

Site Address:	Land north of Harehedge Lane, Burton upon Trent (middle)	Site Ref:	40a
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Site Area (ha):	17.6	Potential Yield:	528	Related SHLAA Site Ref No's:	41,41a & 40
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Map/Pictures:

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Summary:	<i>Site is available and achievable, landowner is known and site is considered deliverable, no constraints to delivery. The site is allocated as a strategic site for housing in the emerging Local Plan.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	No	* are there any issues that would prevent residential use?			
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If yes what are they:

Can they be overcome?	N/A				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy:	<i>Greenfield site outside Burton development boundary contrary to NE1</i>				
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Are there any national policy restrictions?	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Possible access along site boundary. Relatively flat.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Potential 'infill' development. Residential properties surround the site		
What are the surrounding uses and character of the site?	Site lies on the northern outskirts of Burton, surrounded by residential properties to the south, east and west. Site is well related to the built up area.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient demand in area to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, likely development would be phased, two developers on site			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease believed to be 15 years
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/00591 - Planning permission for 24 dwellings - approved at appeal 13/03/2014 covering some of the original SHLAA site, shown as hatched in blue on the above map. P/2013/01406 - Outline application for 500 dwellings recieved 29/11/2013 but not determined yet so site still needs to be included in the 2014 SHLAA update.			
Additional Site Information:				
What is the current use of the site?	Cattle Farm			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural			

Site Address:	Land North of Harehedge Lane, Burton upon Trent (bottom)	Site Ref:	41a
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Site Area (ha):	4.78	Potential Yield:	143	Related SHLAA Site Ref No's:	40,40a & 41
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Map/Pictures:

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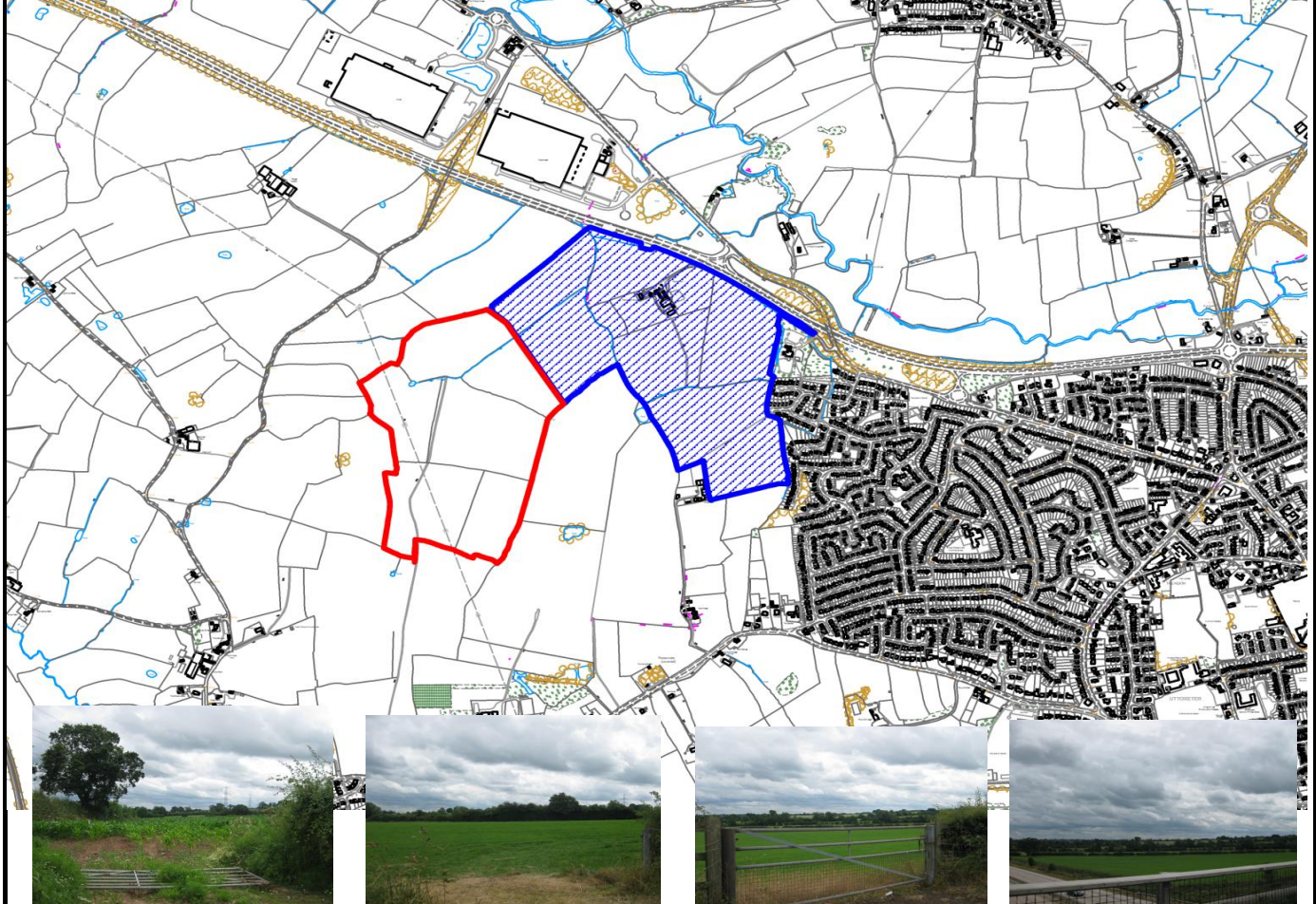
Summary:	<i>Site is suitable for residential development, and development would be viable. Site falls within site 40a. The site is allocated as a strategic site for housing in the emerging Local Plan.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
Existing local planning policy:	<i>Greenfield site outside Burton development boundary. Contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>A number of access points could be made along site boundaries. Relatively flat site. No obvious problems</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Potential 'infill' development. Residential properties surround the site		
What are the surrounding uses and character of the site?	Site lies on the northern outskirts of Burton, surrounded by residential properties to the south, east and west. Site is well related to the built up area.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Burton has sufficient housing market to consider development viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, single developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	15 year lease for agriculture
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/00591 - Planning permission for 24 dwellings - approved at appeal 13/03/2014 covering some of the original SHLAA site, shown as hatched in blue on the above map. P/2013/01406 - Outline application for 500 dwellings recieved 29/11/2013 but not determined yet so site still needs to be included in the 2014 SHLAA update.			
Additional Site Information:				
What is the current use of the site?	Cattle Farm			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural			

Site Address:	Land west of Uttoxeter and Parks Farm	Site Ref:	42a
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Site Area (ha):	28.19	Potential Yield:	846	Related SHLAA Site Ref No's:	42,48 & 55
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Map/Pictures:



