected from any potential detrimental impacts.

Adjacent Land Uses:

- Branston Water Park, A38 Residential consent.

Suitable for Housing:

No. Unsuitable due to significant physical and access constraints. However, should access be obtained as part of the Tatenhill Lane development some development might be acceptable.

Would Housing Benefit the Area:

The site, adjacent to Branston Water park and proposed residential to the north at Tatenhill lane, could potentially be better used as a residential site. However access concerns and proximity to the A38 remain a concern.

Appetite to develop:

Unknown, but submitted through the SHLAA

Overall Suitability for Allocation:

Too small to allocate and currently unlikely to be able to mitigate against the substantial constraints.

Site Details:

Coors Middleyard

Site Area Approximately – 9.5ha

Ref 024



Source:

SHLAA

Owner/Agent/Contact Details:

Land is under the ownership of Molson Coors Brewers, and is currently used as a storage yard for the brewery on the opposite side of Horninglow Street

Site Description / Adjacent Land Uses:

The site covers a significant area of land to the north of Horninglow Street, and west of Hawkins Lane. The land is currently used as a storage yard for the Molson Coors, and has a link bridge to the main brewery site between Horninglow Street and Station Street. The site is adjoined by various land uses including B1, B2 and B8 uses, peripheral town centre uses, Molson Coors Brewery, and some residential. Permission has been granted on the land opposite for the erection of a Tesco supermarket. There are a number of heritage assets adjoining the site including

the vacant Grade II listed Plough Maltings building, and other Grade II listed premises on Wetmore Road. The site also adjoins the Horninglow Street Conservation Area. The site has existing access from Hawkins Lane and has easy access to main arterial routes through the town.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network; the joint impact of any re-development of this land alongside the creation of the Tesco store opposite will also have to be considered
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is within flood zone 3, and therefore future re-development of the site will have to ensure that it complies with the requirements of the Environment Agency, whilst consideration will need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Heritage Assets – The site adjoins the Horninglow Street Conservation Area, and also neighbours a number of Grade II Listed Buildings, and any re-development of the site would need to take the impacts on these assets
- Archaeology – The site may be of Archaeological interest within the Borough and investigations will have to be taken into account in any redevelopment

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for residential re-development; there are a large number of constraints to development however it would appear that these issues could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, any proposed residential development of the land would redevelop a site that would otherwise be likely to be left vacant following the rationalisation of the Molson Coors operation in the town. The development of this site for residential purposes is likely to provide regeneration possibilities to adjoining land, and hopefully encourage the conversion of adjoining heritage assets which are unused and derelict. The development would also provide linkages out of the town centre and from Wetmore Road towards the new Tesco store.

Appetite to develop:

The site has been recently submitted to the Council as a site for inclusion within the SHLAA; and pre-application discussions with Molson Coors have indicated that they are seeking to rationalise their operations within the town, which will render this site available for development within the short to medium term.

Overall Suitability for Allocation:

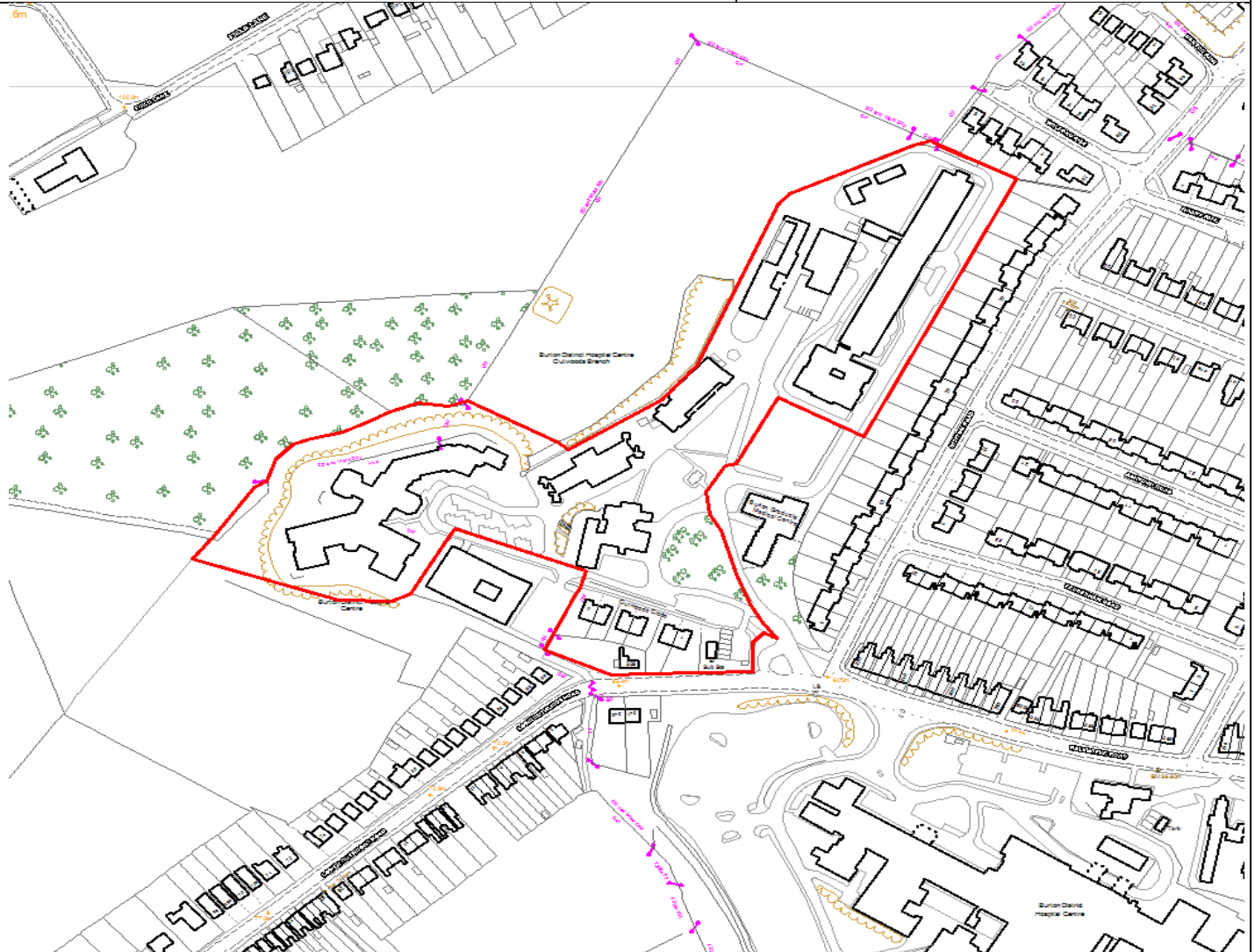
Large enough to allocate and represents an area which would benefit from investment.

