



East Staffordshire Borough Council
Local Development Framework

Strategic Housing Land Availability
Assessment

2011

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WHAT IS A STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT?

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

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed

National planning policy, set out in Planning Policy Statement 3: Housing (PPS3), specifically requires Local Planning Authorities to identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

The East Staffordshire SHLAA has been prepared in line with the Government's SHLAA Practice Guidance which was published by the Department for Communities and Local Government in 2007¹. This sets out the primary role of the SHLAA, which is to:

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

In addition, the Practice Guidance sets out the SHLAA core outputs and a process checklist to be used when undertaking a SHLAA:

¹ Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007

CORE OUTPUTS

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

PROCESS CHECKLIST

1	The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)
2	The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment

Importantly, the SHLAA itself does **not** make policy decisions on future housing allocations, nor does it **allocate** sites to specific land uses. Such policy decisions and allocations of land will be set out in East Staffordshire's Development Plan Documents including the Core Strategy.

However, the SHLAA does, through a robust assessment process, provide an indication of potential future housing land that could be delivered across the borough, including sites within and outside of existing settlements. The SHLAA will seek to identify as many potential housing sites as possible to ensure a comprehensive assessment process.

The inclusion of a site within the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.

HOUSING REQUIREMENTS FOR EAST STAFFORDSHIRE

Under the previous Government, East Staffordshire was designated as a Growth Point, and the Panel examining the Regional Spatial Strategy Phase 2 Revision recommended that the Borough accommodate 13,000 new homes between 2006 and 2026 in line with this designation. With the forthcoming abolition of Regional Guidance the Borough Council remains of the view that this figure is still applicable, subject to review. The 13,000 requirement has been split so that 11,000 of these are to be provided in and around Burton upon Trent and 2,000 elsewhere in the Borough. This means that a proportionately larger amount of new dwellings will need to be located in and around Burton upon Trent.

It is also clear that a proportion of this development will need to occur on greenfield sites. Depending on the deliverability of major brownfield sites over the next 20 years, at least 50% of new development will need to be on greenfield sites.

SHLAA PROGRESS TO DATE

PHASE 1

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

PHASE 2

Further guidance was published by CLG in July 2007 (Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007), which extended the scope of housing land availability studies to include consideration of all possible sites within the borough including both urban and rural, greenfield and brownfield, and to identify constraints to their development.

As a result of this, ESBC carried out further work on its SHLAA that included a wider range of sites. This work (Phase 2) followed the standard methodology as set out in the CLG guidance. The Draft SHLAA of the Phase 2 work was then published for consultation in April 2009. In Phase II a total of 104 sites were assessed, with a total site area of 1,460 ha, and yield of some 48,000. From the Phase II study, the total area

of land considered developable over the next 15 years amounts to over 1,000 ha, with a potential yield of some 32,000 properties.

ANNUAL REVIEW 2010

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

The 2010 SHLAA identified 122 sites within the Borough, with a total yield of 17,449 units.

ANNUAL REVIEW 2011

The Practice Guidance emphasises that the SHLAA is not a one-off study and should be continually updated. ESBC proposes to update the SHLAA annually, and in line with this, this report is the 2011 update of the SHLAA. All sites from the 2010 report have been reviewed and any additional sites received by the Council up to December 2010 have been assessed.

SHLAA RESULTS

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

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
- Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
- Constraints on the delivery of identified sites
- Recommendations on how these constraints could be overcome and when

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

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

1. SHLAA reference number and the site address, the reference number corresponds with the SHLAA map included within this document.
2. The size of the site, and its potential yield. (Note – this has been adjusted for overlapping sites, and sites which completely overlap with others will have a zero site area/yield)
3. Information about whether a site is regarded as suitable, available and achievable, and whether it is deliverable or developable.
4. A detailed housing trajectory – when each site is expected to come forwards and what the delivery from a site would be per annum

Appendix B provides a list of those sites that overlap. Where that is the case the yield of the smaller site has been adjusted to take this into account.

Appendix C includes a further table of those sites which have been submitted or identified and are no longer included within the SHLAA for various reasons (excluded sites). The background information for each of these sites has been retained, and these sites will be reviewed as the SHLAA is updated.

Appendix D includes the map of all sites (including their reference numbers)

In addition to this map, **Appendix E** includes a map of the housing trajectory and shows each site and when it could be developed based on the information in Appendix A and the trajectory.

Appendix F then includes the proformas of each of the included SHLAA sites, to provide the background information to the table in Appendix A.

PRINCIPLES

In arriving at these results, a number of assumptions were used, which had been derived following discussions with the SHLAA panel, these included the following points:

The first issue was that of the current market and that at the present time, brownfield sites were not considered to be viable. This was mentioned primarily in relation to a number of sites within Burton on Trent which currently are occupied by existing uses (mainly employment). As residential land values were felt to be below that of other uses, it would not be realistic in the short term at least to expect businesses to relocate or to sell sites to be used for residential development, as their existing value would be greater. As such in many cases (unless information had been provided to the contrary) a large number of brownfield sites were not able to be included within the first 10 years of the SHLAA housing trajectory, as these sites were not expected to come forward in the short term.

In terms of assessing deliverability and developability, assumptions were made relating to the timeframe within which a site could be considered available for development.

- Site were considered to be deliverable, and capable of being included in the first 5 years land supply when up to date information had been submitted by an agent or landowner to state that development could take place within this period.
- All landowners / agents were contacted in February 2010 to ensure that the SHLAA included the most up to date information available. Sites within the first ten years of the SHLAA were only included when it had been explicitly stated by landowners or agents that this was when they could be developed. However where information had been submitted by landowners, the question was asked if they had taken any steps towards submitting a planning application or contacting an agent/developer, when this was not the case it did not seem realistic to include these sites within the first five years.
- Also when a site was the subject of a recent planning permission, these sites were also regarded as being capable of being delivered within the first five years
- Where landowner information was available, but no response was obtained, or when it was not possible to contact the owner/agent, these sites were automatically placed in the 11-15 years section, as it did not seem robust to include sites when information was out of date.
- If no landowner information had been provided or was not available, these sites were considered not currently developable, and placed in the 16 years and beyond category.

In relation to yield on site, following discussion with the SHLAA panel, yield was agreed as being 30dph, again unless information was provided to the contrary, as due to the

current market, much higher yields would be unrealistic as these would in many cases necessitate the building of apartments which are simply not viable at the present time. As such this standard figure was used for the majority of sites.

In addition to considering reasons for making assessments about each sites, it was also important to consider reasons for excluding sites from the SHLAA. The reasons for removing sites were also based on the assumptions agreed with the SHLAA panel at the meetings held in Autumn 2009. These were as follows;

- Yield below threshold – It was considered appropriate to restrict SHLAA sites to those sites with a yield of above 10 units of a site area of approx 0.33ha (As this would lead to a yield of 10 at 30dph). This was to ensure the project would be more manageable, having identified approximately 1900 sites prior to using these criteria.
- Built – As the SHLAA has incorporated sites from specific planning applications, and having identified sites from its monitoring data, it was not certain in many cases whether work had started on site or whether sites were complete. Upon visiting sites and based on officer knowledge in many cases sites were found to have been built, and as such excluded. Although the guidance does state that the SHLAA can include sites which are under construction, it was not considered feasible at this stage to include sites once work had been started on them, as records are not always available regarding the number of units completed on a site at any one time.
- Location unsuitable – These sites have been excluded as they are not related to settlements within the settlement hierarchy, and are in open countryside or a considerable distance from a settlement.
- Duplicate site – A number of sites were identified (mainly through the search of planning applications) or submitted by more than one person that were duplicates with other sites. Where there is a considerable difference in the size or site boundary, both sites will have been retained (and the yield figures adjusted to take account of this). Although when boundaries were largely the same, one of the sites will have been removed from the SHLAA, with information retained to ensure the most accurate information about delivery could be utilised.
- Site to be retained for employment use – The council has published an update of its Employment Land Review, and as such considers that this document has sufficient weight to enable sites which have been identified for retention as an employment use to be excluded from the SHLAA or where part of a site falls within this, it has been recorded as a constraint and the yield adjusted accordingly.
- Site unsuitable - physical problems would prevent development – These sites were mainly excluded following discussion and agreement with the SHLAA panel. Based in many cases on viability information, a number of sites were discounted for example where topographical constraints, flooding, noise or other environmental conditions would require significant investment to remedy and the site would be unsuitable.

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

RESULTS

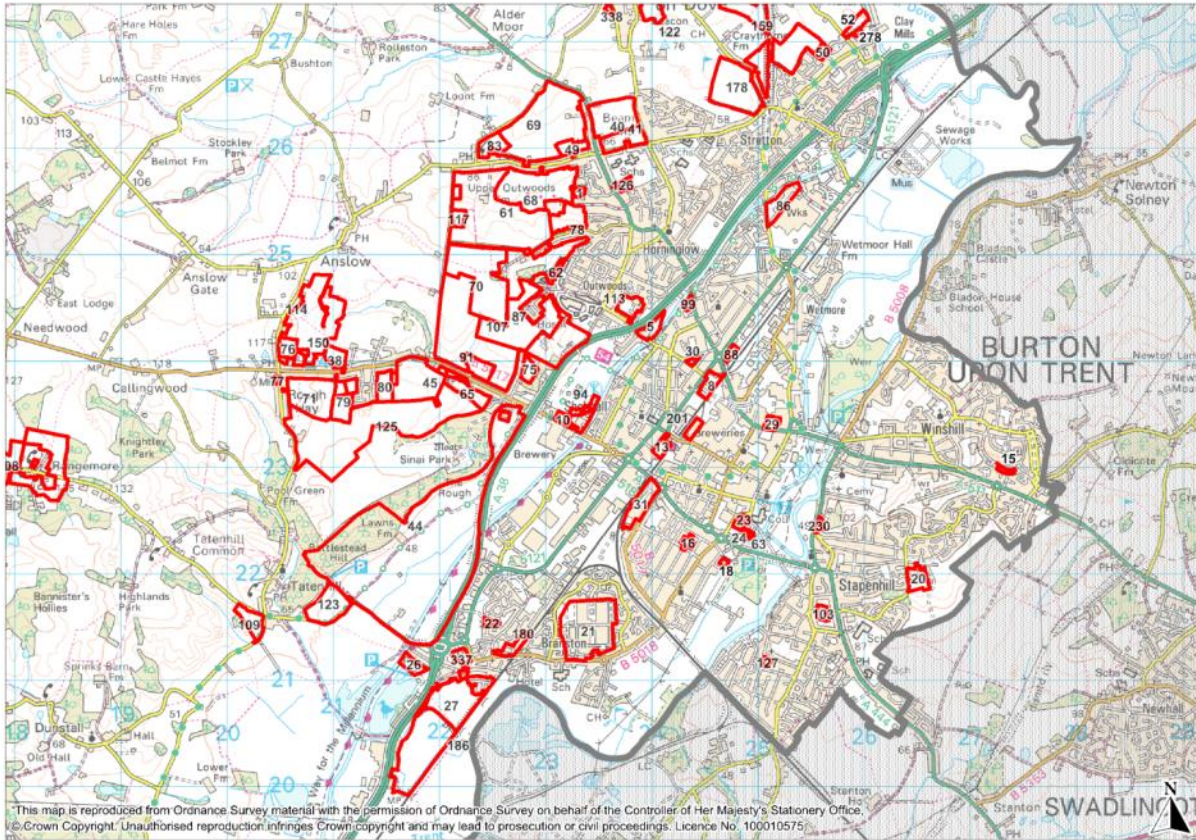
- The SHLAA has identified a total of 133 sites.
- The total site area included in the SHLAA is 1,100 ha, providing a total yield of 20,876 (taking account of overlapping site areas). However, not all of this is considered suitable or developable.
- The SHLAA has identified 56 sites which are considered deliverable within the first 5 years of the plan. These sites have a total yield of 11,939. Although many of the larger sites will be built out over a number of years, and will not be 'complete' within the first five years, and therefore not all of these houses will be delivered within the first five years.
- The total yield expected to be delivered in the first five years is 3,261.
- In terms of developable sites between years 6-15, the SHLAA has identified an additional 38 sites.
- The total yield of deliverable and developable sites between years 1-15 is 13,359.
- An additional yield of 2,846 has been identified as being delivered after 15 years.
- East Staffordshire's housing requirement from the RSS Inspectors Report is 13,000 units from 2006 – 2026, therefore in order to demonstrate a 5 year land supply, this would require the council identifying 650 units per annum or 3,250 over 5 years.
- The council has not considered it necessary to identify either broad locations or windfalls for inclusion within the SHLAA at this stage.
- The following table simplifies the results and demonstrates the yield per annum over the SHLAA period.