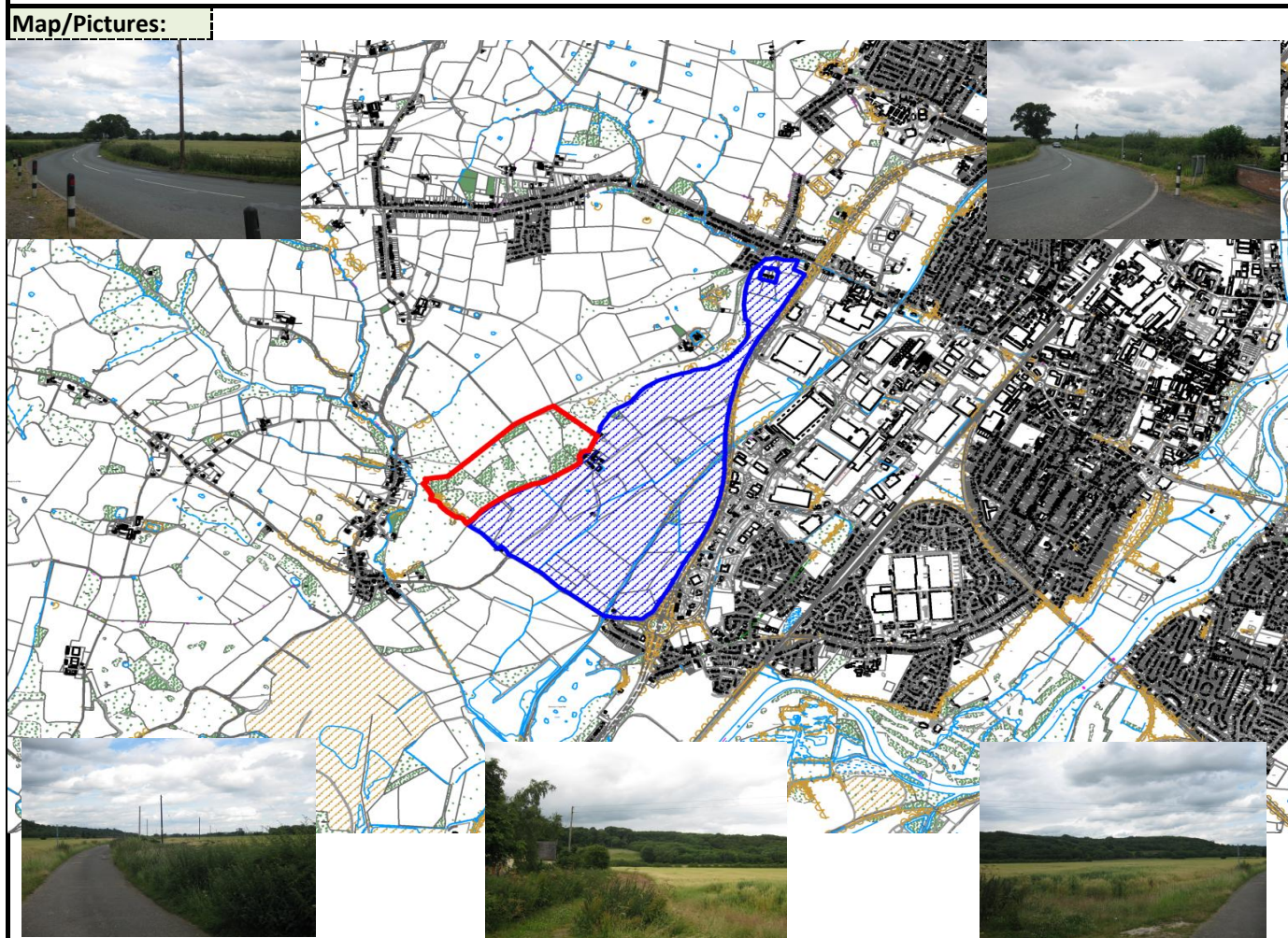
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Summary:	<i>Whilst the whole of the site is not suitable for residential development, the eastern site adjacent to the development boundary is allocated as a sustainable urban extension in the emerging Local Plan. The remainder of the site (outlined in red) is not suitable or deliverable in the plan period.</i>				
Deliverable?	No	Available?	No	Suitable?	No
Developable?	No	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>No existing access onto the site.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>No existing access onto the site</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Development would affect the landscape and character in the area.		
What are the surrounding uses and character of the site?	Residential to the east of the site, open countryside in all other directions. A50 to north of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient housing market to suggest development would be viable			
Cost Factors:	Major highway and infrastructure works in addition to the standard s106, affordable housing and education contributions. Unlikely to impact upon viability.			
Delivery Factors:	Yes, likely to be more than one developer on site due to the size.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 10 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/00882 - Approved Outline Application for a mixed use site including 700 dwellings (subject to S106 agreement) to develop a large proportion of the original SHLAA site (42), shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	Land to the west of Burton (Lawns Farm)	Site Ref:	44a
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Site Area (ha):	30.4	Potential Yield:	912	Related SHLAA Site Ref No's:	44
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Summary: *Whilst the whole of the site is not suitable for residential development, the area outlined in blue is allocated as a suitable urban extension in the emerging Local Plan. The remainder of the site (outlined in red) is not suitable or deliverable in the plan period.*

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

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

If yes what are they: *Landscape features and the topography of the remaining section of the site.*

Can they be overcome? *Unknown*

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>11 - 15 years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy: *Greenfield site outside the Burton upon Trent development boundary contrary to NE1*

Are there any national policy restrictions? *Site contains two sites of Biological interest - Battlestead Hill and Branston Lock. Significant area of National Forest plantation.*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Topography*
Topography constraints - Battlestead Hill

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
		Would have an impact - therefore would need to be sensitively designed to minimise impact on surrounding countryside and National Forest.		
What are the surrounding uses and character of the site?	Open countryside, with Burton lying to the east of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	As a greenfield site there is great demand for development in this location.			
Cost Factors:	Standard S106 and affordable housing contributions			
Delivery Factors:	Two developers on site at one time.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2014/00591 - Approved application (subject to S106 agreement) to develop a large proportion of the original SHLAA site (44), shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Agricultural land			

Site Address:	Land at Efflinch Lane, Barton under Needwood	Site Ref:	59a
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Site Area (ha):	3.56	Potential Yield:	107	Related SHLAA Site Ref No's:	59
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Map/Pictures:

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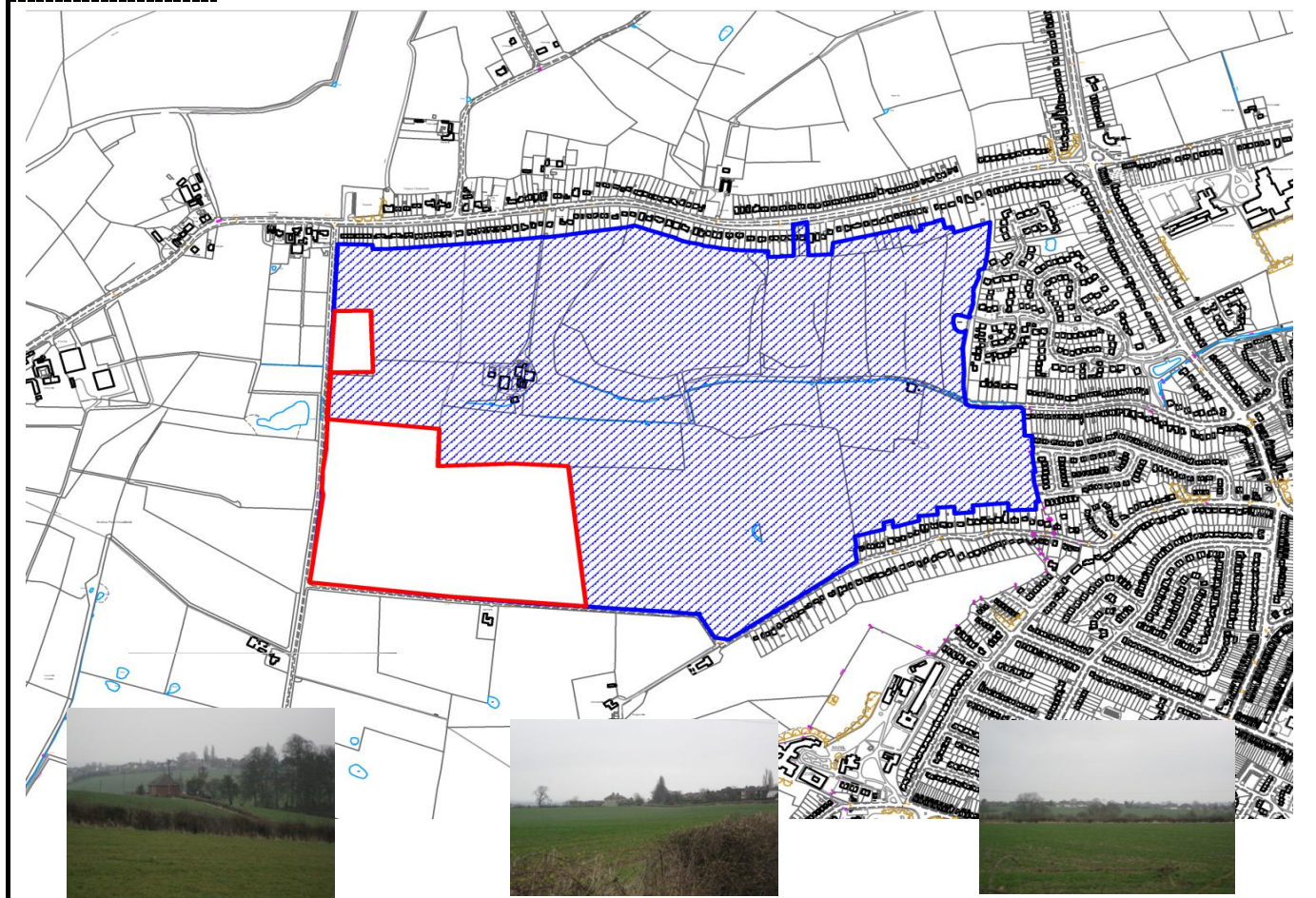
Summary:	<i>Suitable site for development as it sits between two blocks of existing and permitted residential developments - A recent outline application for the majority of the site was granted permission in 2013 (outlined in blue).</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access from Efflinch lane and Mill lane. Site is close to potential contamination sources.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	Clear defined boundaries with roads and residential development along south of the site boundary. Canal and A38 to the east. Education/recreation in close proximity of the site.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Area of strong residential demand, therefore development would be viable.		
Cost Factors:	Potential remediation works		
Delivery Factors:	Single developer		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes Multiple Owners
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	All landowners are working together to bring the site forward.		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	P/2011/01359/CLF/PO - Approved outline application to develop (130 dwellings) a large proportion of the original SHLAA site (59), shown as hatched in blue on the above map.		
Additional Site Information:			
What is the current use of the site?	Agricultural land with mature hedgerows		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural Land		

Site Address:	Land south of Beamhill Road, East of Outwoods, Burton	Site Ref:	68a
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Site Area (ha):	12.6	Potential Yield:	378	Related SHLAA Site Ref No's:	68,78 & 117
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Map/Pictures:



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Summary:	<i>Site is only in a suitable location for residential development if the adjacent permitted development comes forward. The site in isolation is not considered developable .</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	Topography				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	0-5 years	What would the build rate be?	50 dwellings per year
Existing local planning policy:	NE1: Development outside of development boundaries				
Are there any national policy restrictions?	Part of site is a site of Biological Importance & within the National Forest				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination Potential Contamination and a number of access points along the site boundary.		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Residential to the north and east of site and countryside to the west and south.</i>
What are the surrounding uses and character of the site?	<i>Residential and Open Countryside</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Market in this location could support new housing development to ensure development would be viable.</i>	
Cost Factors:	<i>Infrastructure and AH/S106 contributions, although these would not effect viability</i>	
Delivery Factors:	<i>Yes, possibly two developers on site.</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? No
Do they intend to develop or sell the site?	<i>Develop</i>	When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:	<i>Site proposed by owner, immediately available</i>	
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	<i>P/2013/00429 - Approved application to develop the majority of the original SHLAA site, shown as hatched in blue on the above map.</i>	
Additional Site Information:		
What is the current use of the site?	<i>Agricultural Land</i>	
Are there any existing buildings on the site?	<i>No</i>	
What was the previous use of the site?	<i>Agricultural Land</i>	

Site Address:	Redhouse Farm, Burton upon Trent	Site Ref:	87a
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Site Area (ha):	9.2	Potential Yield:	276	Related SHLAA Site Ref No's:	87, 107 & 107a
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Map/Pictures:

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Summary:	<i>Part of the site is considered to be suitable and achievable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes	Suitable?	Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
		<i>Access from Lower Outwoods Rd and Reservoir Rd. Significant proportion of site sloping.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Some impact in terms of loss of landscape character in the area	
What are the surrounding uses and character of the site?	Residential and hospital to the north east. Unlikely (other than traffic from the hospital) to have an impact on residential use.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market in area to ensure development would be viable			
Cost Factors:	Infrastructure provision within the wider area, plus standard AH and S106 contributions			
Delivery Factors:	Yes, development would be part of more comprehensive development as part of site 107			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Site in active use
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	Owner expressed interest to vacate the site			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2012/01215 - Approved application to develop some of the original SHLAA site, shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Unknown			

Site Address:	Shobnall Sports and Social Club, Burton upon Trent	Site Ref:	94a
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Site Area (ha):	3.46	Potential Yield:	104	Related SHLAA Site Ref No's:	94
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Map/Pictures:

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Summary: *Site is suitable for residential development, and there is suitable access. Sufficient demand to ensure development is achievable and therefore developable. Development would lead to the loss of existing sports facilities but it could enable investment to relocate and improve the provision.*

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

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

If yes what are they:

Can they be overcome? N/A

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

Are there any national policy restrictions? *Site is adjacent to Site of Biological Importance - Branston Lock, Trent and Mersey Canal. Trent & Mersey Canal Conservation Areas adjacent to site.*

Are there any physical problems on site which would affect residential development? Yes
If yes, what: *Flood Risk*
Majority of site is within flood zones 2 and 3.

Would residential development have an impact on the surrounding area?	No	If yes, what:	None	
			Loss of sports facilities, although these would be relocated	
What are the surrounding uses and character of the site?	Residential area, next to Canal and Leisure centre, with residential on other side of canal. New development to the south of this site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development on site would be viable			
Cost Factors:	No costs perceived			
Delivery Factors:	Yes			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site submitted on behalf of the owner. Owner will relocate.			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	OU/03624/069/JPM/ & P/2012/00029/JPM/PO - Outline application Approved to develop some of the original SHLAA site, shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Sports/social club - tennis courts are disused and one bowling green/hockey football pitches in use. Motorbike driver training also on the site			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	Land North of Forest Road, South of Field Lane & East of Outwoods Lane, Burton	Site Ref:	107a
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Site Area (ha):	56.8	Potential Yield:	1704	Related SHLAA Site Ref No's:	107, 87 & 87a
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Map/Pictures:

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Summary:	<i>Site is available, but only part of the site is considered suitable for residential development and therefore deliverable.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Infrastructure</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>Within the National Forest and adjacent to a site of Biological Importance - Shobnall Brook</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
		<i>Some potential contaminations sources on site. A number of access points onto the site</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Site overlooks much of Burton. Development would have impact on character of area and would involve the loss of countryside	
What are the surrounding uses and character of the site?	Open Countryside to the west, residential to the east.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Development at the right scale would be viable, however the yield would increase with greater investment in infrastructure			
Cost Factors:	Infrastructure			
Delivery Factors:	Yes, development would be phased			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	Consortium proposing development			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2012/01215 - Approved application to develop some of the original SHLAA site, shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Agricultural land and reservoirs			
Are there any existing buildings on the site?	Related buildings			
What was the previous use of the site?	As above			

Site Address:	The Beeches and land adjoining Millholme, Rocester	Site Ref:	110a
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Site Area (ha):	2.39	Potential Yield:	72	Related SHLAA Site Ref No's:	110
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Map/Pictures:

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Summary:	<i>Site is suitable, with no significant constraints to development, site is available and achievable therefore considered deliverable.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

Constraints?*	Yes	* are there any issues that would prevent residential use?			
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If yes what are they:	Access				
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Can they be overcome?	Yes				
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If planning permission were to be granted.....