Site Details:

Ref 025

Land at Queens Hospital, Burton upon Trent

Site Area Approximately - 3.79ha



Source:

SHLAA

Owner/Agent/Contact Details:

Burton Hospitals Trust

Site Description / Adjacent Land Uses:

The site incorporates land currently occupied and in use as part of the Queens Hospital complex. The site is currently accessed off Belvedere Road and is adjoined by other elements of the hospital complex, and residential dwellings on Denton and Lower Outwoods Roads. The site is in a highly sustainable location, on existing bus routes and within walking distance of all necessary amenities.

Site History/Planning Status:

Site is currently used as part of the Queens Hospital complex, and there are no designations within the current local

plan in relation to future land uses.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is outside of any designated flood zone, but consideration will need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Consideration needs to be given to the existing land use, and health provision within the Borough

Suitable for Housing:

Whilst the site as a whole could be considered as suitable for housing, at this stage the development would need to be bought forward as part of a scheme of rationalisation of the hospital and the wholesale redevelopment of the land to the opposite side of Belvedere Road. At this stage the relationship between the hospital buildings and any new housing would result relationship issues between the uses.

Would Housing Benefit the Area:

At this stage there would be no benefit from housing in this location, however in the longer term, and as part of the rationalisation of the hospital complex the redevelopment of all land to the north of Belvedere Road would benefit the area.

Appetite to develop:

Submitted through the SHLAA but no significant appetite shown to follow up this query

Overall Suitability for Allocation:

Whilst the site is large enough to come forward as an allocation, the site is not currently available. Should the site become redundant during the plan period, the site could come forward as a brownfield site within the settlement boundary.

Site Details:

Short Street Infants School, Stapenhill

Site Area Approximately – 0.5ha

Ref 026



Source:

SHLAA

Owner/Agent/Contact Details:

Staffordshire County Council

Site Description / Adjacent Land Uses:

The site is located in the centre of Stapenhill in an area of relatively high density housing. The site is currently occupied by Short Street Infants School which has been unused by the for a number of years after the school was amalgamated within Waterside Primary School. The site is within a relatively sustainable location and is within walking distance of

bus services and local amenities, while also being provided with good access to the local highway network, and also the strategic highway network beyond.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- The site maybe affected by Radon gas
- Flood risk – Consideration would need to be given to drainage, and the use of SUDS within the scheme
- Archaeology – The site land of archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Education given loss of school, when school places are at a premium in the town

Suitable for Housing:

The site appears suitable for residential redevelopment in the short term. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work will need to be completed prior to the submission of any application. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

The re-use of the land, which could be for housing, will have significant environmental benefits in the locality and bring back into use currently redundant brownfield land. It is also noted that the re-use of the buildings for alternative purposes, i.e. re-opening as a school could also bring the same benefits to the locality.

Appetite to develop:

Submitted through the SHLAA but this interest has not been followed up

Overall Suitability for Allocation:

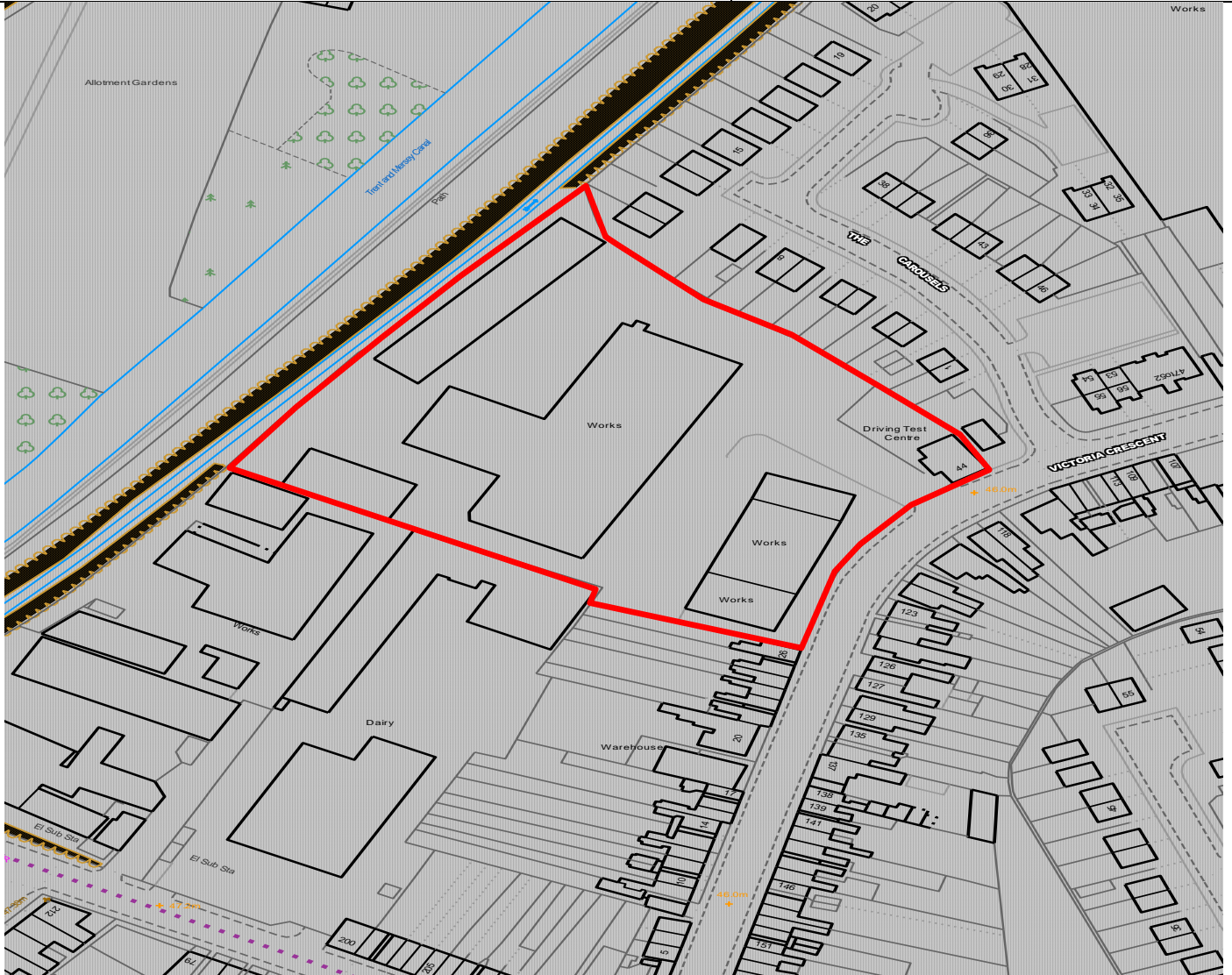
Too small to allocate but could come forward for housing over the lifetime of the plan.