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	15 +
	30	167	781	1043	1240	1581	1457	1457	1467	1200	852	733	548	453	350	2846
Cumulative Total	197	978	2021	3261	4842	6299	7756	9223	10423	11275	12008	12556	13009	13359	16205	

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

BURTON UPON TRENT

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



The following table identifies the sites within Burton

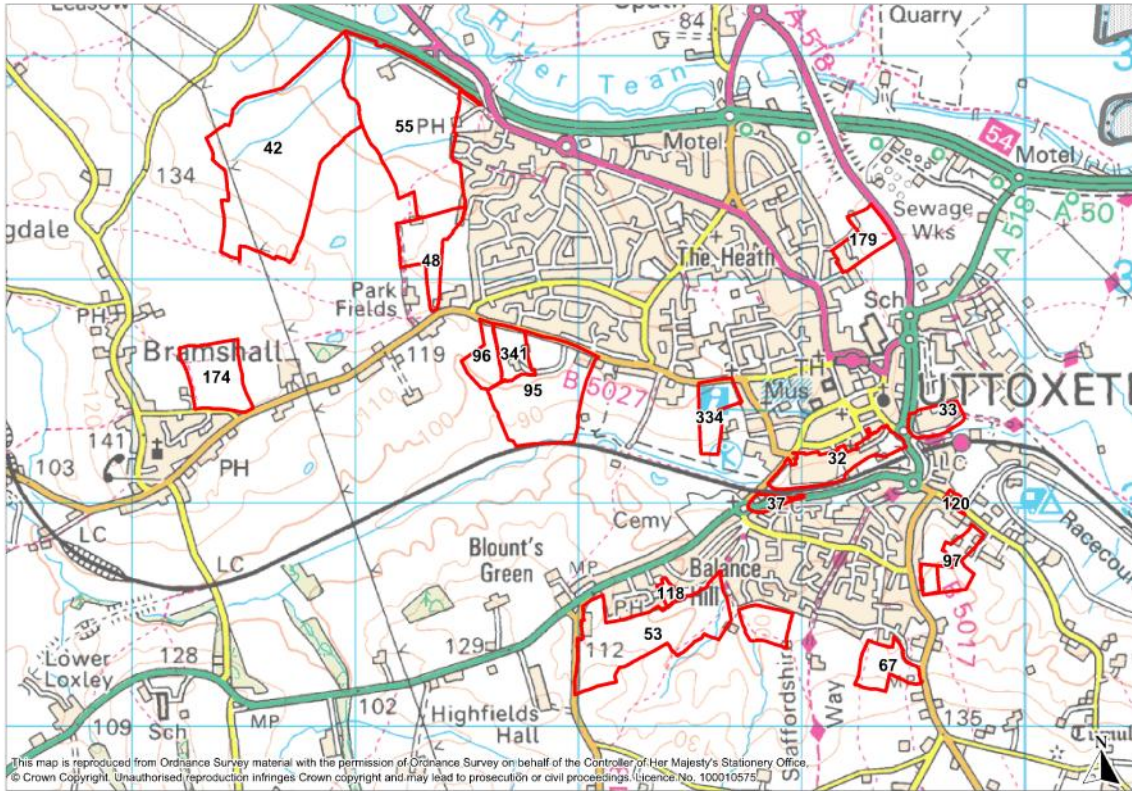
Site Ref	Address	Area	Yield
1	Forest Edge Way	0.82	25
5	Dallow Street	2.6	32
8	Derby Street	2.86	86
10	Shobnall Rd	1.02	31
13	Curzon Street	1.8	54
15	Vancouver Drive	0.65	20
16	Queen Street	1.2	36
18	Watson Street	0.49	15
20	Model Dairy Farm	3.8	90
21	Branston Depot	25.21	600
22	Lynwood Rd	0.72	22
23	Fleet Street	0.51	15
24	Bond Street	0.73	22
26	Tatenhill Lane	2.44	33

27	Hollyhock Lane	15.54	450
29	Horninglow Street Middle Yard	1.48	44
30	Dallow St/Victoria Rd	0.46	14
31	Crown Industrial Estate	6.32	190
38	Land Rear of the Homestead, Henhurst Hill, Burton upon Trent	3.16	40
40	Land Nth of Harehedge Lane, Burton	19.01	570
41	Land Nth of Harehedge Lane, Burton	6.15	185
44	Land West of the A38 (Lawns Farm)	164.8	2500
45	Land South of Henhurst Hill/Forest Rd	17.19	516
49	Land North of Beamhill Road, Burton	3.03	91
50	Land at St Mary's Lane, Stretton	1.28	38
52	Land at Dovecliffe Rd (26 Dovecliffe Rd) Stretton	2.28	68
61	Upper Outwoods Farm, Beamhill Rd, Anslow	52.06	850
62	Outwoods Hospital Site (Part 2), Burton	1.11	33
63	Land at Bond Street and Green Street, Burton	0.41	12
65	Land Rear of Forest Road (North) Burton	4.75	143
68	Land South of Beamhill Road, Burton	81.07	850
69	Land North of Beamhill Road, West of Tutbury Road, Burton	45.35	680
70	Land South of Field Lane	28	840
71	Land south of Henhurst Hill/Postern Rd	14.25	428
75	Reservoir Road, Burton upon Trent	2.37	71
76	Hopley Road, Burton upon Trent	2.84	85
77	Postern Road, Burton upon Trent	0.36	10
78	Kitling Greaves Lane, Burton upon Trent	8.44	253
79	Henhurst Ridge, Burton upon Trent	5.72	172
80	Aviation Lane, Burton upon Trent	3.94	118
83	Land North of Beamhill Road, East of Longhedge Lane, Burton	3.81	114
86	Beech Lane, Stretton	5.09	300
87	Redhouse Farm, Burton upon Trent	23.3	699
88	Little Burton East, Derby Road, Burton upon Trent	0.89	27
91	Land North of Forest Road, Burton upon Trent	4.11	123
94	Shobnall Sports and Social Club, Burton upon Trent	1.67	50
99	Old Citroen Garage, Horninglow Road, Burton on Trent	0.81	24
103	Five Lands Allotments, Stapenhill	1.24	37
107	Land North of Forest Road, South of Field Land and East of Outwoods Lane	127.5	1912
113	Belvedere Social Club, Burton on Trent	3.6	108
114	Land east of Hopley Road between Henhurst Hill and Anslow	31	930

117	Land at Outwoods Lane, Burton upon Trent	2.7	81
125	Land at Henhurst Hill, Burton upon Trent	107.6	1605
126	Castle Park Infants School, Tutbury Road, Burton upon Trent	1.35	41
127	Short Street Community Infants School, Stapenhill, Burton upon Trent	0.5	15
150	Leyfields Farm, Henhurst Hill, Burton upon Trent	0.45	14
178	Land North of Stretton, Burton upon Trent	33.53	336
180	Howard Transport, Clays Lane, Branston, Burton upon Trent	2.56	86
186	Land South of Main Street Branston	43.39	450
201	107 Station Street, Burton, DE14 1BX	1.55	74
230	Rider House, Stapenhill Road, Burton upon Trent	0.67	67
278	20-24 Dovecliff Road, Stretton	0.39	12
298	Land off Shobnall Road, Burton	2.84	85
337	Manor Farm, Court Farm Lane / Main Road	1.7	51

UTTOXETER

16 sites have been identified in Uttoxeter, these are shown on the map below.

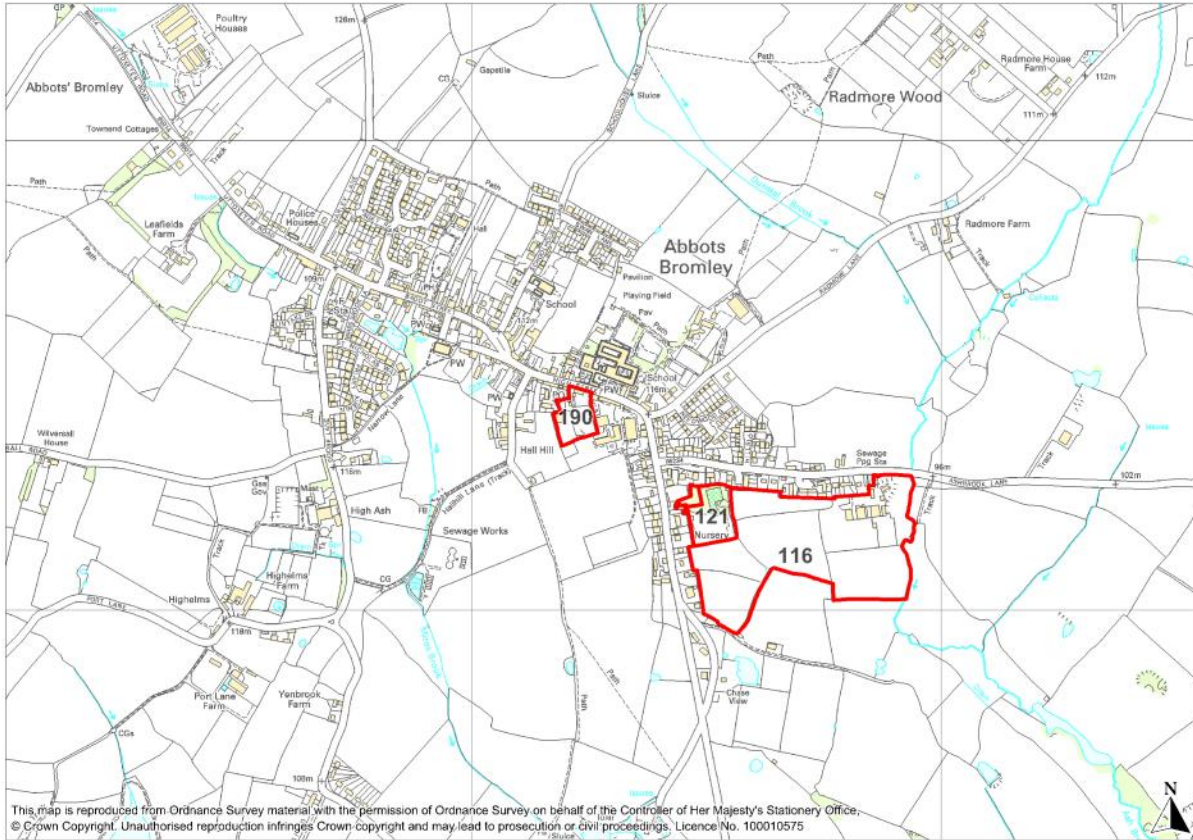


Site Ref	Address	Area	Yield
32	JCB Sites	6.76	257
33	Brookside Rd Uttoxeter	2.8	84
37	Stafford Road	1.03	31
42	Land West of Uttoxeter (Parks Fm)	64.62	410
48	Land off Bramshall Road, Uttoxeter	6.08	182
53	Land at Hazelwalls Farm, (off B5013), Uttoxeter	19.7	591
55	Land West of Uttoxeter (Parks Fm)	27.38	410
67	Land South of Demontfort Way	4.11	123
95	Land South of Bramshall Road, inc Ryecroft Farm, Uttoxeter	15.3	459
96	Land South of Bramshall Road, adj. Ryecroft Lodge, Uttoxeter	3	90
97	Land south of Wood Lane, Uttoxeter	4	120
100	Land East of Highwood Road, Uttoxeter	0.96	29
118	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21

120	Land off Wood Lane, Uttoxeter Racecourse	0.52	16
179	Land West of Dove Way, Uttoxeter	4.04	121
334	Land at Stone Road, Uttoxeter	3.96	119
341	Roycroft Lodge, Uttoxeter	3.1	93