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy:	<i>Greenfield site on edge of Rocester development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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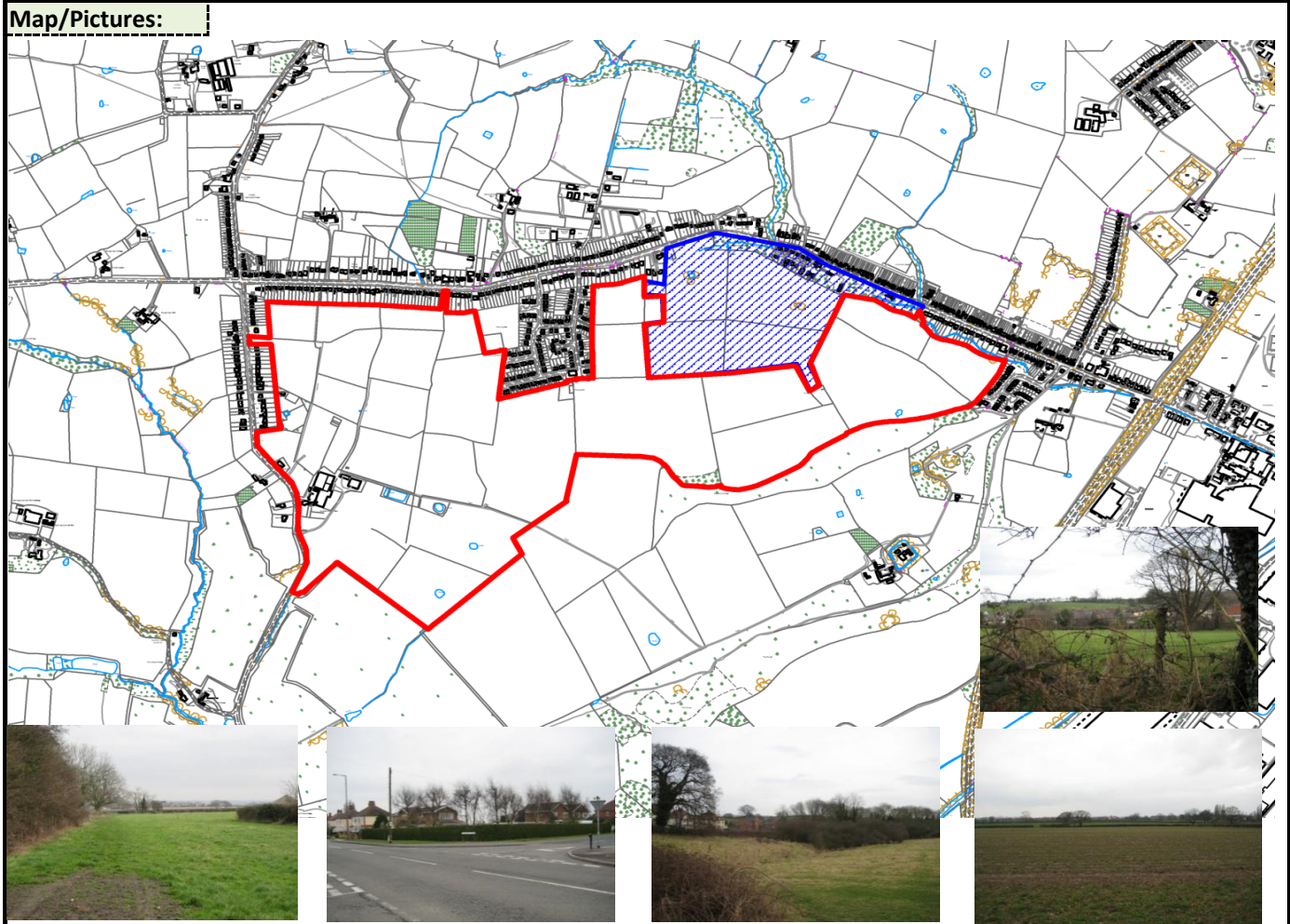
Are there any national policy restrictions?	None				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access and Contamination</i>		
			<i>Access points along site. Potential risk of contamination.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Site is not visible from the road nor from most of the surrounding area, therefore little impact on the surrounding area.</i>
What are the surrounding uses and character of the site?	<i>The site is on the edge of the village, with residential to the west and countryside to the east, main part of the village to the north. In close proximity to JCB factory and academy.</i>	
Are there likely to be any impacts on the viability of development in relation to the following:		
Market Factors:	<i>Sufficient market and good location therefore development is likely to be viable</i>	
Cost Factors:	<i>Cost of obtaining access, although unlikely to affect viability</i>	
Delivery Factors:	<i>Yes, single developer</i>	
Landowner Information:		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? Yes <i>Two land owners, site proposed by both.</i>
Do they intend to develop or sell the site?	<i>Sell</i>	
Comments:		When are they looking to develop/sell the site? <i>0-5 years</i>
Planning Application History:		
Are there any planning applications relating to residential use on the site?	Yes	
If yes, give details:	<i>P/2011/01295/JPM - planning permission for the erection of 4 dwellings on part of the of the original SHLAA site, shown as hatched in blue on the above map.</i>	
Additional Site Information:		
What is the current use of the site?	<i>Residential property and garden. Remainder is open land</i>	
Are there any existing buildings on the site?	<i>Yes, residential property</i>	
What was the previous use of the site?	<i>Unknown</i>	

Site Address:	Land at Henhurst Hill, Burton upon Trent	Site Ref:	125a
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Site Area (ha):	90.9	Potential Yield:	2727	Related SHLAA Site Ref No's:	45,65,71,79, 80,125 & 368
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Summary:	<i>Part of the site is suitable for development, although will require significant infrastructure investment. Site is available and achievable.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>
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Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
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Are there any national policy restrictions?	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Contamination</i>		
			<i>Potential risk of contamination on some parts of the site. Access from Forest Road, Henhurst Hill and Postern Road. There is a brook along the edge of the site.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Development on this scale would lead to loss of landscape character	
What are the surrounding uses and character of the site?	Site is predominantly surrounded by open countryside with residential properties to the north and along part of the western boundary of the site. Site lies on the western fringes of Burton along Henhurst Hill.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development would be viable			
Cost Factors:	Infrastructure and normal AH and S106 costs			
Delivery Factors:	Yes, likely to be phased and involve two or more developers			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	7 land owners
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	P/2012/01359 - Approved outline application (approved at appeal 12/02/2014) to develop some of the original SHLAA site, shown as hatched in blue on the above map.			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	Land North of Stretton, Burton	Site Ref:	178a
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Site Area (ha):	28.5	Potential Yield:	855	Related SHLAA Site Ref No's:	178
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Map/Pictures:

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Summary:	<i>Site comprises of three fields north of Stretton and is unsuitable due to the scale of the site.</i>				
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Deliverable?	Yes	Available?	Yes	Suitable?	No
Developable?	Yes	Achievable?	Yes		

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>40 dwellings per year</i>
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Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
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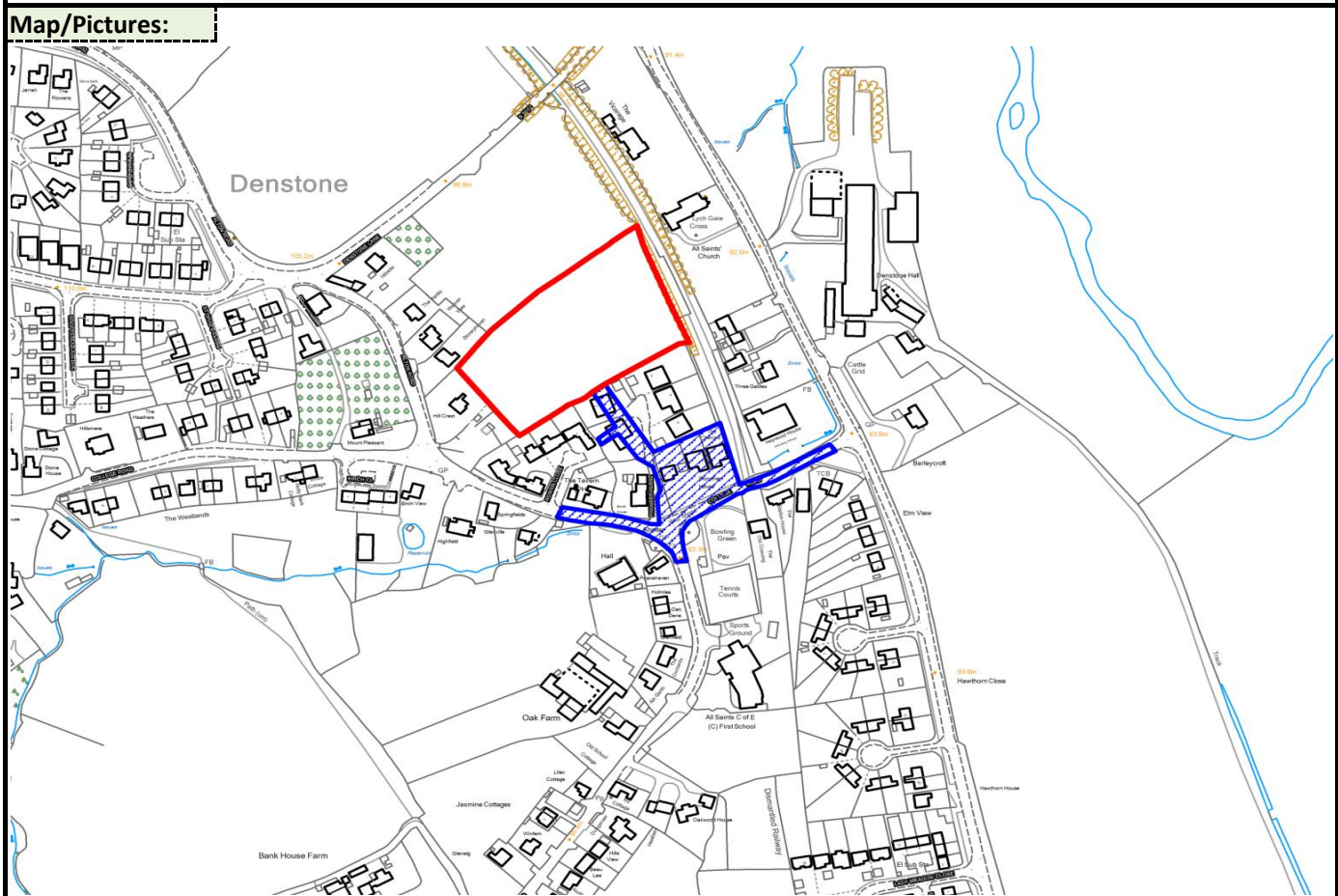
Are there any national policy restrictions?	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Access from Craythorne Road and Guinevere Avenue</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
		Development of this scale would have an impact on the character of the area.		
What are the surrounding uses and character of the site?	Craythorne Road runs through the three areas making up this site. Housing to the south, vacant Golf course to the north west. Open countryside beyond.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market interest in the site to ensure development is viable			
Cost Factors:	Standard S106 and affordable housing contributions.			
Delivery Factors:	Phasing may be required due to the scale of the site.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	Site promoted in behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	<p>P/2012/01215 - Approved application to develop some of the original SHLAA site, shown as hatched in blue on the above map.</p> <p>P/2014/00818 - Outline application to develop the western field with upto 425 dwellings - Registered 25/06/2014- yet to be determined.</p>			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	As above			

Site Address:	Land to the rear of Brook House, Denstone	Site Ref:	267a
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Site Area (ha):	1.4	Potential Yield:	42	Related SHLAA Site Ref No's:	267
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Summary:	<i>Site is suitable, and subject of recent planning application, therefore is deliverable</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>No access onto the remainder of the original site (267)</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Market housing</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>20 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site within Denstone development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape.</i>				
Are there any national policy restrictions?	None				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>Access onto site could be problematic, would need to be through other land or other relatively new developments adjoining the site.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Further residential in the area would have limited impact on village as a whole.	
What are the surrounding uses and character of the site?	Agricultural land with a small amount of residential dwellings surrounding the South and west of the site. Former railway line (now disused) to the east.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Desirable location with sufficient demand to ensure development would be viable			
Cost Factors:	Achieving access by purchasing land could be expensive.			
Delivery Factors:	If achievable would be straight forward delivery.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	PA/26916/005- Approved application to develop some of the original SHLAA site, shown as hatched in blue on the above map. Two other outline applications to develop the original site as a whole (i.e.: 276) were refused in 2003 & 2004.			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural land			

Site Address:	Burton Hospital - Outwoods Site	Site Ref:	382
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Site Area (ha):	3.8	Potential Yield:	114	Related SHLAA Site Ref No's:	62
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Map/Pictures:

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Summary: *This enlarged hospital site is predominantly within the settlement boundary. Part of the western most building is outside the settlement boundary but the topography of the site is such that this area could be easily included in a redevelopment of the hospital site.*

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

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

If yes what are they: *Relocation of existing medical uses*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of market & affordable</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>40 dwellings per year</i>
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Existing local planning policy: *Brownfield site within Burton settlement boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape*

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

Are there any physical problems on site which would affect residential development? No **If yes, what:** *The site is sloped but is currently developed, therefore no issues are anticipated.*