Site Details:

Steel Fabs – Can be linked to other sites on Victoria Crescent / Dallow Bridge

Site Area: Approximately – 1ha

Ref 027



Source:

Employment Land Review

Owner/Agent/Contact Details:

Land is under multiple ownership, and may be available as a wholesale redevelopment with the adjoining land which is accessed off Dallow Bridge

Site Description / Adjacent Land Uses:

The site is square in rectangular in shape and contains a number of uses within classes B1(Business), B2 (General Industrial) and B8 (Storage and Distribution). The site has and existing access of Victoria Crescent with easy access to

the main arterial routes into and out of the town. The site is adjoined by traditional housing on Victoria Crescent, and newer development on The Carousels, to the south and west the site is adjoined by B2 and B8 uses. The Trent and Mersey Canal Conservation Area forms the western boundary of the site.

Site History/Planning Status:

The site is currently within active business use, however consideration has been given to the site (and the adjoining land) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.

Physical/Environmental Constraints:

- Multiple land ownership – The site appears to be occupied by a number of parties and therefore ‘joined up’ development of the site could be difficult
- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Archaeology – The site adjoins the Dallow Lock and Bridge which is a site of Archaeological interest within the Borough and investigations into the impacts on these uses will have to be taken into account in any redevelopment
- The site adjoins the Trent and Mersey Canal Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development, either on a site specific basis or as part of the wholesale redevelopment of this site, the adjoining APV site off Dallow Bridge, and the Stonnel site on the opposite site on Victoria Crescent. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general; the redevelopment of the site would give opportunities to improve the character and appearance of the Trent and Mersey conservation area.

Appetite to develop:

Unknown, however allocation within the plan for the wholesale redevelopment of the site could encourage landowners to consider re-development.

Overall Suitability for Allocation:

Too small to allocate but could come forward for housing over the lifetime of the plan.

Site Details:

Ref 028

Stonnel Direct – Can be linked to other sites on Victoria Crescent / Dallow Bridge

Site Area Approximately – 0.9ha



Source:

Employment Land Review

Site Description / Adjacent Land Uses:

The site is square in shape and is occupied by Stonnel Direct who supply natural stone products. The site falls within use classes B2 and B8, and is adjoined by a mixture of similar uses opposite on Victoria Crescent and Dallow Street, along with traditional and newer housing on Victoria Crescent, The Carousels and on the former Renolds Chains site. The site has existing access from both Victoria Crescent with easy access to the main arterial routes into and out of the town..

Site History/Planning Status:

The site is currently within active business use, however consideration has been given to the site (and the adjoining land) in the Councils Employment Land Review, and this concluded that the site could be released for alternative uses, including housing.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development, either on a site specific basis or as part of the wholesale redevelopment of this site and the land on the opposite side of Victoria Crescent, Dallow Street and Horninglow Road. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general, and offer a scheme for the wholesale regeneration of this area of the town.

Appetite to develop:

Unknown, however allocation within the plan for the wholesale redevelopment of the site could encourage landowners to consider re-development.

Overall Suitability for Allocation:

Too small to allocate but could come forward for housing over the lifetime of the plan.

Site Details:

Ref 029

Uttoxeter Racecourse, Wood Lane, Uttoxeter

Site Area Approximately – 0.4ha



Source:

SHLAA

Owner/Agent/Contact Details:

Uttoxeter Racecourse

Site Description / Adjacent Land Uses:

The site is located to the north of Wood Lane, and is currently used as car parking for Uttoxeter Racecourse. The site is adjoined by the racecourse paddock, and associated low density housing. The site is within walking distance of the town centre and is within a sustainable location and has excellent access to the local highway network, and also the strategic highway network beyond.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- The site may be affected by Radon Gas
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected