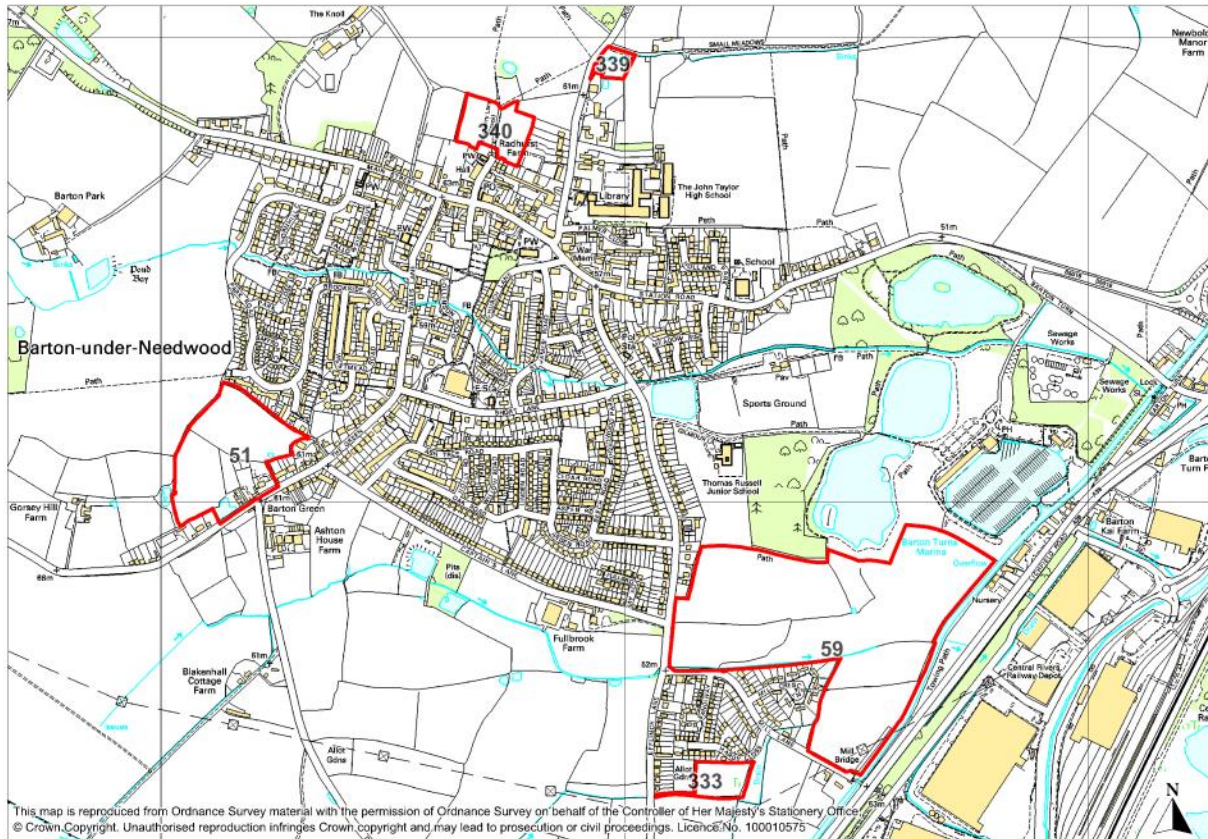
CATEGORY 1 VILLAGES

ABBOTS BROMLEY



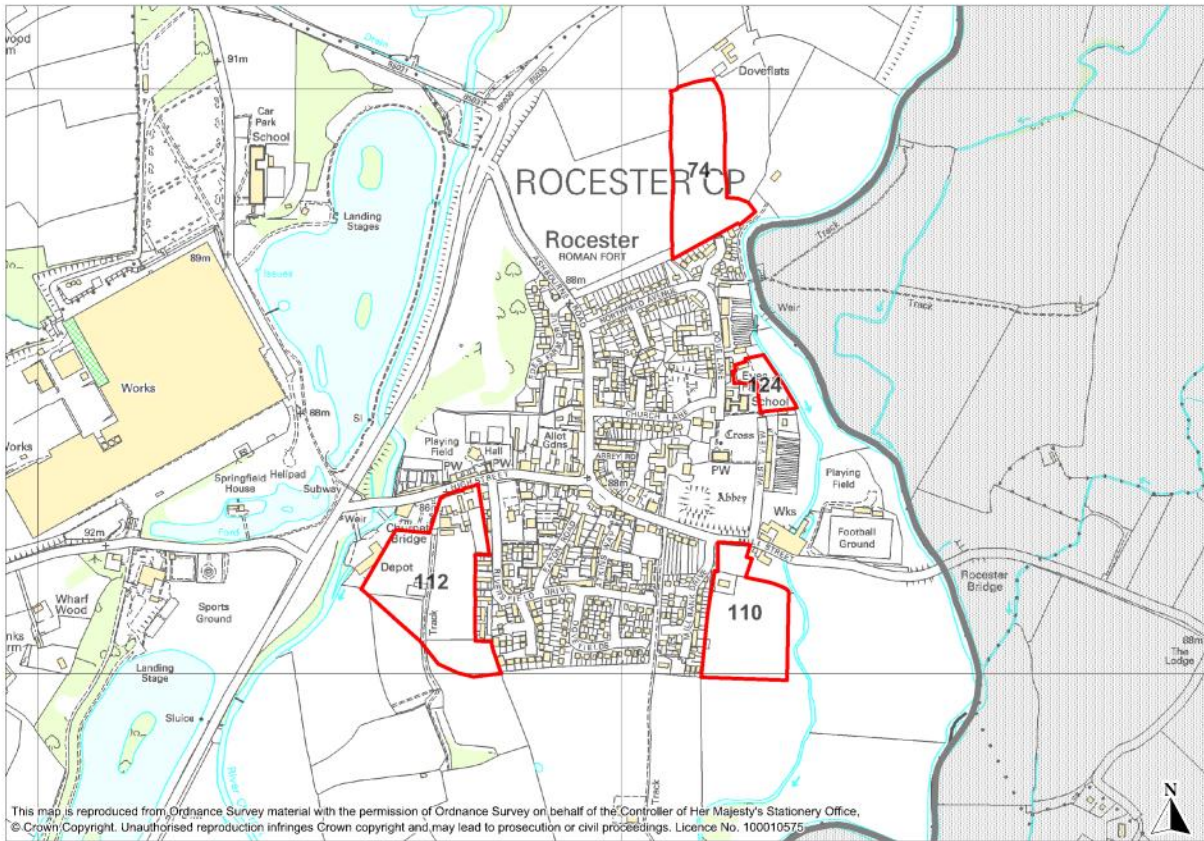
Site Ref	Address	Area	Yield
116	Land at Ashbrook Lane, Abbots Bromley	10.6	318
121	Land at Woodland Barn Nurseries, Abbots Bromley	1.01	30
190	Land at Ivy House High Street Abbots Bromley	0.7	10

BARTON UNDER NEEDWOOD



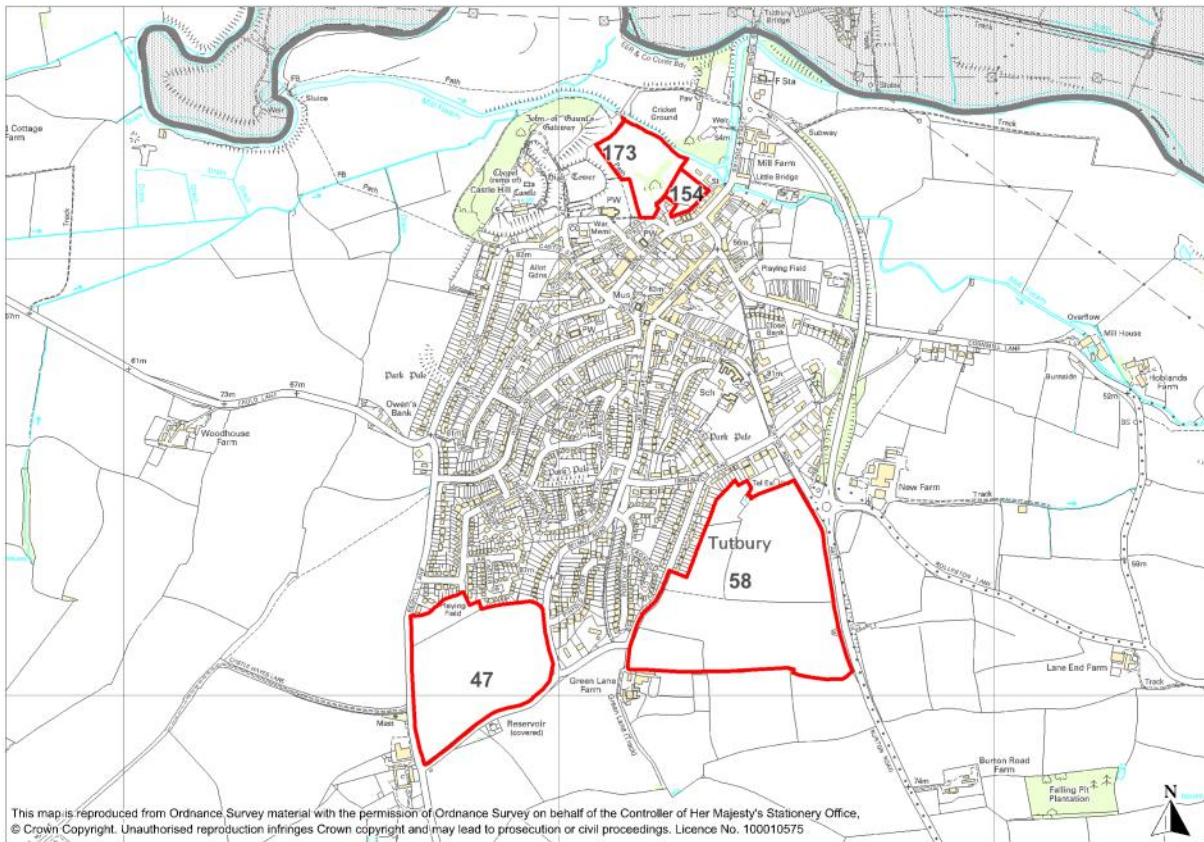
Site Ref	Address	Area	Yield
51	Land to the North West of Barton under Needwood	5.1	153
59	Land at Efflinch Lane, Barton under Needwood	18.9	200
333	Land at Hardy Close, Barton under Needwood	0.89	22
339	Land at Dunstall Road, Barton under Needwood	0.41	12
340	Land at Radhurst, Barton under Needwood	1.5	25

ROCESTER



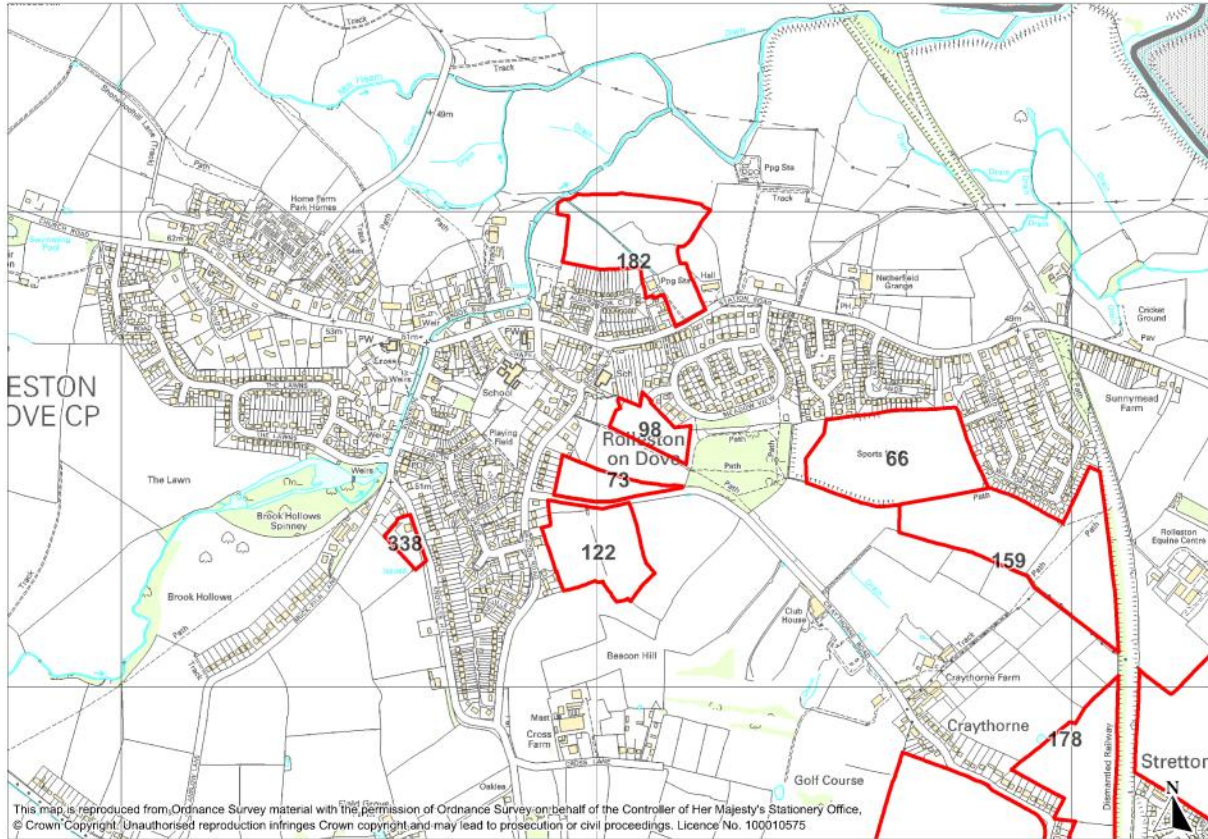
Site Ref	Address	Area	Yield
74	Land off Northfield Avenue, Rocester	2.26	68
110	The Beeches and Land Adjacent Mill Street, Rocester	2.6	78
112	Land at Main Street, Rocester	4.1	123
124	Land at Eyes Farm, Rocester	0.53	16

TUTBURY



Site Ref	Address	Area	Yield
47	Land at Belmot Road, Tutbury	8.5	255
58	Land South West of Tutbury	15.24	200
154	Land at Manor Farm, Tutbury	0.56	17
173	Land adjacent to Manor Farm Tutbury	2.3	69