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

Site Address:	Coors Offices, High Street, Burton	Site Ref:	383
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Site Area (ha):	2.9	Potential Yield:	87	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>The site is brownfield, within the settlement boundary and could offer a significant contribution to the residential housing stock as part of a mixed use scheme. The site could provide higher density development than the number identified. The site is allocated for housing in the emerging Local Plan.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Listed buildings and the relocation of the current office uses.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>40 dwellings per year</i>
Existing local planning policy:	<i>Brownfield site within Burton settlement boundary. Town centre uses appropriate including residential.</i>				
Are there any national policy restrictions?	<i>Listed buildings make up part of the site. Within Conservation Area and National Forest.</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>Not expected to be any contamination issues on site.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
		Whilst there is limited residential in this location, residential would benefit this area creating a wider mix of uses.		
What are the surrounding uses and character of the site?	The area is mixed Leisure, retail, commercial and office uses. The surrounding uses would not have a detrimental impact on a residential environment.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Previous residential development in the town has been attractive and sold quickly. Demolition and relocation costs will dictate whether this site will come forward.			
Cost Factors:	Reliant on the relocation of current occupant for the site to come forward. Most cost would be associated with listed building development and expected section 106/CIL payments			
Delivery Factors:	The site is a good opportunity site within the town centre and residential development as part of a wider mix would be attractive in this location. Site would not need to be phased.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single owner
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	To develop site for housing			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Office buildings			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	As above			

Site Address:	Land South of Uttoxeter Rd, Abbots Bromley	Site Ref:	384
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Site Area (ha):	4.6	Potential Yield:	138	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site is currently outside the settlement boundary. However some development might be appropriate adjacent to the highway but the larger second field to the south is not considered a suitable location as it extends the built area too far into the open countryside. The smaller field adjacent to Uttoxeter Rd is 0.82ha and could yield 24 units.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	No	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Biodiversity site and brook would restrict development. Topography issues within the larger section of the site.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>40 dwellings per year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>Conservation Area</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Other, Please specify...</i>		
		<i>Established woodland and brook to the rear of the smaller field. There is a public footpath that runs across the larger field. Telegraph poles on site.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what: <i>Development into the open countryside would significantly increase the size of Abbots Bromley.</i>	Other, Please specify...	
What are the surrounding uses and character of the site?	<i>Rural in character and bounded by some residential on the eastern side. Development of whole site would be detrimental to the character of the area.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Good market for residential. Sought after location.</i>			
Cost Factors:	<i>Usual S106 contributions required including affordable housing.</i>			
Delivery Factors:	<i>Site could be delivered. Not big enough to require phasing</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	<i>Yes, if land required for development.</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Agricultural</i>			
Are there any existing buildings on the site?	<i>No</i>			
What was the previous use of the site?	<i>Agricultural</i>			

Site Address:	Land North of High Street, Abbots Bromley	Site Ref:	385
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Site Area (ha):	1.7	Potential Yield:	51	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Site within settlement boundary and potentially available. Site access would need to be via the drive to the rear of the school and St Anne's croft.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Currently no suitable access, without first establishing a workable site this site could not come forward.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Located within the settlement boundary.</i>				
Are there any national policy restrictions?	<i>Part of the Abbots Bromley Conservation Area. Listed buildings in close proximity to site</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
		<i>Access poor at present and may need agreement with other landowners to improve.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Conservation Area Yes, development of the site could potentially harm the character and setting of the conservation area.	
What are the surrounding uses and character of the site?	Schools on both east and west of proposed site. Residential to north and south. Recent new development adjoins the west of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	If access is addressed, the site could be viable. Sought after location.			
Cost Factors:	Usual section 106 contributions including affordable housing and open space. Access expected to be a cost factor.			
Delivery Factors:	Delivery of the site tied to access. If resolved, site could be delivered. Site likely to come forward as one phase.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural/Grazing Land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural/Grazing Land			

Site Address:	Brookhouse Hotel, Rolleston on Dove	Site Ref:	386
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Site Area (ha):	0.46	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Good opportunity brownfield site within Rolleston on Dove, should current use cease.</i>				
Deliverable?	Yes	Available?	No	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Setting of the listed building would be a major constraint on the new build.</i>				
Can they be overcome?	Yes				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Conversion and detached dwellings</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>BE1 and H6 design</i>				
Are there any national policy restrictions?	<i>Within Conservation Area Listed Building.</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk Potential flood risk area. Advice required for new build from Environment Agency</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Listed Building</i>	
			<i>Potentially. New build could have a detrimental impact on the character and setting of the listed building.</i>	
What are the surrounding uses and character of the site?	<i>Some residential to east and west, agricultural land to north and main village to the south. Overall rural in character.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Very desirable location. Dwellings likely to sell. Dwellings may be restricted to type of unit that will be acceptable in a historic setting and do not affect the character of the CA/listed building</i>			
Cost Factors:	<i>To deal with the historic setting some abnormal costs are likely. Viability and size of the site likely to preclude affordable housing or listed building costs.</i>			
Delivery Factors:	<i>Should the hotel cease to trade, this site has potential to become a residential location. Site not big enough for phasing to be required though separate elements may be necessary to fund development.</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Hotel</i>			
Are there any existing buildings on the site?	<i>Outbuilding associated with the Hotel</i>			
What was the previous use of the site?	<i>Single residential property and outbuilding</i>			

Site Address:	All Saint's Church, Main Road, Denstone	Site Ref:	387
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Site Area (ha):	0.45	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *The submitted site was made up of a larger site which contained The Church of All Saints along with the Vicarage and a detached coach house. These properties are to be sub-divided to separate the vicarage and detached coach house from the church by legal transfer. The proposal is for the site to be sub-divided with a post and rail fence leaving an area of around 0.45 ha (shown above). Only suitable for sub-division of the Vicarage building and conversion of the coach house.*

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

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

If yes what are they: *Listed Buildings.*

Can they be overcome? *Unknown*

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *NE1: Development outside of development boundaries*

Are there any national policy restrictions? *Listed Building*

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Other, Please specify... The site is flat and there are few constraints other than the listed buildings. The site is also adjacent to the disused railway line. Close proximity to a site of biological interest (Churnet Valley Railway).*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Listed Building</i>	
			<i>Development would need to respect the listed buildings on the site.</i>	
What are the surrounding uses and character of the site?	<i>Rural in character. Open countryside to east, west and north. Close proximity to the village centre and the Denstone Farm shop complex.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Denstone is a sought after location and there is a high demand for housing in this area.</i>			
Cost Factors:	<i>Costs in relation to the Listed buildings.</i>			
Delivery Factors:	<i>Site realistic in principle, depending on costs in relation to the development of Listed buildings.</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	<i>Develop</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:	<i>Vicarage is currently vacant.</i>			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Vicarage and coach house</i>			
Are there any existing buildings on the site?	<i>yes</i>			
What was the previous use of the site?	<i>As above</i>			

Site Address:	Land at Browns Lane, Yoxall	Site Ref:	388
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Site Area (ha):	0.86	Potential Yield:	26	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>This flat greenfield site on the eastern edge of Yoxall is outside the settlement boundary and surrounded on three sides by agricultural land. it is therefore not part of the main village. Access is very poor and therefore not considered deliverable or suitable.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access is poor and in the Conservation Area , also adjacent Listed buildings.</i>				
Can they be overcome?	<i>Unknown</i>				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed over two years</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>Partially inside Conservation Area. Listed buildings adjacent to site.</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Access</i>		
			<i>Poor access to the site via an unadopted road.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what: <i>Possible impact on the setting of adjacent listed buildings and conservation area.</i>	Other, Please specify...	
What are the surrounding uses and character of the site?	<i>Edge of village location with no impact on possible residential development.</i>			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	<i>Attractive location and demand for property in the village.</i>			
Cost Factors:	<i>Usual section 106 contributions including affordable housing and open space. Access expected to be a cost factor.</i>			
Delivery Factors:	<i>Access is the single biggest issue. If resolved, delivery could be realistic. Single phase of development expected.</i>			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	<i>Paddock</i>			
Are there any existing buildings on the site?	<i>Unknown</i>			
What was the previous use of the site?	<i>Paddock/Agricultural</i>			

Site Address:	Burton Rugby Club and Peel Croft, Lichfield Street, Burton upon Trent	Site Ref:	389
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Site Area (ha):	1.56	Potential Yield:	47	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

The map shows a central plot of land outlined in red, labeled 'Sports Ground'. It is situated in an urban area with various buildings, including a 'Post Office' (PO) and 'Peel Croft Surgery'. The area is bounded by 'Lichfield Street' and 'BOND END'. Four photographs provide visual context: top-left shows a large brick building; top-right shows a fenced area with trees; bottom-left shows a tall antenna tower; bottom-right shows a large industrial-style building.