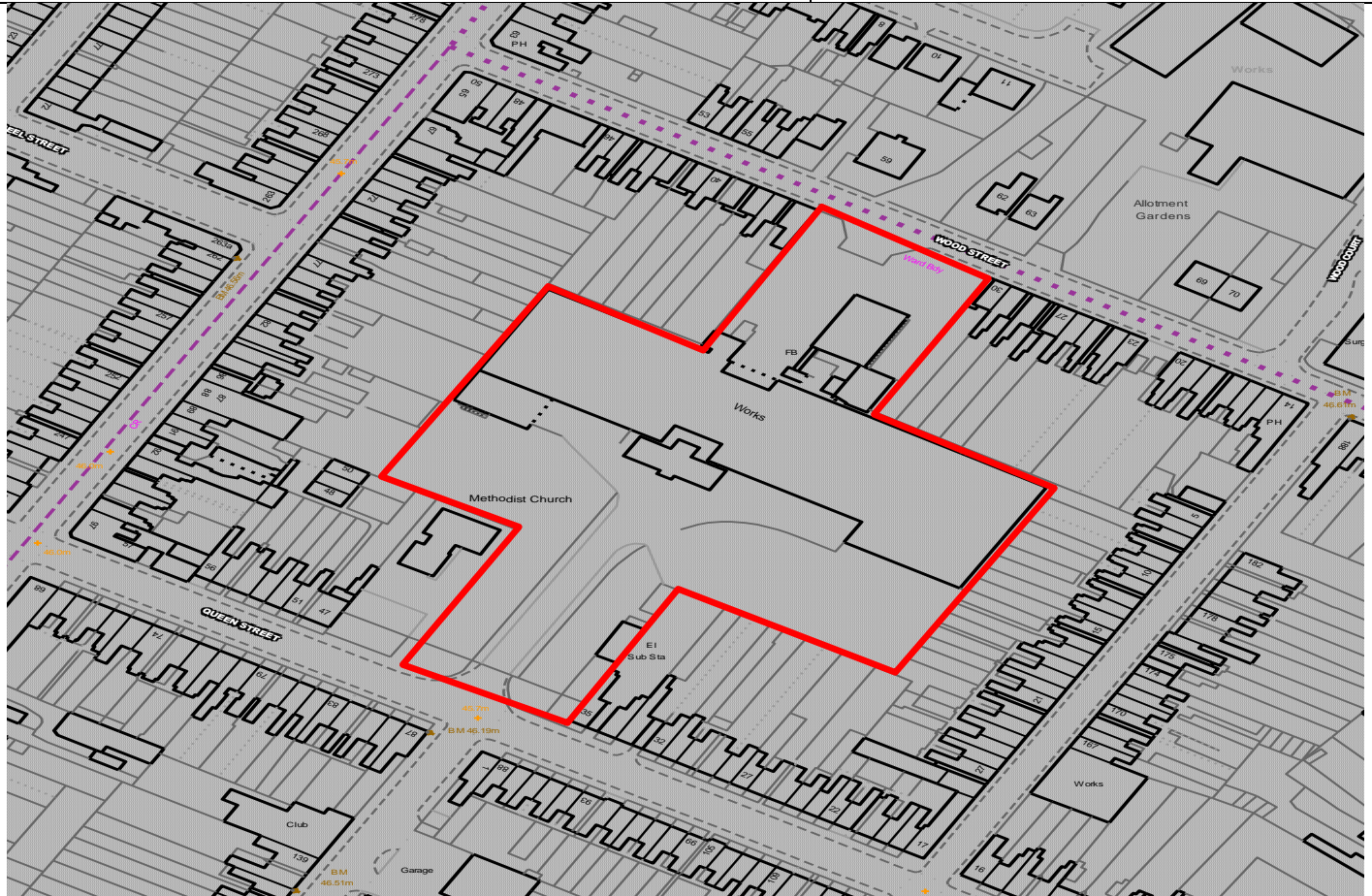
species in the locality
Planning Policy Constraints: <ul style="list-style-type: none">• Loss of car parking provision for the racecourse• Outside of development boundary• May compromise expansion of leisure facility in the town
Suitable for Housing: <p>Site is suitable for housing, however as it forms part of the car park for the racecourse there will be a number of issues as it could compromise the ongoing development of a leisure asset within the town</p>
Would Housing Benefit the Area: <p>No benefit from housing, land is in functional use (albeit on an infrequent basis) and development could compromise future expansion within the racecourse facility</p>
Appetite to develop: <p>Submitted through the SHLAA but this interest has not been followed up</p>
Overall Suitability for Allocation: <p>Too small to allocate – not suitable to bring forward.</p>

Site Details:

Webb Ivory, Queen Street, Burton upon Trent

Site Area Approximately – 1.1ha

Ref 030



Source:

SHLAA/ELR

Owner/Agent/Contact Details:

Unknown as it is believed that the land is in the hands of receivers

Site Description / Adjacent Land Uses:

The site is cross shaped in nature and incorporates land behind traditional terraced dwellings set between Queen, King, Uxbridge and Wood Streets within Anglesey Ward; the site was previously occupied by Webb Ivory Printers before they closed in 2011. The site is within walking distance of the town centre and local convenience uses, and is provided with existing vehicular access from Wood and Queen Streets. The site has good transport linkages to main routes through the town and the strategic highway network beyond.

Site History/Planning Status:

Former print works in the urban area in Anglesey ward, and would currently be considered to fall within use class B2. The site has been considered within the Councils Draft Employment Land Review which has advised that the site could be released for alternative uses, including residential.

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network which is already congested
- Contaminated land – Site may be contaminated given historical uses, and maybe affected by Radon gas
- Flood risk – The site is located within flood zone 3, and consideration will need to be given to this and also drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Loss of employment land – Site is currently vacant following the collapse of the Webb Ivory business. Site is not listed for protection in the ELR 2013 update.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development. It would appear that the issues and constraints outlined above could be adequately mitigated against, however significant assessment work in relation to contaminated land, flood risk and highways will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

Yes, the redevelopment of the site would have significant environmental improvements to the site for adjoining residents and the area in general, and would remove a non-conforming use to the benefit of residents and the character and appearance of the area.