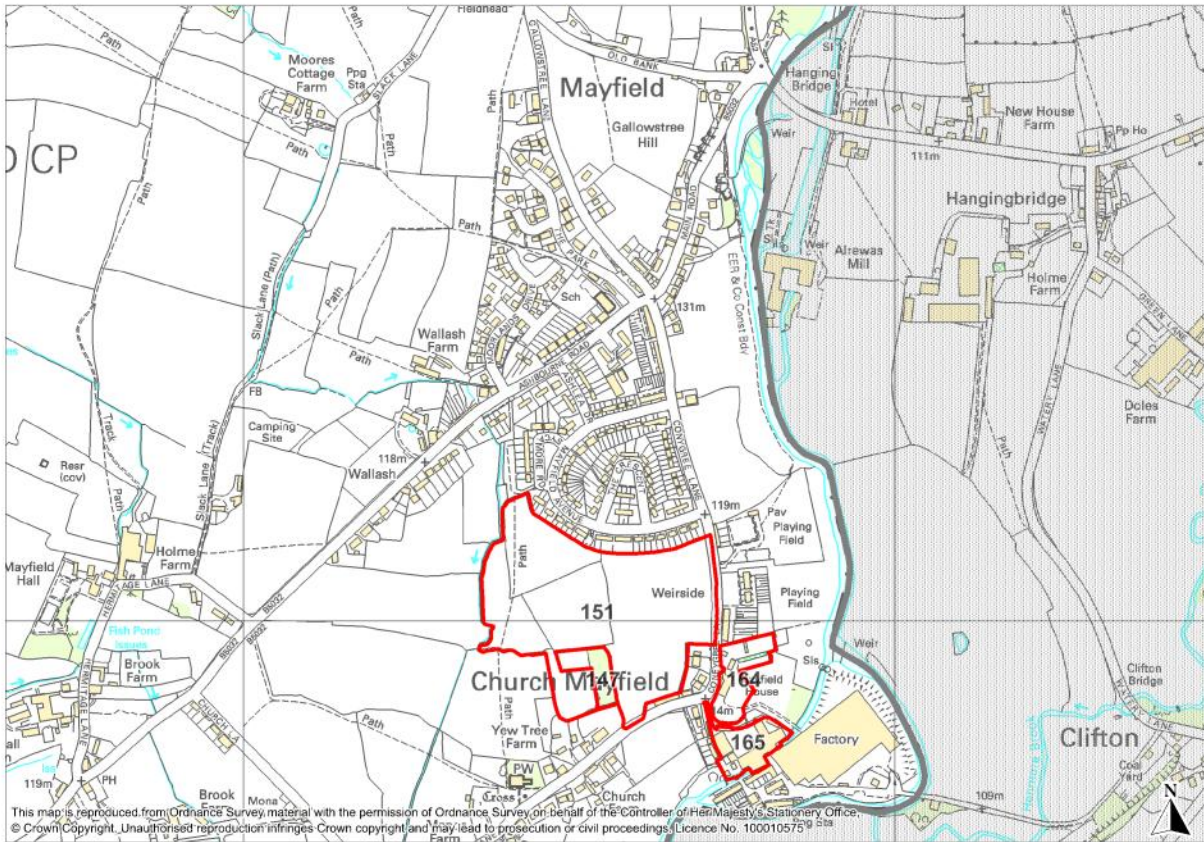
ROLLESTON ON DOVE



Site Ref	Address	Area	Yield
66	Land at Rolleston on Dove	6.02	120
73	Land at Craythorne Road, Rolleston on Dove	1.23	37
98	Land off Meadow View, Rolleston on Dove	1.21	36
122	Land at Craythorne Road/ Beacon Road, Rolleston on Dove	3.4	102
159	Land South of Walford Road, Rolleston on Dove	7.53	226
182	Land North of Station Road, Rolleston on Dove	2.03	61
338	Land at Knowles Hill, Rolleston on Dove	0.51	15

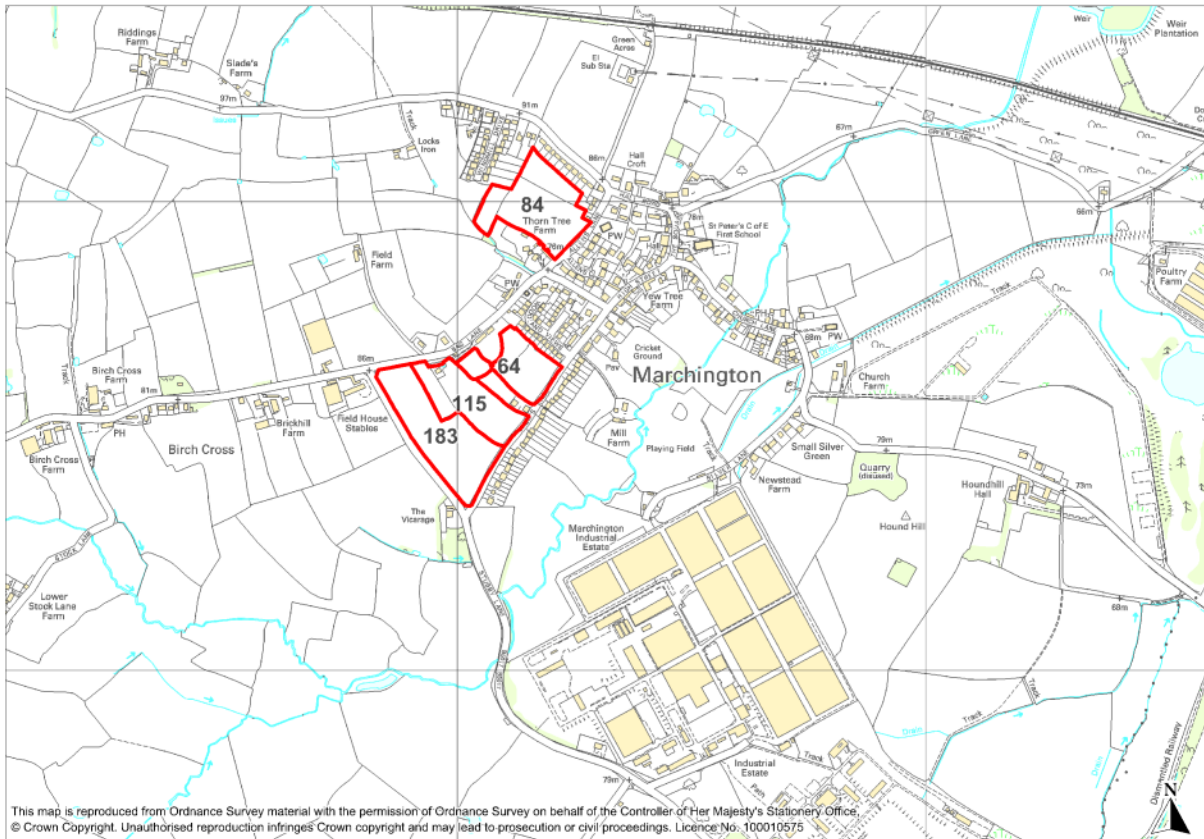
CATEGORY 2 VILLAGES

MAYFIELD



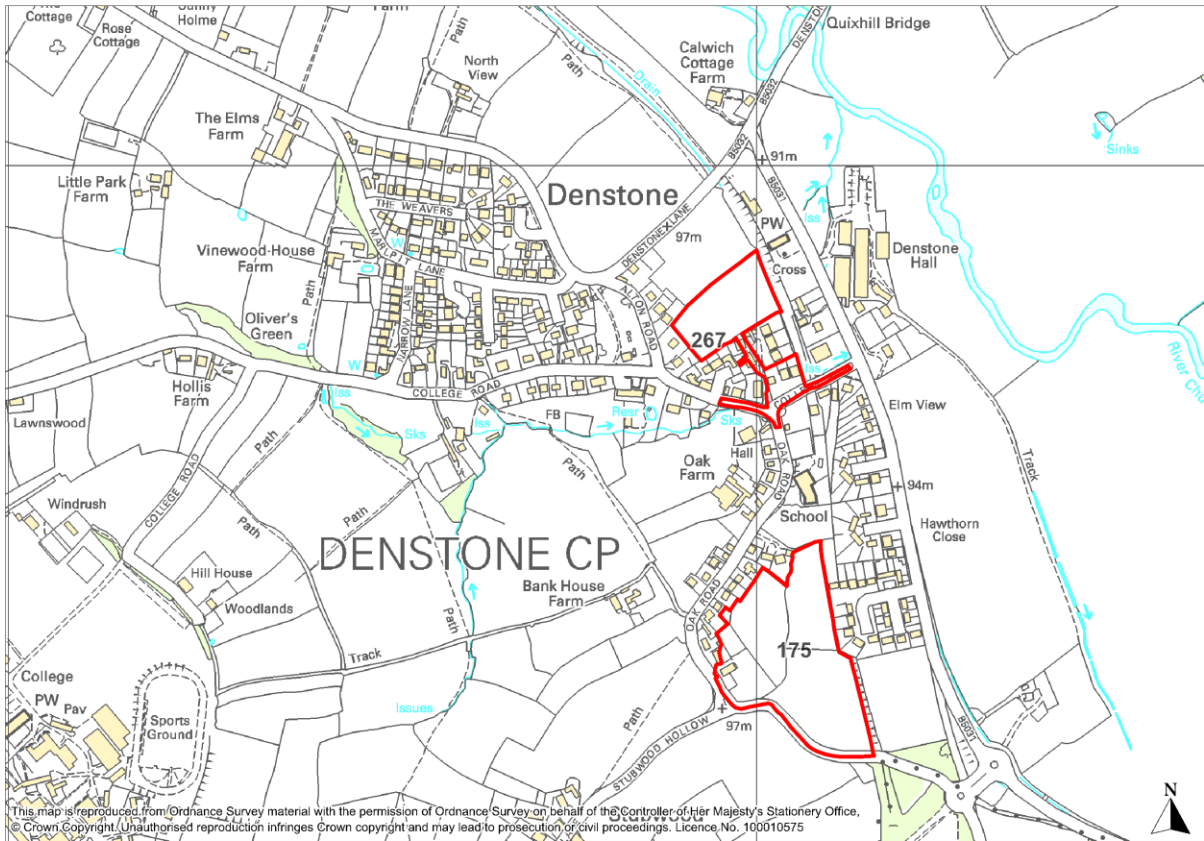
Site Ref	Address	Area	Yield
147	Land adjoining the Vicarage, Mayfield, Staffordshire	0.34	10
151	Land off Coneygree Lane, Church Mayfield, Staffordshire	7.54	226
164	Mayfield House, Mayfield, Ashbourne	0.71	21
165	Mayfield Yarns Yard, Mayfield, Ashbourne	0.76	23

MARCHINGTON



Site Ref	Address	Area	Yield
64	Jacks Lane, Marchington	1.61	48
84	Land at Allens Lane, Marchington	2.8	84
115	Land between Bag Lane and Jacks Lane, Marchington	2.05	62
183	Land along the B5017, Marchington	3.13	94