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Summary: *This site is a central location and could offer the opportunity to provide further residential dwellings within Burton Town centre. The site is currently in use as the home of Burton Rugby Club but has consent for retail use. The Club are keen to release this asset to relocate to a larger site. This town centre site could expect a higher yield to the standard 30dph.*

Deliverable?	Yes	Available?	Yes	Suitable?	Yes
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Developable?	Yes	Achievable?	Yes	Suitable?	Yes
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Constraints?* Yes * are there any issues that would prevent residential use?

If yes what are they: *Reliant on relocation of Burton Rugby Club and any committed commercial use*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
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Existing local planning policy: *Within Town centre (R2)
BE1 and H6 Design*

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

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

Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	<i>The retail uses around the site could have detrimental impact but the site could be designed to minimise this.</i>		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	<i>Reliant on relocation of Burton Rugby Club and any committed commercial use.</i>		
Cost Factors:	<i>Dependant on market for town centre living.</i>		
Delivery Factors:	<i>There are likely to be some costs associated with a development of this scale however, the viability of this will determine costs associated. Reliant on the relocation of current occupants for the site to come forward</i>		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:	<i>P/2011/01093/JPM/PO - relates to other uses than residential</i>		
Additional Site Information:			
What is the current use of the site?	<i>Rugby ground and retail units (1x vacant & 1 x still trading as Domino Pizza)</i>		
Are there any existing buildings on the site?	<i>Yes - buildings associated with the Rugby club and retail units</i>		
What was the previous use of the site?	<i>Rugby Ground</i>		

Site Address:	Primary Works, Hoar Cross, Burton upon Trent.	Site Ref:	390
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Site Area (ha):	0.43	Potential Yield:	13	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

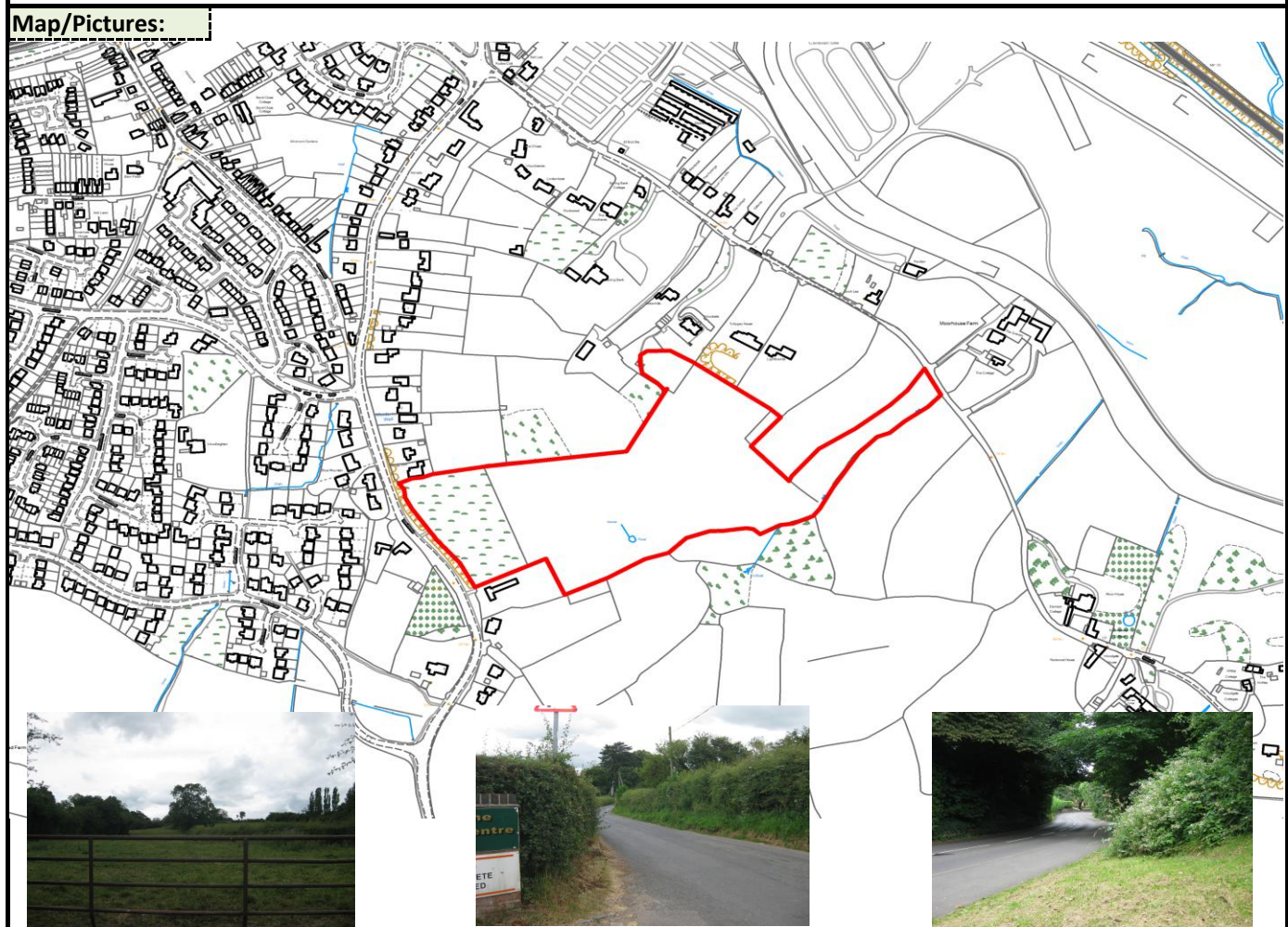
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Summary:	<i>Site is not currently available as still in use as a timber merchants.</i>				
Deliverable?	Yes	Available?	No	Suitable?	No
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>Site completed within a year</i>
Existing local planning policy:	<i>NE1: Development outside of development boundaries</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Development of this size would have an impact on the character of Hoar Cross which is a small hamlet.</i>		
What are the surrounding uses and character of the site?	<i>Small number of residential dwellings, but mainly surrounded by countryside. Hoar Cross Hall to the south of the site.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Market research supports demand for this type of unit in this location</i>				
Cost Factors:	<i>Potential relocation of existing business.</i>				
Delivery Factors:	<i>Delivery is dependent on the relocation of the existing business.</i>				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	N/A		
Do they intend to develop or sell the site?			<i>Other, Please</i>		
Comments:	<i>No - agreement in principle to develop the site with a developer, subject to planning consent</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>	
Planning Application History:					
Are there any planning applications relating to residential use on the site?			Yes		
If yes, give details:	<i>Two applications for the erection of a small number of dwellings and two for live/work units, all of which have either been refused or withdrawn.</i>				
Additional Site Information:					
What is the current use of the site?	<i>Industrial - Timber merchants</i>				
Are there any existing buildings on the site?	<i>Associated buildings to the business.</i>				
What was the previous use of the site?	<i>Unknown</i>				