Appetite to develop:

Unknown as site is currently in the hands of receivers

Overall Suitability for Allocation:

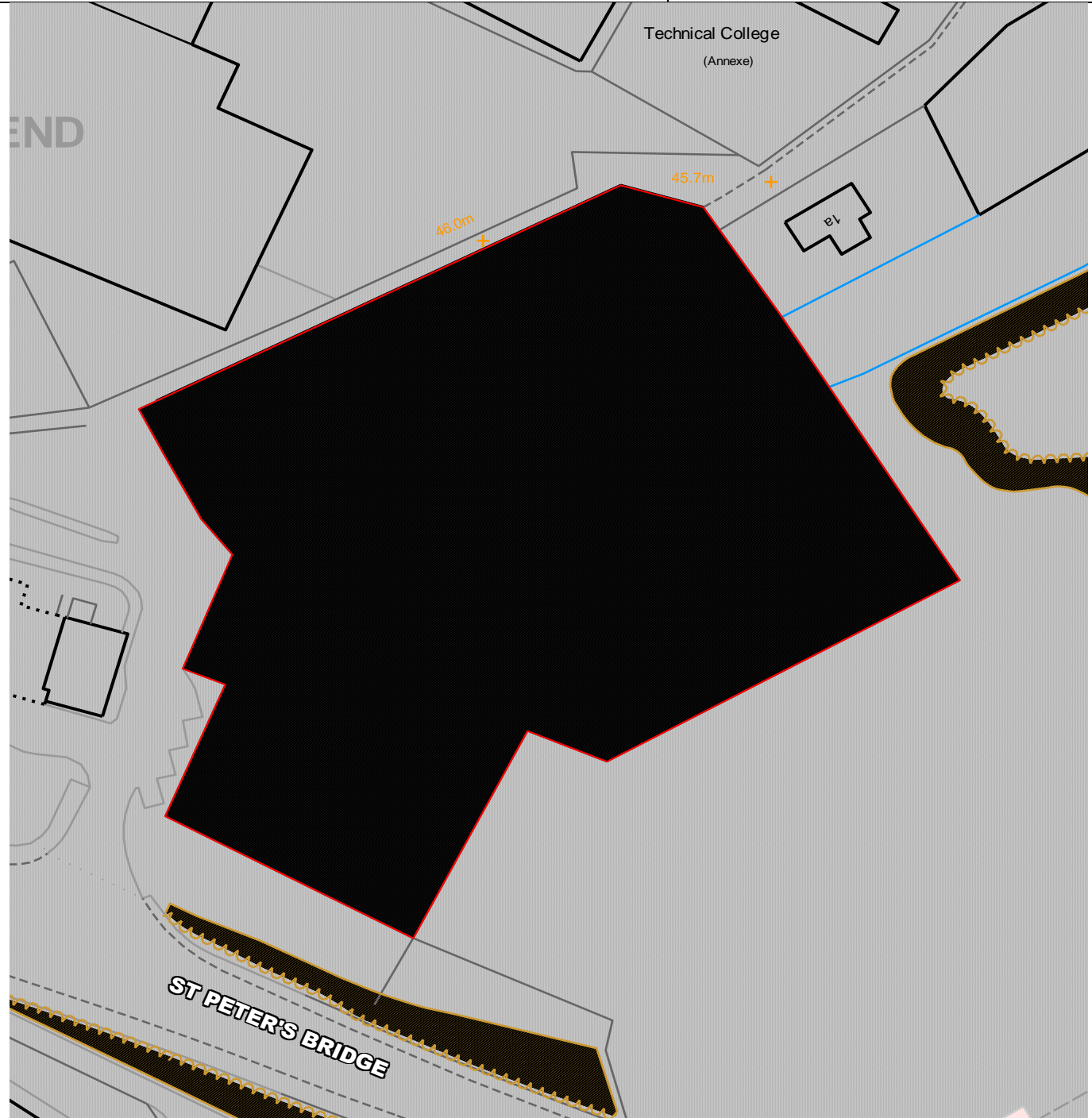
Too small to allocate but could bring forward for housing over the plan period.

Site Details:

Former Buildbase, Green Street, Burton.

Site Area Approximately – 0.49ha

Ref 031



Source:

SHLAA/Burton Strategic Framework

Owner/Agent/Contact Details:

Sutton Park Motor Co

Site Description / Adjacent Land Uses:

The site is roughly square and predominantly open in character and adjacent to the Washlands to the east and St Peter's retail Park to the west. To the north lie a number of buildings owned and used by Burton Technical college. The site has access from St Peter's Bridge and also access from Green Street. The site is within the town centre and therefore within walking distance of all facilities and has good transport links to the main routes through the town.

Site History/Planning Status:

Former Buildbase builders merchants has been closed for a number of years and the new owner has had pre-application discussion about the suitability of the site for housing development. However, in the interim, the site has been granted consent for five years for use as a pay and display car park. (P/2011/01192)

Physical/Environmental Constraints:

- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network which is already congested.
- Contaminated land – Medium risk of contamination as listed in the Council's database.
- Flood risk – The site is located within flood zone 3, and consideration will need to be given to this and also drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Ecology – Consideration will have to be given to the impact of the development on the habitats of protected species in the locality

Planning Policy Constraints:

- Loss of employment land – Whilst Buildbase was not part of the ELR, the closure of Buildbase and change to residential would see the loss of an employment opportunity.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development. It would appear that the issues and constraints outlined above could be adequately mitigated against, however assessment work in relation to contaminated land, flood risk and highways will need to be completed.

Would Housing Benefit the Area:

Yes, the redevelopment of the site could have environmental improvements for the site and the area in general and the character and appearance of the area.

Appetite to develop:

Low, given the decision to convert to car parking for a temporary period. However, medium term the site could still come forward.