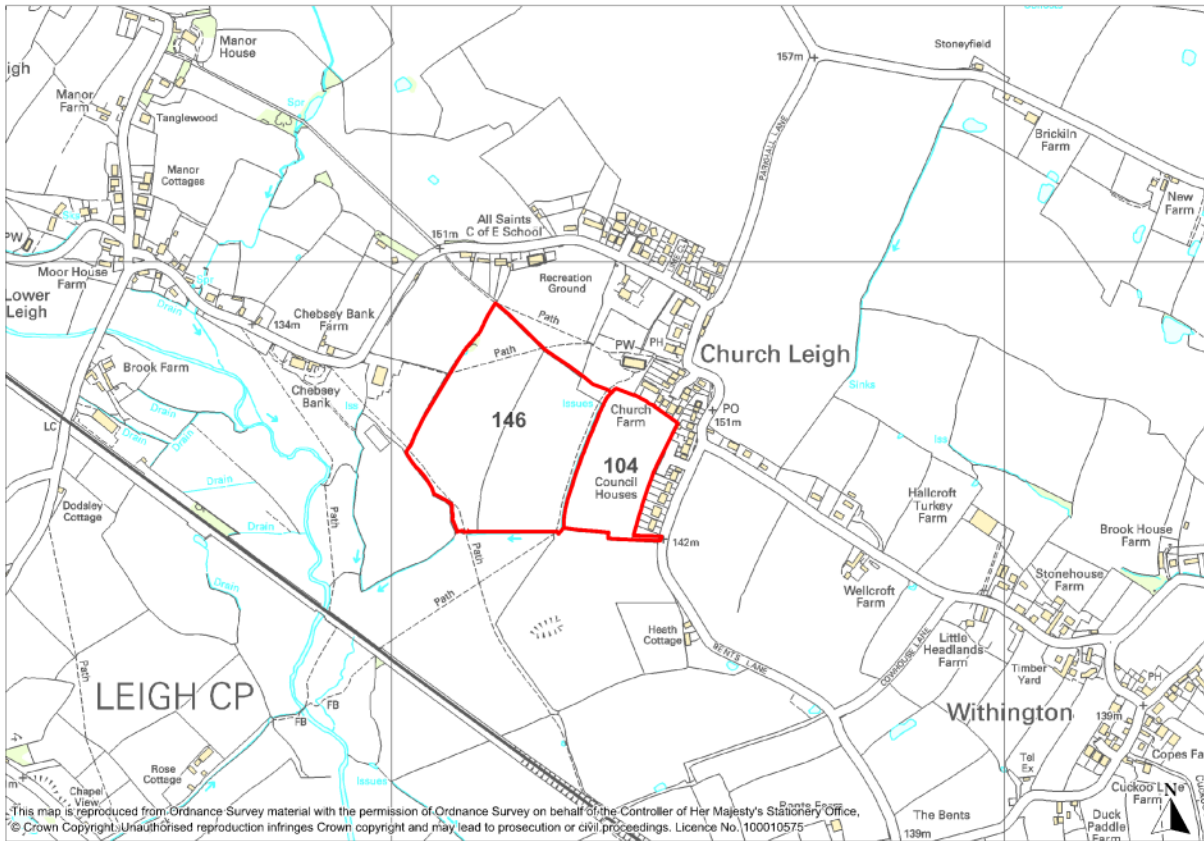
DENSTONE



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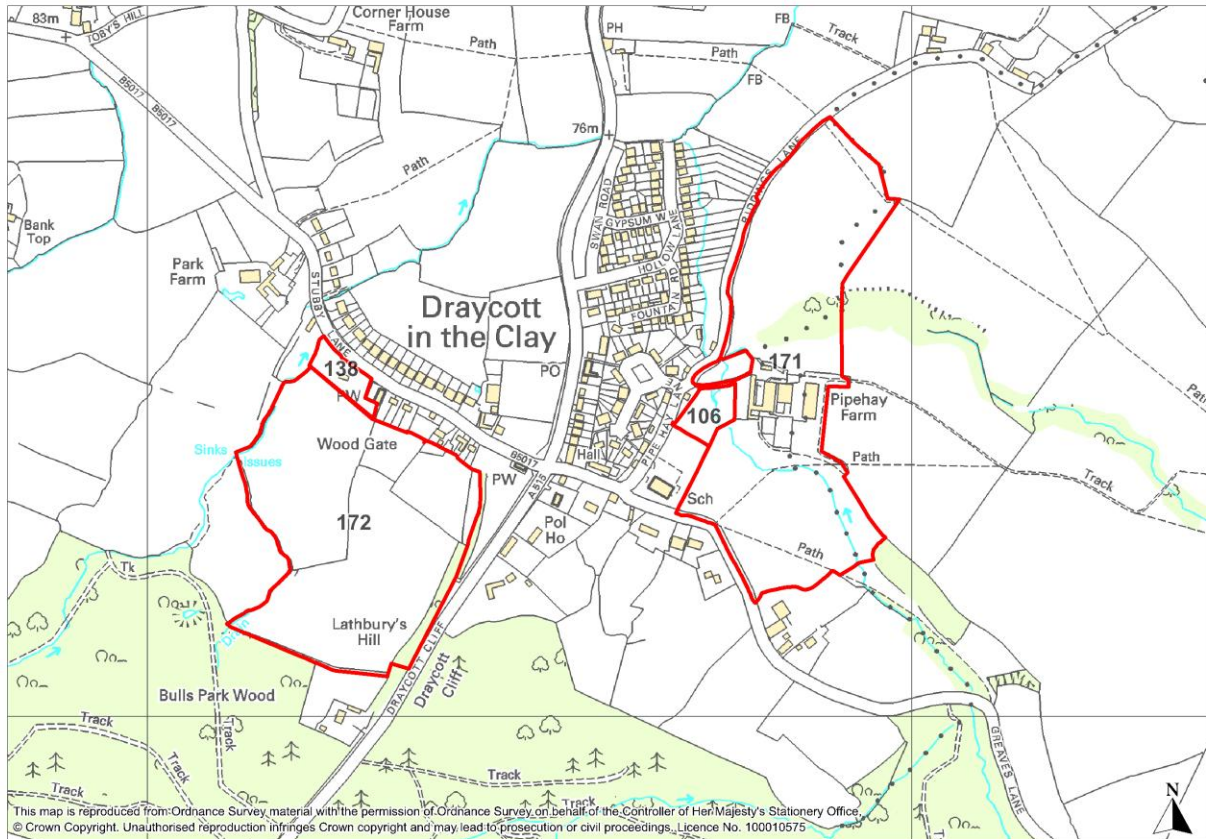
Site Ref	Address	Area	Yield
175	Land at Oak Road, Denstone	3.47	52
267	Land to the rear of Brook House Denstone	1.49	10

CHURCH LEIGH



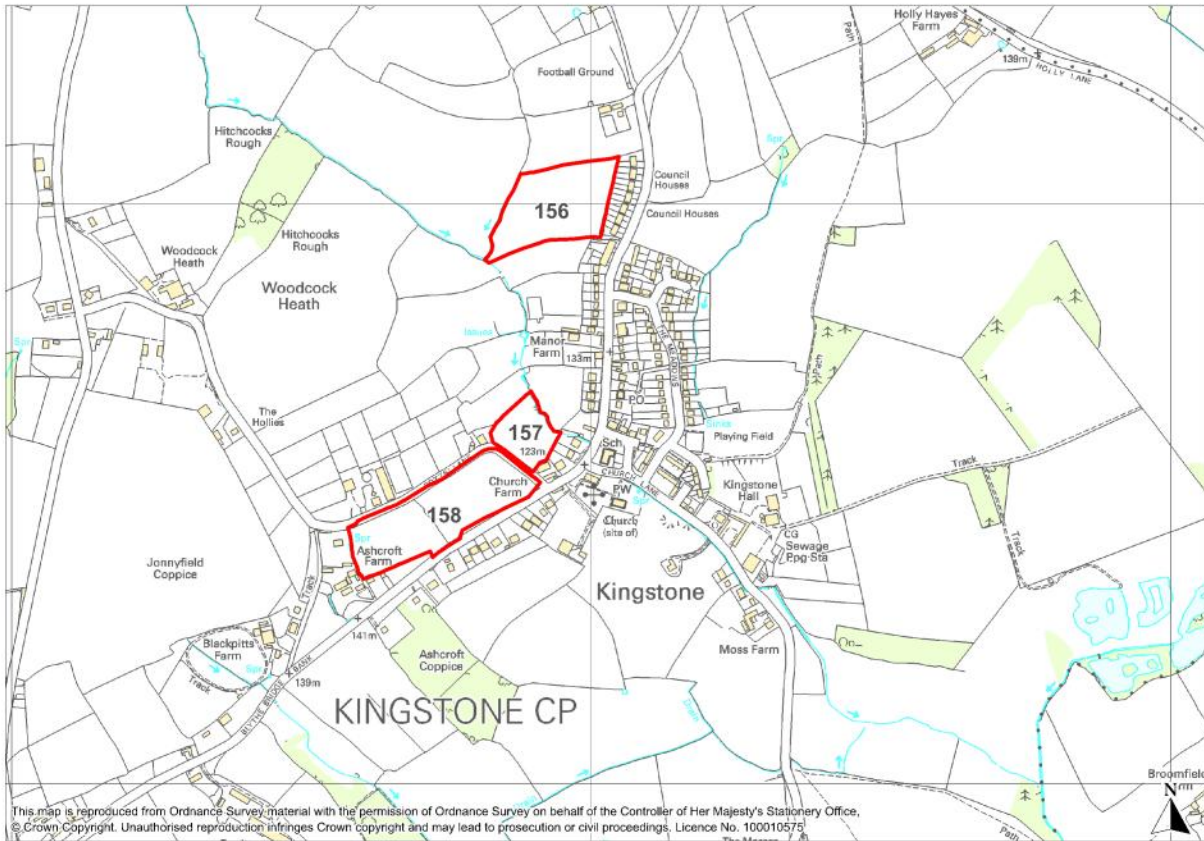
Site Ref	Address	Area	Yield
104	Land South East of Church Leigh	2.73	82
146	Land adjacent to All Saints Church, Leigh, Staffordshire	7.52	226

DRAYCOTT IN THE CLAY



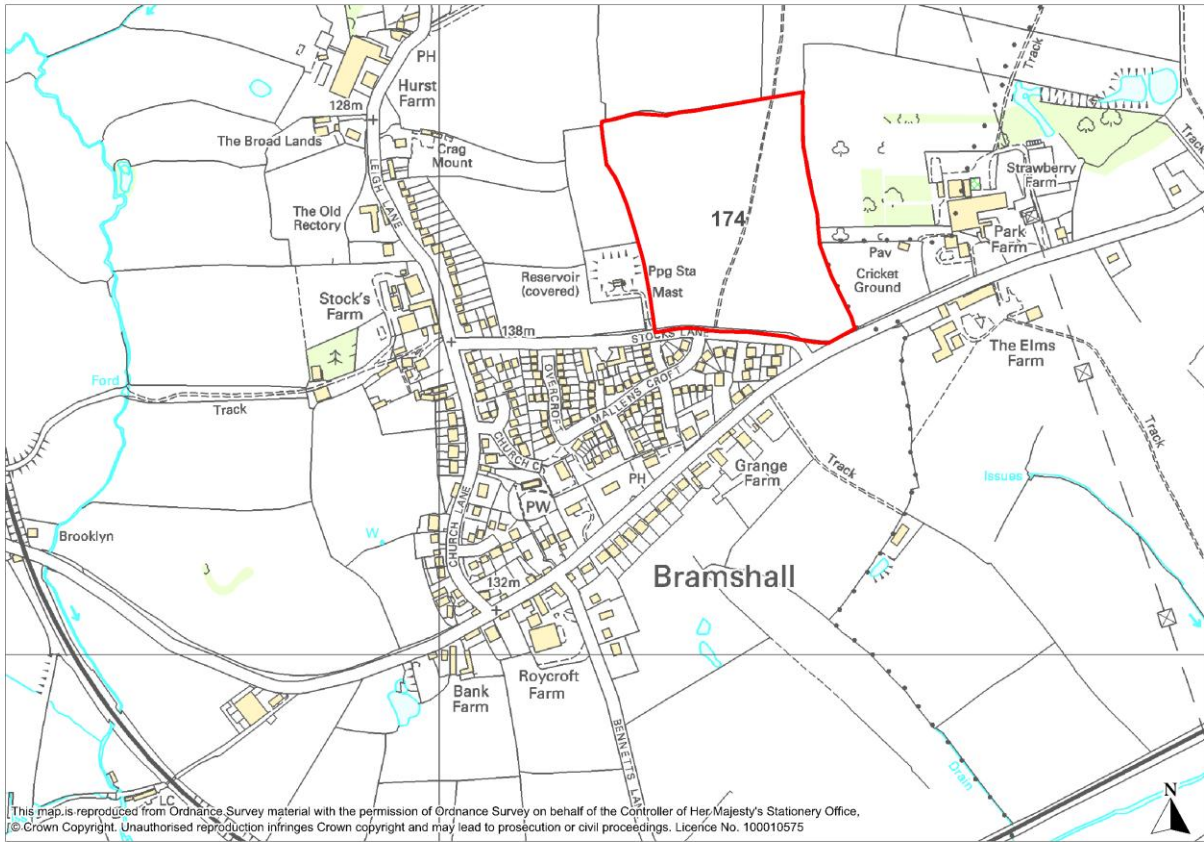
Site Ref	Address	Area	Yield
106	Land at Pipehays Lane, Draycott in the Clay	0.59	18
138	Land at Stubby Lane, Draycott in the Clay	0.36	11
171	Land East of Draycott-in-the-Clay	9.98	299
172	Land West of Draycott-in-the-Clay	8.49	255

KINGSTONE



Site Ref	Address	Area	Yield
156	Land adjacent to Council Houses, Kingstone	2.4	72
157	Land adjacent to Cherry Trees, Kingstone	0.89	27
158	Land along Potts Lane, Kingstone	3.22	97