Site Address:	Land East of Highwood Road and West of Wood Lane, Uttoxeter	Site Ref:	392
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Site Area (ha):	5.72	Potential Yield:	172	Related SHLAA Site Ref No's:	N/A
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Summary:	<i>Due to access and topography issues site is not considered suitable or deliverable.</i>				
Deliverable?	No	Available?	Yes	Suitable?	No
Developable?	No	Achievable?	No		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access and topography issues.</i>				
Can they be overcome?	<i>Unknown</i>				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>40 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>None</i>				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography & Access</i>		
			<i>Access of Highwood road would be difficult due to the topography and different ground levels from the site to the road. Wood lane is too narrow for a development of this size.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Development would impact on open countryside.	
What are the surrounding uses and character of the site?	Small number of residential developments within large plots to the east and west of the site. Uttoxeter racecourse is to the east of wood lane with Uttoxeter golf club to the south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient housing market to suggest development would be viable			
Cost Factors:	Major highway and infrastructure works in addition to the standard s106, affordable housing and education contributions. Likely to impact upon viability.			
Delivery Factors:	Yes, likely to be more than one developer on site due to the size.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	Unknown
Comments:	Submitted as representation to the Pre-submission Local Plan in October 2013			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Agricultural land			

Site Address:	Allotment Gardens off Wetmore Lane, Burton upon Trent	Site Ref:	393
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Site Area (ha):	0.61	Potential Yield:	18	Related SHLAA Site Ref No's:	N/A
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Summary: *Part of the site is considered suitable and deliverable, however if all of the site were to be developed this would involve the relocation of existing allotments.*

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

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

If yes what are they: *Relocation of existing allotments. Access would need to be improved.*

Can they be overcome? Yes

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

What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>6- 10 years</i>	What would the build rate be?	<i>Site completed within a year</i>
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Existing local planning policy: *BE1 and H6 Design*

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

Are there any physical problems on site which would affect residential development? Yes **If yes, what:** *Flood Risk*
Site is within Flood zones 2 &3. Telegraph poles and wires on the site.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Potential issues with overlooking from existing residential uses.	
What are the surrounding uses and character of the site?	Next to established play area. High density residential to the west and industrial uses to the north and south of the site. The north of the site itself is shrub land and the allotments are to the south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development is viable, with recent development near by.			
Cost Factors:	Relocation of existing allotments. Improving vehicular access.			
Delivery Factors:	Dependant of the relation of allotments.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	Submitted as representation to the Pre-submission Local Plan in October 2013			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Allotments and shrub land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Unknown.			

Site Address:	Land at Barton Fields, Branston	Site Ref:	394
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Site Area (ha):	6.11	Potential Yield:	183	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>Outline planning permission (P/2013/00432) has recently been granted for mixed uses including 660 dwellings north to the site. However this site is not considered suitable as it would be adjacent to the larger industrial part of the proposed application. Access would be dependent on the completion of this application as not suitable from the A38.</i>				
Deliverable?	No	Available?	No	Suitable?	No
Developable?	No	Achievable?	No	Suitable?	No
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	Access issues as the current access is directly from the A38				
Can they be overcome?	Unknown				
If planning permission were to be granted.....					
What is the recommended mix of units?	Mix of house types and tenures	When could the site be developed?	15+ years	What would the build rate be?	40 dwellings per year
Existing local planning policy:	Greenfield site outside development boundary contrary to NE1				
Are there any national policy restrictions?	Within the National Forest				
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access		
			Access is currently unsuitable. Part of the site is within floodzone 2. Telegraph poles and wires cross the site.		

Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	Adjacent to the A38. Small number of residential dwellings around the site and a garden centre to the south, but not adjacent.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unlikely to be a market for housing in this location due to the close proximity of the A38.		
Cost Factors:	Cost in resolving the access issues to the site.		
Delivery Factors:	Would depend on the completion of the Land South of Branston application mentioned above for 660 dwellings		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?
Comments:	Submitted as representation to the Pre-submission Local Plan in October 2013		Unknown
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Unknown		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Unknown		

Site Address:	Land East of Bonfield Lane, Yoxall	Site Ref:	395
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Site Area (ha):	2.66	Potential Yield:	80	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary: *Site is adjacent to current settlement boundary. A number of constraints however site could be deliverable.*

Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access and flooding issues.</i>				
Can they be overcome?					

If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>

Existing local planning policy: *Greenfield site outside development boundary contrary to NE1*

Are there any national policy restrictions? *Site is within the National Forest and the northern part is within the Conservation Area.*

Are there any physical problems on site which would affect residential development? *Yes*

If yes, what: *Access*

Access would need to be from the southern edge of the site, due to restricted views at the northern part of the site. Floodzones 2&3 are to the east of the site.

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Development would extend into the open countryside.	
What are the surrounding uses and character of the site?	Residential to the north and open countryside surrounding the rest of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Market research supports demand for this type of unit in this location			
Cost Factors:	Standard S106 and affordable housing contributions. Potential highways costs.			
Delivery Factors:	Delivery likely dependent on resolving access issues.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	Unknown
Comments:	Submitted as representation to the Pre-submission Local Plan in October 2013			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None (water pumping station on the field but not within the site boundary)			
What was the previous use of the site?	Unknown.			

Site Address:	Land off Bar Lane and Dogshead Lane, Barton under Needwood	Site Ref:	396
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Site Area (ha):	3.25	Potential Yield:	97	Related SHLAA Site Ref No's:	N/A
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Map/Pictures:

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Summary:	<i>A greenfield site outside the development boundary available for residential development.</i>				
Deliverable?	Yes	Available?	Yes	Suitable?	Yes
Developable?	Yes	Achievable?	Yes		
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	N/A				
If planning permission were to be granted.....					
What is the recommended mix of units?	<i>Mix of house types and tenures</i>	When could the site be developed?	<i>0-5 years</i>	What would the build rate be?	<i>30 dwellings per year</i>
Existing local planning policy:	<i>Greenfield site outside development boundary contrary to NE1</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				
Are there any physical problems on site which would affect residential development?	No	If yes, what:	<i>None</i>		
			<i>A brook runs along the southern boundary of the site.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Landscape</i> <i>The site has no landscape, environmental or heritage designations but would lead to further encroachment into the countryside.</i>		
What are the surrounding uses and character of the site?	<i>Predominantly rural. Ribbon development to the north of Bar Road, farm buildings to the east of Dogshead Lane. Open countryside to the south and west.</i>				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	<i>Sufficient market to ensure development is viable. Barton-under-Needwood is considered an attractive and sought after location.</i>				
Cost Factors:	<i>No unexpected site costs likely other than usual infrastructure and S106 requirements.</i>				
Delivery Factors:	<i>One developer, no need for phasing</i>				
Landowner Information:					
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>		
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>	
Comments:	<i>Sell the site to a developer</i>				
Planning Application History:					
Are there any planning applications relating to residential use on the site?			<i>No</i>		
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	<i>A single dwelling occupies part of the site on the corner of Bar Road and Dogshead Lane. The land is used largely for agricultural grazing with an informal football pitch used by the community.</i>				
Are there any existing buildings on the site?	<i>Yes, dwelling</i>				
What was the previous use of the site?	<i>Unknown.</i>				