Overall Suitability for Allocation:

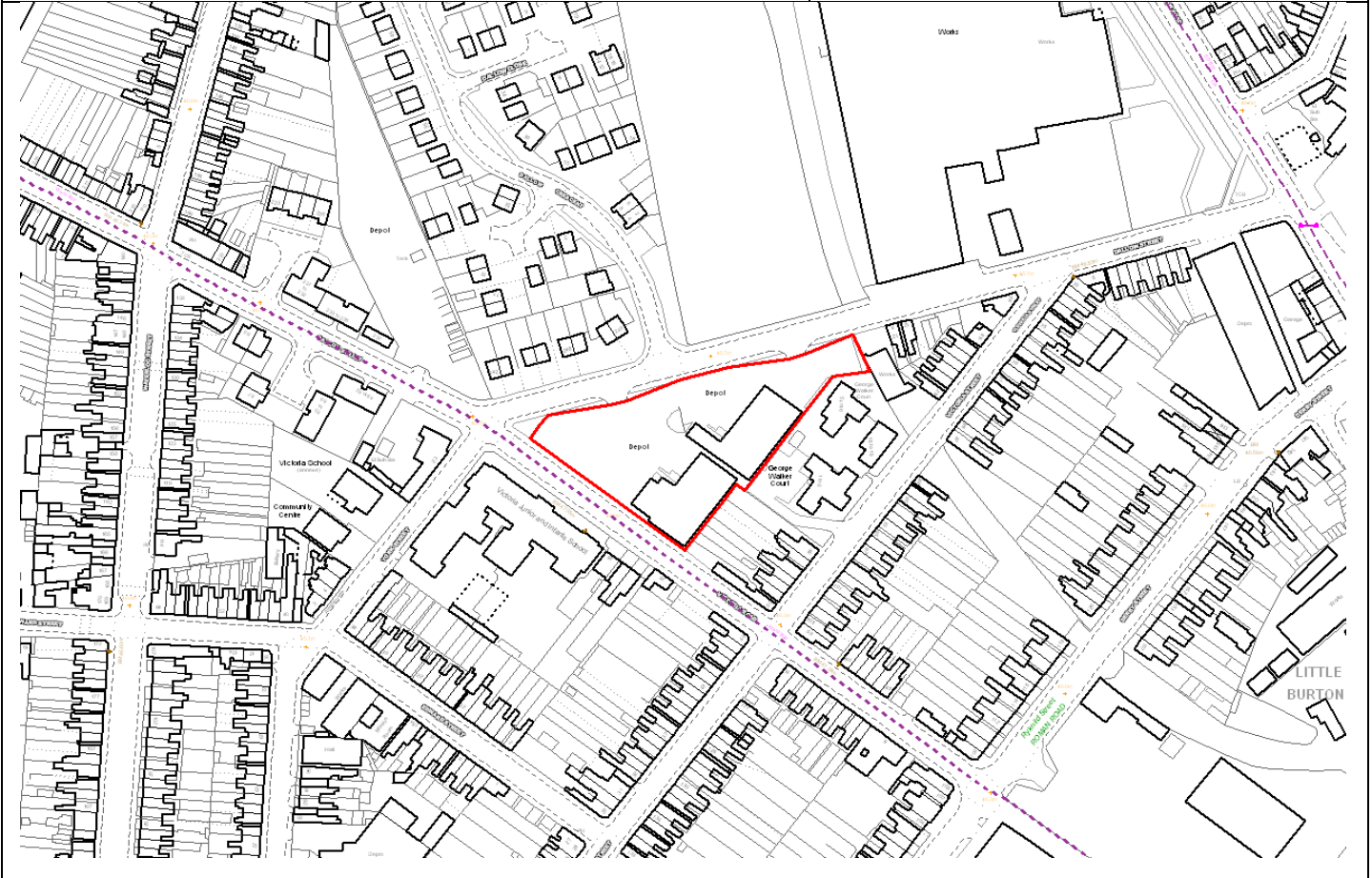
Too small to allocate but could come forward for housing over the plan period.

Site Details:

Dallow St – Victoria Road

Site Area:

Ref 033



Source:

SHLAA/Employment Land Review

Owner/Agent/Contact Details:

Unknown

Site Description / Adjacent Land Uses:

The site is triangular in shape and contains two relatively modern employment units with a large amount of parking in front of the units which both have their own access on to Dallow Street with easy access to the main arterial routes into and out of the town. The site is surrounded on all sites by residential except to the south west which is a Victorian junior school (Victoria Community School).

Site History/Planning Status:

The site has two relatively modern employment units. The site is listed in the ELR 2013 for retention though the ELR of 2009 commented that, given the units are surrounded by residential uses, this site could be released for residential..

Physical/Environmental Constraints:

- Loss of employment land – good quality units.
- Highways – The site is served by existing accesses, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Low risk of contamination.
- Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
-

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is considered suitable for re-development, It would appear that the issues and constraints outlined above could be adequately mitigated against, however assessment work in relation to contaminated land, flood risk and highways will need to be completed.

Would Housing Benefit the Area:

Yes, the removal of this employment use for residential would improve the residential environment but would lose some of the diversity of the area.

Appetite to develop:

Unknown.