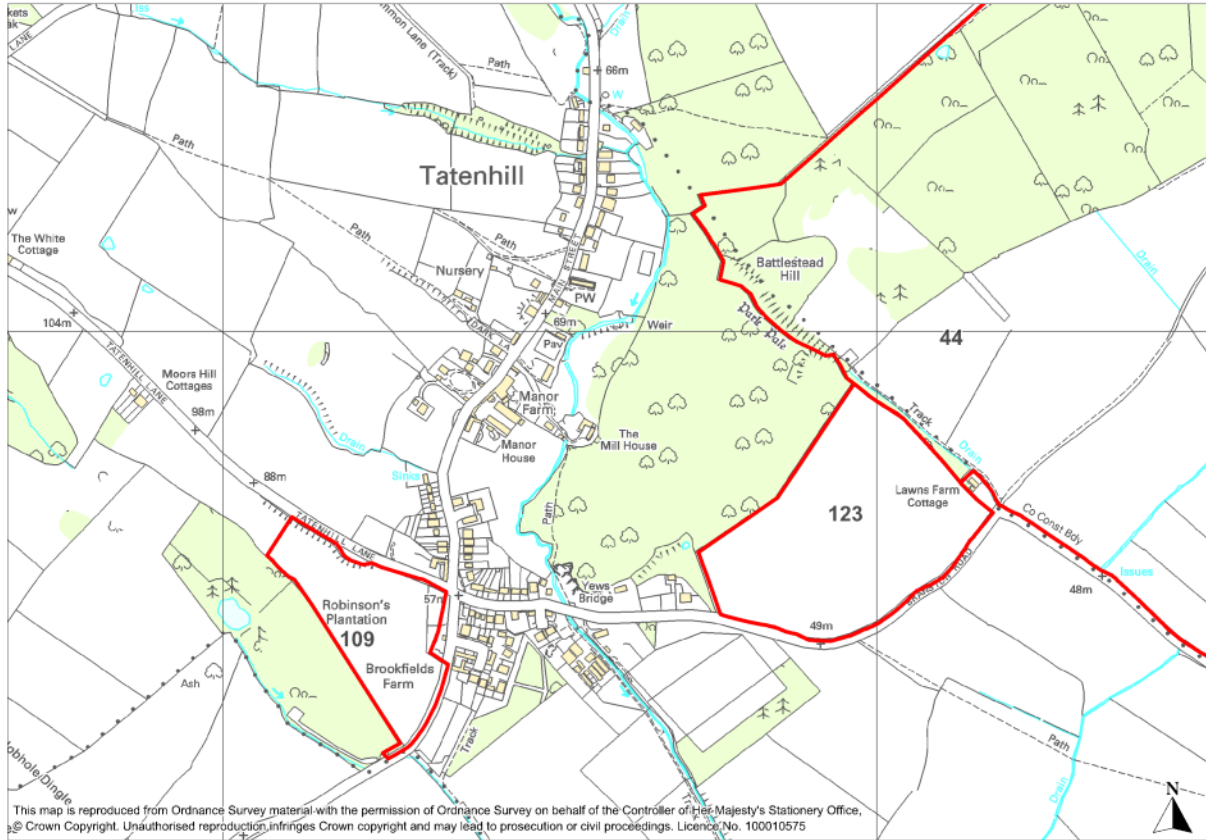
BRAMSHALL



Site Ref	Address	Area	Yield
174	Land at Bramshall, Uttoxeter	7.31	219

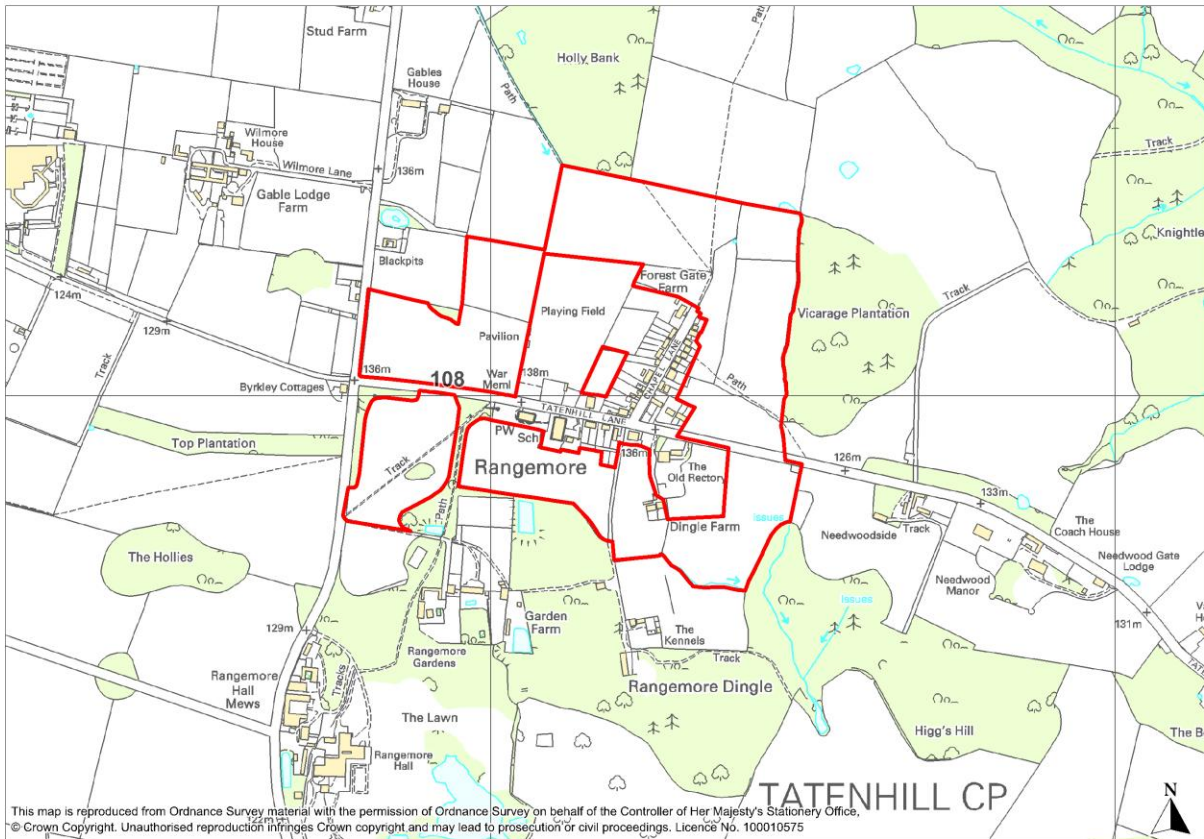
CATEGORY 3 VILLAGES

TATENHILL



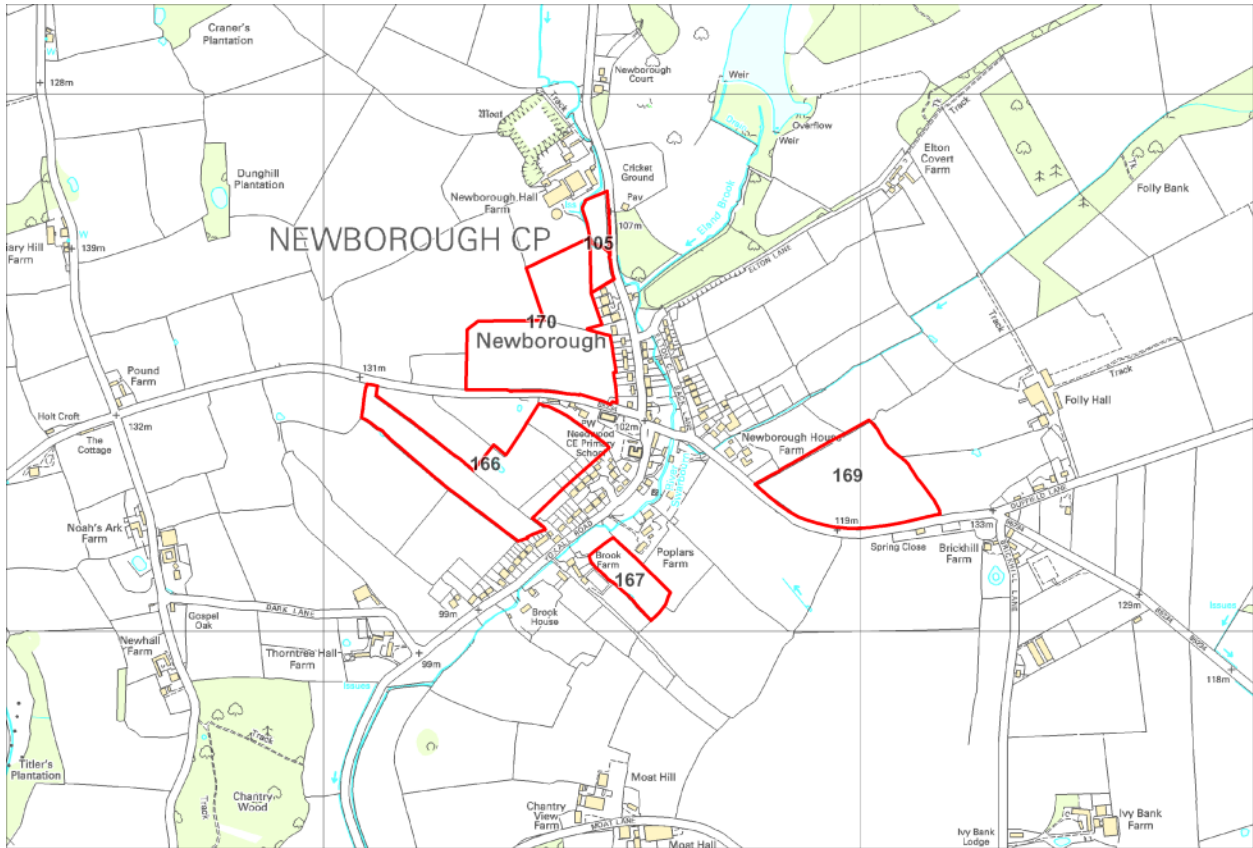
Site Ref	Address	Area	Yield
109	Land at Tatenhill	4.36	131
123	Land fronting Branston Road, Tatenhill	9.6	288

RANGEMORE



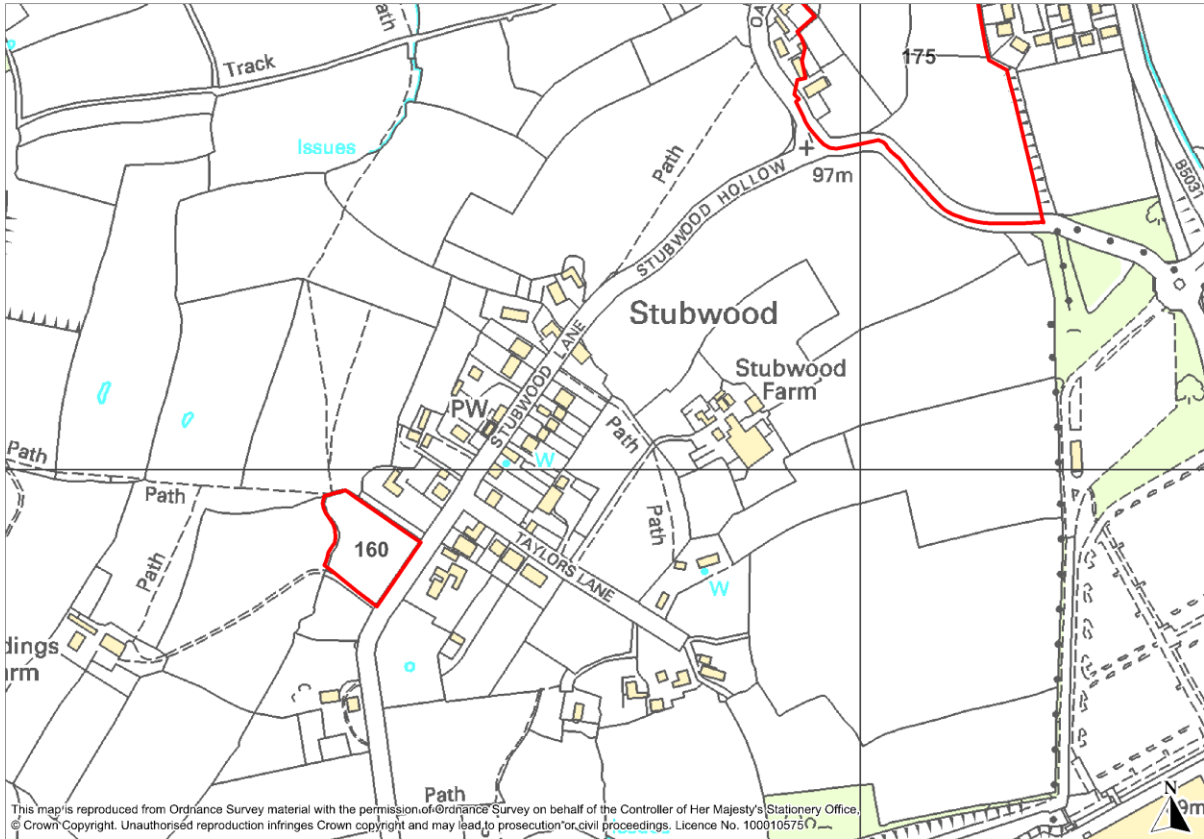
Site Ref	Address	Area	Yield
108	Land at Rangemore	23.92	718

NEWBOROUGH



Site Ref	Address	Area	Yield
105	Land at Hollybush Road, Newborough	0.68	20
166	Land between Church Lane and Yoxall Road, Newborough	4.69	141
167	Land at Yoxall Road, Newborough	0.98	29
169	Land East of Newborough	3.96	119
170	Land West of Newborough	5.27	158

STUBWOOD



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

CONCLUSION

The Council's SHLAA has identified a total of 133 sites within the Borough. All of these sites have a potential yield of over ten units. Whilst this document makes judgements about the suitability of sites, and their deliverability, these judgements in no way indicate that a site will actually come forwards for housing development, nor that it would receive planning permission should it be applied for. As such within the proformas (in Appendix E) the Council has included information about existing local plan policy. This however is additional information, and has not been used to assess whether or not a site is suitable.

Of the sites identified, the Council has identified 56 deliverable sites, that is sites which could (if planning permission were granted) come forwards for housing development and be delivered within the first five years of the plan period (2012-2016). On some of the larger sites however, delivery would take place over more than five years, these first five years of deliverable sites includes sites where there would be some units delivered within this period.

In addition, there are 38 developable sites, which are in a suitable location for development, there is a reasonable prospect that it will be available and it could be developed at a point in time. The sites included within this period are sites where there are less definite plans for delivery on a site, or where ownership issues or other factors will prevent sites being delivered earlier.

Of the sites within the SHLAA, 73% of them are on Greenfield land, and 27% are Brownfield sites. Although in relation to actual yield from deliverable and developable sites (within the first 15 years) the percentage of dwellings on Greenfield sites would be 82%.

The location of these sites can be seen on the map in Appendix D, which shows sites in relation to where they fall within the housing trajectory.