Overall Suitability for Allocation:

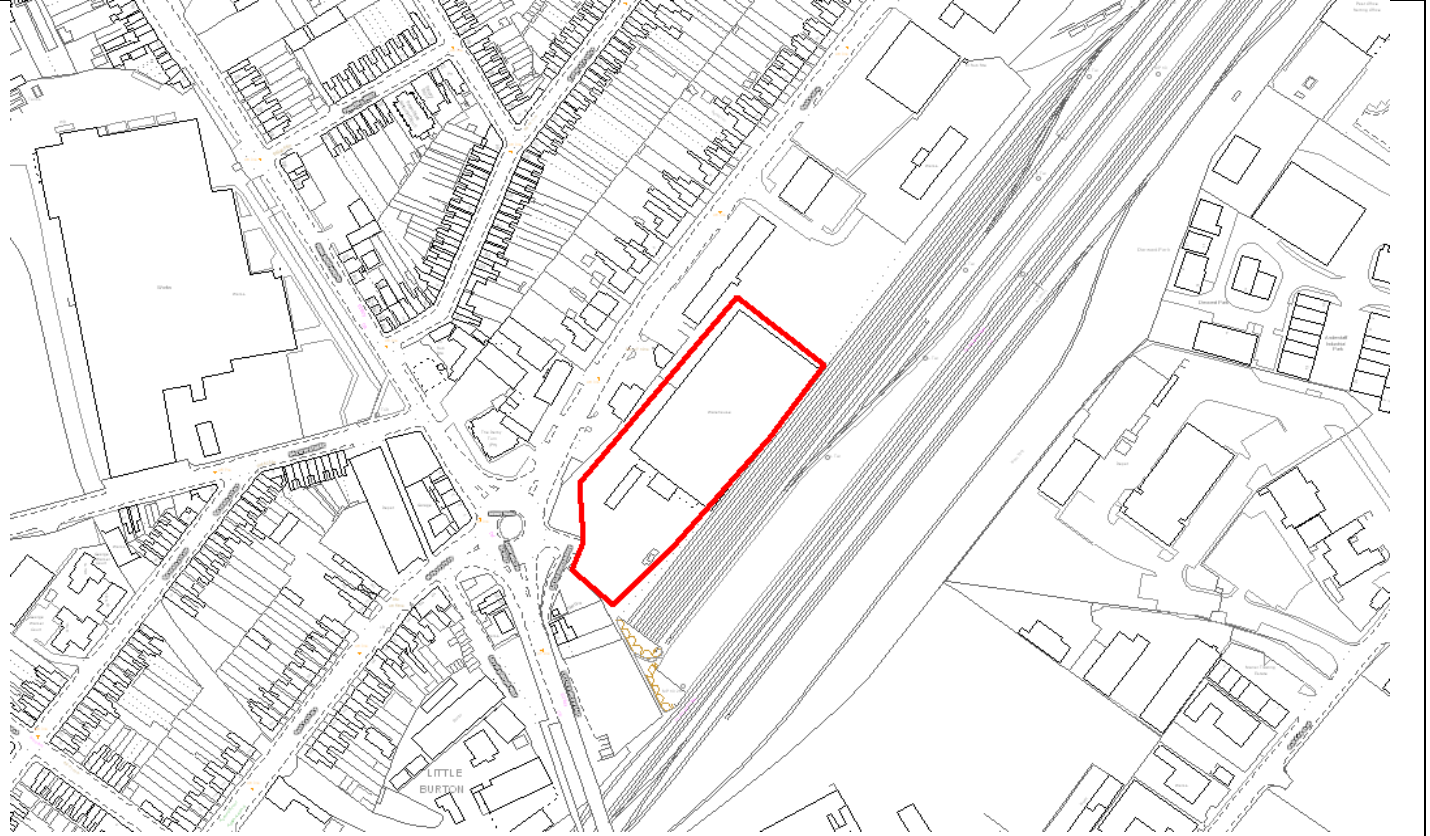
Too small to allocate but could come forward over the lifetime of the plan.

Site Details:

Little Burton East

Site Area: 0.89 ha

Ref 034



Source:

SHLAA/Employment Land Review

Owner/Agent/Contact Details:

Unknown but in use by Vinotheque

Site Description / Adjacent Land Uses:

The site is broadly rectangular in shape and consists of a Victorian grain warehouse and service area with access onto Derby Road at Derby Turn. The site is bound to the east by the Derby – Birmingham railway and to the west by a range of buildings that face Derby Road. To the south lies a single residential property that is set back from Horninglow Street and to the north is scrubland to the rear of the Derby Turn office building.

Site History/Planning Status:

The site is currently in active business use currently used for the storage of wine. No planning history relating residential. The site is recommended for retention in the ELR 2013.

Physical/Environmental Constraints:

- Highways – The site is served by existing access, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network.
- Contaminated land – Low risk of site contamination.
- Flood risk – The site is outside of any area of designated flood risk, but consideration would need to be given to drainage, and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- Heritage – The former grain warehouse is grade 2 listed and would need to be considered carefully within any residential scheme.

Planning Policy Constraints:

- Loss of employment land – Site is currently in employment use, and any re-development would have to ensure that relocation of existing uses could be adequately achieved.
- Protection of heritage assets.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development

Suitable for Housing:

The site is not considered to be suitable for housing on its own without being part of a comprehensive scheme for redevelopment due to the nature of adjoining uses. In addition, the building, which is listed, would need to be a conversion to retain this heritage asset. A conversion of this nature is unlikely to be viable at this time but may become viable within the plan period.

Would Housing Benefit the Area:

Yes, the wholesale redevelopment of the site(s) would have significant environmental improvements to the site for adjoining residents and the area in general; the redevelopment of the site would give opportunities to improve the character and appearance of the Trent and Mersey conservation area.

Appetite to develop:

Unknown. Site was included in the SHLAA but no interest shown in conversion.