APPENDIX A – SHLAA TABLE

See separate file

APPENDIX B – OVERLAPPING SITES

SHLAA Reference	Site Address	Overlap?
186	Land South of Main Street Branston	Yes - site completely includes number 27
27	Hollyhock Lane	Yes - site completely included in site 186
40	Land Nth of Harehedge Lane, Burton	Yes - includes all of site number 41
41	Land Nth of Harehedge Lane, Burton	Yes - site completely included in site number 40
42	Land West of Uttoxeter (Parks Fm)	Yes - site includes all of site number 55
55	Land West of Uttoxeter (Parks Fm)	Yes - site completely included in 42
125	Land at Henhurst Hill, Burton upon Trent	Yes - site includes all of site 71, 80, and 65, and part of 79, and majority of site 45
45	Land South of Henhurst Hill/Forest Rd	Yes - majority of site is included within site 125
65	Land Rear of Forest Road (North) Burton	Yes - site is completely included within site 125
71	Land south of Henhurst Hill/Postern Rd	Yes - site is completely included in site 125
79	Henhurst Ridge, Burton upon Trent	Yes - part of site is included within site 125
80	Aviation Lane, Burton upon Trent	Yes - site is completely included in site 125
69	Land North of Beamhill Road, West of Tutbury Road, Burton	Yes - site includes all of site number 49 and 83
49	Land North of Beamhill Road, Burton	Yes - site completely included in 69
83	Land North of Beamhill Road, East of Longhedge Lane, Burton	Yes - site completely included in 69
68	Land South of Beamhill Road, Burton	Yes - site includes all of site number 61 and 117 and 78
61	Upper Outwoods Farm, Beamhill Rd, Anslow	Yes - Site is completely included in site 68. Site overlaps with number

SHLAA Reference	Site Address	Overlap?
		78
78	Kitling Greaves Lane, Burton upon Trent	Yes - site is included in site number 68. Site overlaps with 61.
117	Land at Outwoods Lane, Burton upon Trent	Yes - Site is completely included in site 68
107	Land North of Forest Road, South of Field Land and East of Outwoods Lane	Yes - site includes all of sites 70, 87, and 91
70	Land South of Field Lane	Yes - site is completely included in 107
87	Redhouse Farm, Burton upon Trent	Yes - site is completely included in 107
91	Land North of Forest Road, Burton upon Trent	Yes - site is completely included in 107
114	Land east of Hopley Road between Henhurst Hill and Anslow	Yes - site includes all of site 76
76	Hopley Road, Burton upon Trent	Yes - site is completely included within site 114
94	Shobnall Sports and Social Club, Burton	Yes - site overlaps with site 298
298	Land off Shobnall Road, Burton	Yes - site overlaps with site 94
97	Land south of Wood Lane, Uttoxeter	Yes - includes all of site number 100
100	Land East of Highwood Road, Uttoxeter	Yes - site completely included within number 97
170	Land West of Newborough	Yes - some overlap with site number 105
105	Land at Hollybush Road, Newborough	Yes - some overlap with site number 170
171	Land East of Draycott-in-the-Clay	Yes - includes all of site number 106
106	Land at Pipehays Lane, Draycott in the Clay	Yes - site completely included within number 171
116	Land at Ashbrook Lane, Abbots Bromley	Yes - site includes all of site 121
121	Land at Woodland Barn Nurseries, Abbots Bromley	Yes - site completely included in 116

APPENDIX C - EXCLUDED SITES

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

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

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
132	Phase II 30	28 Uxbridge Street, Burton	Yield below threshold
133	Phase II 33	Land to the rear and side of 99 Henhurst hill, Burton	Site unsuitable - physical problems would prevent development
134	Phase II 36	Primary Works, Thorney Lanes, Hoar Cross	Location unsuitable
135	Phase II 49	Rear of Sycamore Road, Mayfield	Yield below threshold
136	Phase II 67	Anson Court Car Park, Burton upon Trent	Yield below threshold
137	Phase II 69	Robins Cinema, George Street, Burton upon Trent	Yield below threshold
139	Phase II 106	Beamhill Garages, Burton	Yield below threshold
140	Phase II 111	Land at Riversfield Drive, Rocester	Yield below threshold
141	Phase II 113	Garage site, Main Street, Barton Under Needwood	Yield below threshold
142	Phase II 119	Land at New House, Main Street, Barton Under Needwood	Yield below threshold
143	Phase II 131	Site Adjacent to B5016, Woodhouses, Yoxall	Location unsuitable
144	Phase II 135	Land adjacent to Craythorne Road, nr Craythorne Farm, Rolleston on Dove	Yield below threshold
145		Land at Toby's Hill, Draycott in the Clay, Staffordshire	Location unsuitable
148		Land on Hopley Road, Anslow, Staffordshire	Yield below threshold
149		Land adjacent to 82 Hopley Road, Anslow, Burton upon Trent, Staffordshire	Yield below threshold
152		Needwood Sawmill, Draycott in the Clay, Staffordshire	Location unsuitable
153		New Lodge (Howitt House), Hanbury	Location unsuitable

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

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
192	PA/19479/016	Old Hall Farm and Old Hall Farm Cottage Dunstall Estate Dunstall	Location unsuitable
193	PA/28178/003	2 Lount Farm Cottages Lount Lane Anslow	Yield below threshold
194	PA/01156/035	91/93 (land rear of) Moor Street Burton upon Trent	Yield below threshold
195	PA/29062/001	181-182 Rosliston Road and 130-152 Cumberland Road Burton upon Trent	Built
196	PA/29092/002	Land at St Johns Square and Davies Drive, Uttoxeter	Built
197	PA/05416/010	Weaver Lodge Windsor Road Uttoxeter	Built
198	PA/25607/048	Dovefields Uttoxeter	Yield below threshold
199	PA/03035/008	Land at Henhurst Hill Garage Henhurst Hill Burton upon Trent	Yield below threshold
200	PA/03076/008	Land at rear of 8 to 36 Outwoods Street Burton upon Trent	Built
202	P/2005/00168	Former Duke Service Station, Corner of Moor Street and Cross Street	Yield below threshold
203	P/2005/00344	188 Henhurst Hill Burton Upon Trent	Yield below threshold
204	P/2005/00396	Land at the former Top Rank Club, Curzon Street	Yield below threshold
205	P/2005/00377	58 Heath Road, Burton Upon Trent	Yield below threshold
206	P/2005/00451	Land adjoining Barton Turns Marina, Off Station Road, Barton under Needwood	Location unsuitable
207	P/2005/00790	Old Telephone Exchange, Fyfield Road, Stapenhill	Yield below threshold
208	P/2005/00867	Mead Works, 137 Horninglow Street	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
209	P/2005/00845	Land adjacent 47 Scalpcliffe Road Burton upon Trent	Yield below threshold
210	P/2005/00649	West Street Carpets, Guild Street, Burton upon Trent	Yield below threshold
211	P/2005/01293	Former Burton Albion Football Club, Eton Park	Yield below threshold
212	P/2005/00809	Land at junction of Shobnall Street and Dallow Street, Burton upon Trent	Built
213	P/2005/01169	Tutbury Crystal Glass Ltd, Burton Street, Tutbury	Built
214	P/2005/00928	Burton Albion Football Club, Eton Park,	Built
215	PA/12817/009	Land off Wyggeston Street Junction/Carver Road Burton upon Trent	Built
216	P/2005/00450	Burton Box Company Ltd, Burton Road	Yield below threshold
217	P/2005/01031	The Dower House & Dove Clinic, Brook Side, Rolleston on Dove	Built
218	P/2005/00471	Metoxal UK Ltd, Bond End, Yoxall	Location unsuitable
219	P/2005/00562	Red Gables, Bents Lane, Church Leigh	Built
220	P/2005/00664	Green Acre, Belmot Road, Tutbury	Yield below threshold
221	P/2005/00773	50 Berry Hedge Lane, Winshill,	Yield below threshold
222	P/2005/00929	207 to 209 Station Street, Burton upon Trent	Yield below threshold
223	PA/08137/012	50 Monk Street Tutbury	Yield below threshold
224	P/2006/00645	Land at St John's Square, Uttoxeter	Built
225	P/2007/00128	Former Bend Oak House Site, Hawfield Lane, Winshill	Built
226	P/2006/01337	Goat Maltings, Anglesey Road,	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
227	P/2007/00620	Balance House Nursing Home, Balance Street	Yield below threshold
228	P/2006/01226	10 Birches Close, Stretton	Yield below threshold
229	P/2009/00055	1-3 Drovers Close, Uttoxeter	Yield below threshold
231	P/2007/01506	Land off Horninglow Road, Burton upon Trent	Duplicate Site
232	P/2007/01457	Land at Hornton Road, Burton upon Trent	Built
233	P/2006/01482	Riversfield Drive Estate, Rocester	Built
234	P/2007/01475	Birdsgrove House, Mayfield Road	Location unsuitable
235	P/2006/00965	Land off Town Meadows Way, Uttoxeter	Built
236	P/2006/01912	Site at 48, 49 and 50 Park Street, Burton	Yield below threshold
237	P/2007/00030	Land Adjacent Model Dairy Farm, Violet Way	Yield below threshold
238	P/2008/00179	Barleyfields Development, Horninglow Road North	Built
239	P/2006/01153	18 and 20 Marlpit Lane, Denstone, ST14 5HH	Yield below threshold
240	P/2007/00551	Junction of Evershed Way, Uxbridge Street, Alma Street, Burton	Yield below threshold
241	P/2008/00408	109 Alexandra Road, Winshill	Yield below threshold
242	P/2008/00762	Land at junction of Horninglow Street and Guild Street, Burton	Yield below threshold
243	P/2006/01572	Cattle Market, Smithfield Road, Uttoxeter	Built
244	PA/01723/035	Land fronting Evershed Way, Heritage Brewery, Goat Maltings Burton	Built
245	P/2007/00575	49, 50 51-52 Horninglow Road North, Burton	Yield below threshold
246	P/2007/01392	Former JB Kind Premises, Shobnall Street	Built

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
247	P/2009/00596	66 Stanton Road, Burton	Yield below threshold
248	P/2007/01344	Former Robins Cinema, Guild Street,	Yield below threshold
249	P/2008/00018	Wychnor Bridges Farm, Wychnor, Burton	Location unsuitable
250	P/2009/00457	Yoxall Lodge Barns, Scotch Hill Road, Newchurch	Yield below threshold
251	P/2009/00204	Heritage Brewery, Anglesey Road, Burton	Built
252	P/2007/01133	Barley Fields, Former BTR Silvertown Ltd, Horninglow Road	Built
253	P/2005/01434	The Boathouse Inn The Dingle, Stapenhill	Yield below threshold
254	P/2006/00943	The Old Chapel, Main Street, Branston	Yield below threshold
255	P/2006/00010	Grants Yard, Station Street, Burton	Yield below threshold
256	P/2006/00006	The Station Hotel, 39 Borough Road, Burton	Built
257	P/2006/00057	Yard at 39 Park Street, Burton	Yield below threshold
258	P/2006/00238	110 & 111 Woods Lane, Stapenhill, Burton	Built
259	P/2008/01537	Barton Marina, Barton under Needwood	Location unsuitable
260	CU/00447/004	Coach House Rear of Woodgate House Wood Lane Uttoxeter	Yield below threshold
261	CU/10637/012	Corner House Main Road Ellastone	Yield below threshold
262	CU/16253/042	The Old Post Office New Street Burton upon Trent	Yield below threshold
263	CU/06941/014	The Station Hotel 29 Borough Road Burton upon Trent	Built
264	CU/01416/022	Greensmiths Mill Newton Road Burton upon Trent	Built
265	P/2005/00225	Orchard Barn, School Lane, Rolleston	Yield below threshold