Overall Suitability for Allocation:

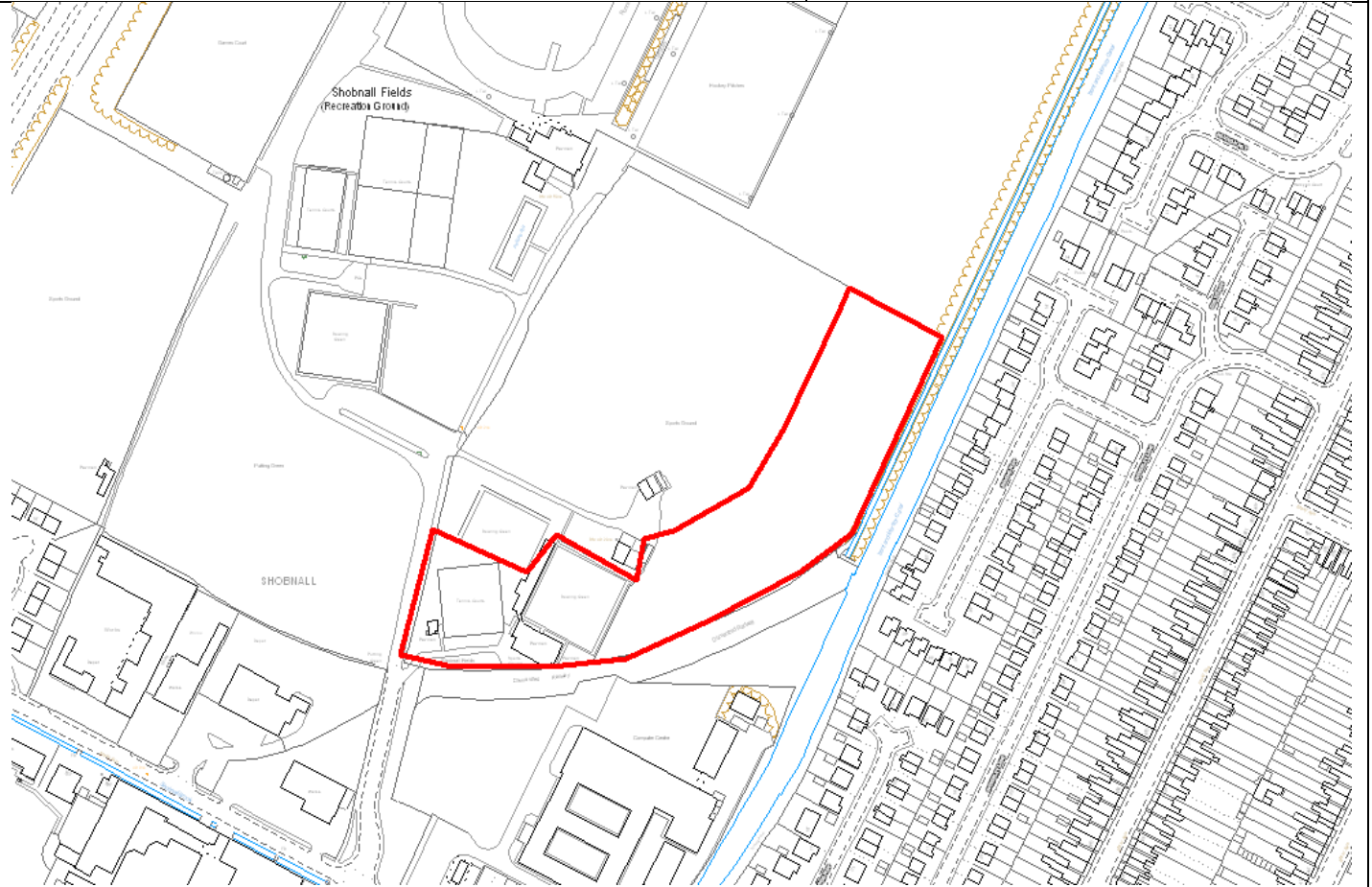
Low.

Site Details:

Shobnall Sports and Social Club

Site Area: 1.67 ha

Ref 035



Source:

SHLAA

Owner/Agent/Contact Details:

Former Robirch Sports and Social Club, now owned by its Members.

Site Description / Adjacent Land Uses:

The site is part of the sports and social club roughly in the shape of an arc radiating around the main pitch extending from the access off Shobnall Rd to the north east adjacent to the canal and including the tennis courts and bowls green. To the north lies the remainder of the Sports and Social club which intends to continue operating and is adjacent to Shobnall Leisure complex. To the south lies the former computer centre which is now being developed for residential use.

Site History/Planning Status:

The only planning history relating to the site is associated with the sports club such as erection of a spectator area or clubhouse extension. No planning applications relate to residential development on this site. However, the site has been submitted to the SHLAA and there is a plan to reinvigorate the club under Members ownership through the release of part of the site for residential use. No formal planning application has been received.

Physical/Environmental Constraints:

- Highways – The site is served by an existing access, however any increase in movements, and the different type of traffic which will be generated may have an impact on the local highway network
- Contaminated land – Low risk of contamination.
- Flood risk – The site is within flood zone 3 and as such consideration would need to be given mitigation of this issue and the use of SUDS within the scheme
- Air Quality (AQMA) – The town centre is covered by an Air Quality Management Area, and any redevelopment will have to take into account this location and ensure there is no increase in emissions
- The site adjoins the Trent and Mersey Canal Conservation Area and any development will need to preserve, or preferably enhance the character and appearance of this area

Planning Policy Constraints:

- Loss of sporting facilities – The site is part of an existing sports and social club. Any loss of sports facilities would need to be replaced or demonstrated that there is no longer a need for this facility.
- National Forest / Green Infrastructure – The site is within the boundaries of the National Forest and as such a % of the site (or a contribution to the requirement) will need to be set supplied as part of the development.

Suitable for Housing:

The site is considered suitable for re-development though there are issues that would need to be mitigated for. Sport England would need to be happy that the loss of some of the sports facilities was acceptable to secure improved facilities on the rest of the site if alternative provision could not be provided. If the issues and constraints outlined above could be adequately mitigated against, this site would be appropriate but significant assessment work in relation to flood risk, highways and sports provision will need to be completed. Any scheme would need to be subject to viability work and negotiations over necessary Section 106 payments.

Would Housing Benefit the Area:

No. There would be no specific environmental benefit from residential development in this location though it could assist in the current owners aim to secure a stable future with improved facilities.

Appetite to develop:

High.

Overall Suitability for Allocation:

Too small to allocate though could come forward over the lifetime of the plan.