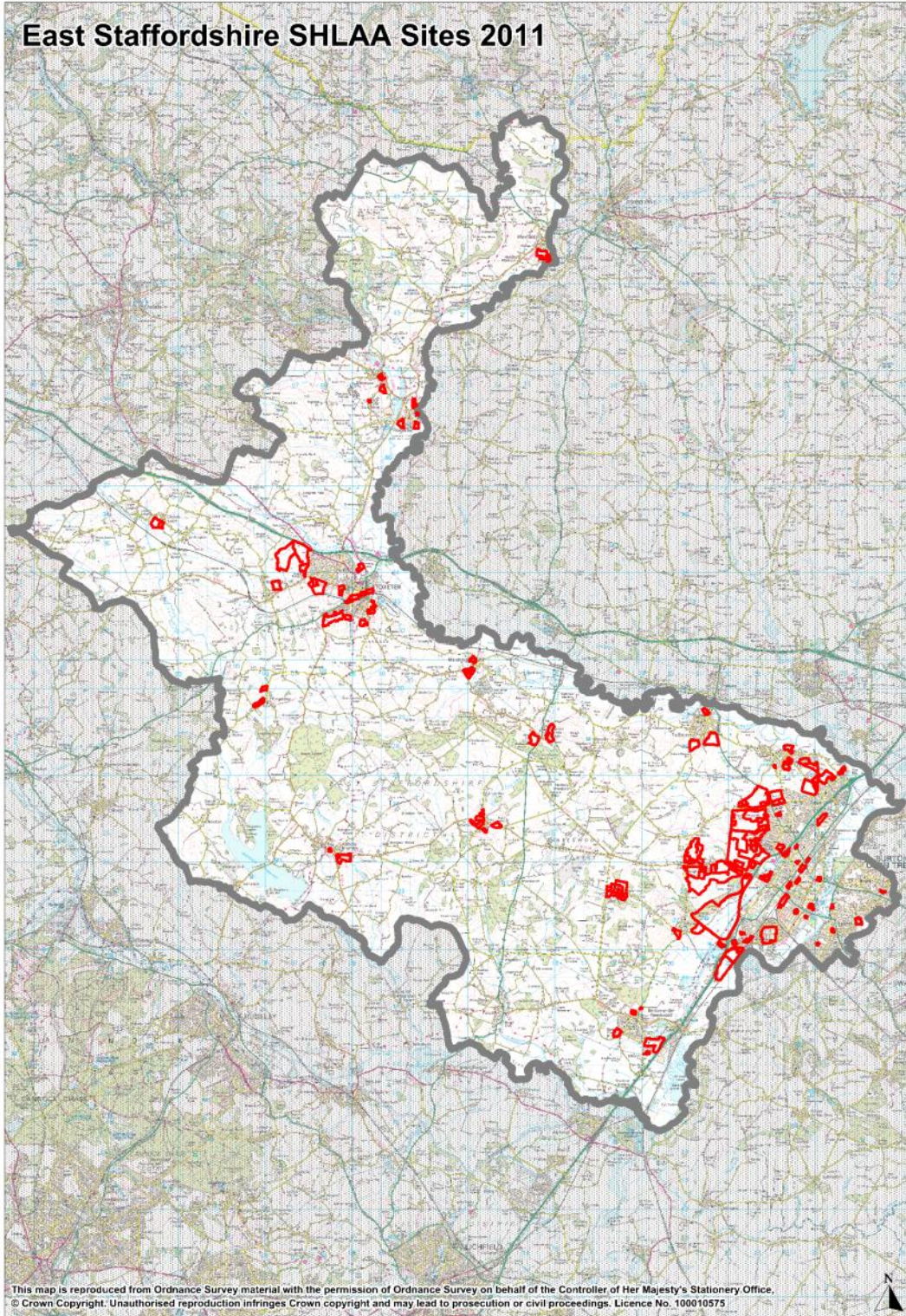
SHLAA Ref	Previous Reference	Address	Reason for Exclusion
266	P/2005/01137	Newbuildings Farm, Newton, Admaston	Location unsuitable
268	OU/29237/001	adj. 25 Byrds Lane Uttoxeter	Yield below threshold
269	OU/16416/011	Springlands Toothill Road Uttoxeter	Yield below threshold
270	OU/29076/001	6 The Green Barton under Needwood	Yield below threshold
271	OU/16777/004	Land rear of 3 -9 Oxford Street Burton upon Trent	Yield below threshold
272	OU/14850/006	Garden at 4 Ashbourne Road Uttoxeter	Yield below threshold
273	OU/06324/003	Thornton Precision Welding King Street Burton upon Trent	Yield below threshold
274	OU/03969/008	Land off Hunter Street Burton upon Trent	Yield below threshold
275	P/2005/00148	Land off James Brindley Way, Burton	Yield below threshold
276	P/2005/00158	Heathlands Grange, Short Street, Burton	Built
277	P/2005/00217	Land to the rear of, Briggs House Derby Street Burton	Duplicate Site
279	P/2005/00493	Land and Premises 61 to 73, Smithfield Road, Uttoxeter	Yield below threshold
280	P/2005/00871	Belvedere Road Burton upon Trent	Duplicate Site
281	P/2005/01070	Burton Beer Mats, Moor Street, Burton	Site to be retained for employment use
282	P/2005/00598	151A Princess Street, Burton	Yield below threshold
283	P/2005/00742	Old Shell Petrol Station, Forest Road, Burton	Yield below threshold
284	P/2005/01030	96A Sydney Street, Burton	Yield below threshold
285	P/2005/01144	Land at Derby Street Burton	Duplicate Site
286	P/2005/00764	Land adjacent 7 Stanton Road, Burton	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
287	P/2005/00768	land adjacent 95 /101 Main Street Branston	Yield below threshold
288	P/2006/00628	2 Brizlincote Lane and land at 98 Ashby Road, Burton	Built
289	P/2006/00598	Land off Shakespeare Road, Burton	Yield below threshold
290	P/2006/00662	61 - 62 Horninglow Road, Burton	Yield below threshold
291	P/2006/00253	Bartrams Joinery Edward Street Burton	Yield below threshold
292	P/2008/00898	Derby Street Auction Rooms, 138 Derby Street, Burton	Yield below threshold
293	P/2009/00483	Parkside , 73 Stone Road, Uttoxeter	Yield below threshold
294	P/2008/00005	27-28 Uxbridge Street Burton	Yield below threshold
295	P/2008/01156	Nelson Inn, Nelson Street, Burton	Yield below threshold
296	P/2007/01082	Woodside House, Church Road, Rolleston	Yield below threshold
297	P/2007/00288	60-62 Queen Street, Burton	Yield below threshold
299	P/2009/00498	Part of the Old Telephone Exchange, Fleet Street, Burton	Yield below threshold
300	P/2008/00326	Uttoxeter Highways Depot, Hockley Road, Old Knotty Way	Yield below threshold
301	P/2008/01420	Builders yard adjacent to 21 Hunter Street, Burton	Yield below threshold
302	P/2007/01059	Bamford Works, Pinfold Street, Uttoxeter	Duplicate Site
303	P/2006/00816	Adjacent 85 Eton Road and between 96 and 97 Sydney Street, Burton	Yield below threshold
304	P/2006/00862	Land adjacent 98 Ashby Road, Burton	Yield below threshold
305	P/2006/00003	Heathfield House, 26 New Road, Uttoxeter	Yield below threshold

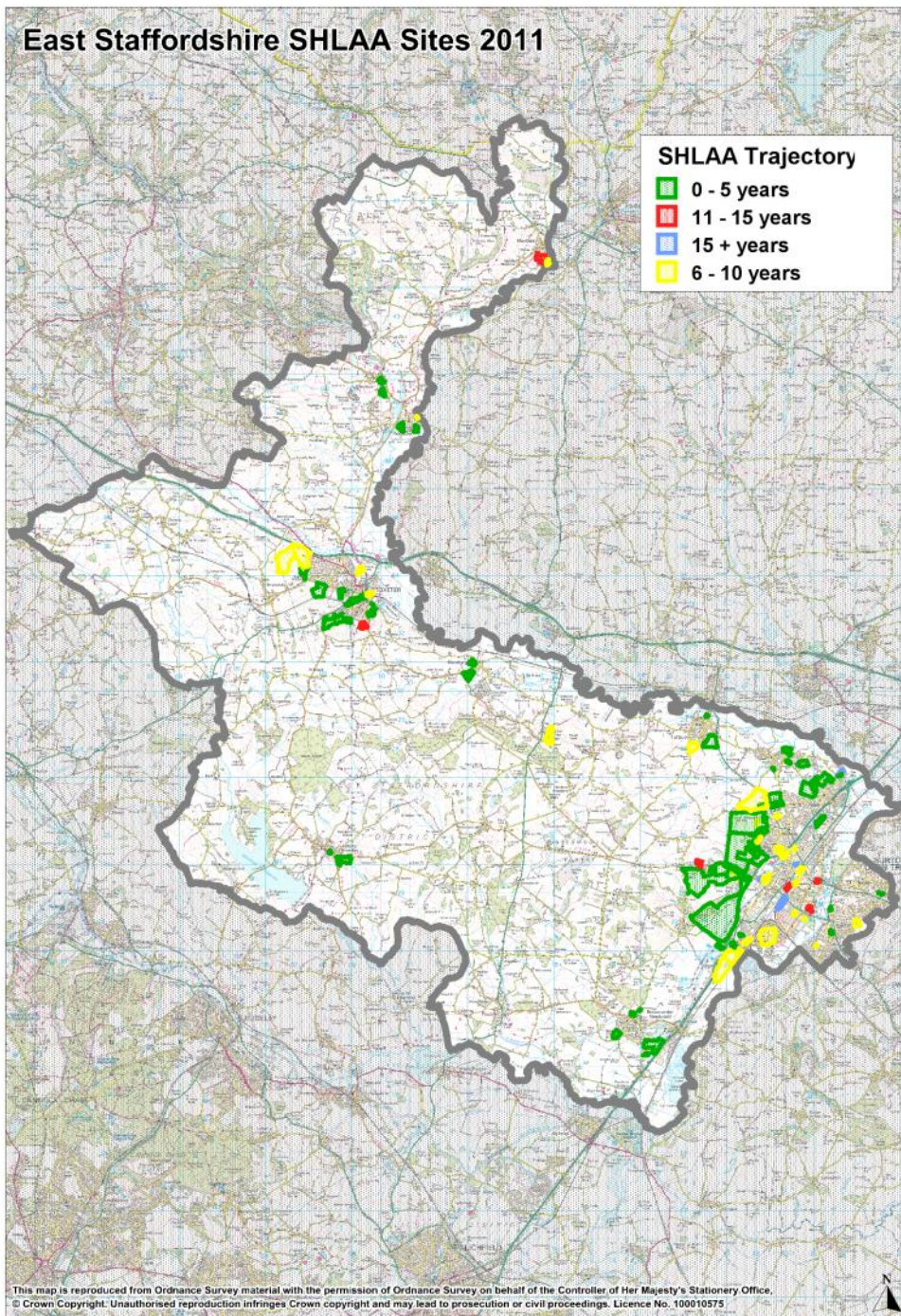
SHLAA Ref	Previous Reference	Address	Reason for Exclusion
306	P/2005/01643	Racecourse Access Wood Lane, Uttoxeter	Duplicate Site
307	P/2006/00118	W J Howard Transport Ltd Clays Lane, Branston	Duplicate Site
308	P/2006/00191	Land adjacent 56 Highwood Road, Uttoxeter	Yield below threshold
309	P/2009/00393	11 and 12 Tutbury Road, Burton	Yield below threshold
310	PC/19093/012	Tudor House Tutbury Road Needwood	Location unsuitable
311	PC/02963/008	Land at rear of 152 Bitham Lane Stretton	Yield below threshold
312	P/2007/00201	Land at Narrow Lane, Denstone	Built
313	RM/01013/010	Land off St Matthews Street Burton upon Trent	Built
314	RM/18847/016	Land off Cheadle Road Uttoxeter	Built
315	RM/01542/025	Marshment Garden Centre Forest Road Burton	Built
316	RM/00355/016	Cameron Way, Orchard Street Burton upon Trent	Built
317	P/2005/01034	Land adjacent Holly Road, Uttoxeter	Built
318	P/2008/00393	The Wharf, Park Street, Uttoxeter	Built
319	P/2007/01616	Land at junction of Horninglow Road and Dallow Street, Burton	Built
320	P/2008/00906	Land off Hornton Road, Burton upon Trent	Duplicate Site
321	P/2006/01216	Former Heathlands Grange, Short Street, Stapenhill	Duplicate Site
322	P/2006/00111	Land at Withington Green, Withington	Yield below threshold
323	Phase I 7	Horninglow Road North, Burton	Yield below threshold
324	Phase I 27	Scalpcliffe Road, Burton on Trent	Yield below threshold
325	Phase I 36	Stanton Road, Burton on Trent	Yield below threshold

SHLAA Ref	Previous Reference	Address	Reason for Exclusion
326	Phase I 40	Bridgford Avenue, Burton on Trent	Yield below threshold
327	Phase I 45	Rosliston Road, Burton on Trent	Yield below threshold
328	Phase I 48	Horninglow Street, Burton on Trent	Yield below threshold
329	Phase I 50	Guild Street, West Street Carpets, Burton on Trent	Yield below threshold
330	Phase I 55	Berryhedge Youth Centre, Burton on Trent	Yield below threshold
331	Phase II 48	Forest Road, Barton Gate	Yield below threshold
332	N/A	Radhurst Grange, 78 Main Street	Part of site is listed building - remainder yield below threshold
335	N/A	County Grounds, Aviation Lane, Burton Upon Trent	Yield below threshold
336	N/A	Land at Outwoods Lane, Burton Upon Trent	Duplicate Site
342	N/A	Land at and adjoining Hill Top Farm, Anslow	Location unsuitable

APPENDIX D – SHLAA MAP



APPENDIX E – SHLAA TRAJECTORY MAP



APPENDIX F – SITE PROFORMAS

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

Site Address		Ref	
Size		Yield	
Map/Pictures			
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Ordnance Survey (Basemap Licence). Licence Number: 100012271/1000</small>			
Summary			
Deliverable?		Developable?	
Suitable	Available	Achievable	Constraints
Can constraints be overcome? In what timeframe?			
What is the recommended mix of units? Type/tenure?			
When is the site likely to be developed?			
0-5 years	6 - 10 years	11-15 years	15+ years
What will the build rate be?			
Existing local planning policy			

Are there any national policy restrictions? <i>e.g national designations, conservation areas, listed building, environmental protection</i>
Are there any physical problems on site which would affect residential development? <i>e.g topography, contamination, pollution, access, infrastructure, rivers</i>
Would residential development have an impact on the surrounding area? <i>e.g. on neighbouring uses, landscape, character, conservation area, listed buildings etc</i>
What is the environment like around the site? <i>e.g would the surrounding area/uses have a detrimental impact on a residential environment</i>
Constraints - are there any issues that would prevent residential use?
Are there likely to be any impacts on the viability of development in relation to the following;
Market factors <i>Would development be viable? Would units sell? Is there sufficient market in this location, would type of unit be restricted?</i>
Cost factors <i>would there be any costs such as affordable housing, Section 106, normal or abnormal costs which would affect viability?</i>
Delivery factors <i>is delivery on site realistic? Would the development be phased? What would the build out rate be?</i>
Is the landowner of the site known?
Are there any existing leases/ownership issues/multiple land owners?
Is there intention to develop or sell the site?
When? 0-5 years 6-10 years 11-15 years 15+ years
Are there any planning applications relating to residential use on the site?
What for?
What is the current use of the site/ are there any existing buildings?
What was the previous use of the site
What uses surround the site, what is the character of the area?