

Site Address:	<b>Land at Stubby Lane, Draycott in the Clay</b>	Site Ref:	<b>138</b>
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Site Area (ha):	0.36	Potential Yield:	11	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is suitable , sufficient market to ensure development would be viable.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	Market housing	<b>When could the site be developed?</b>	0-5 years	<b>What would the build rate be?</b>	30 dwellings per year
<b>Existing local planning policy:</b>	Currently there's no development boundary in Draycott, contrary to NE1				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>	Ground levels - some slope to site, but unlikely to affect residential development		

Would residential development have an impact on the surrounding area?	No	If yes, what:	<i>The surrounding area is mainly residential.</i>	
What are the surrounding uses and character of the site?	<i>Site lies on outskirts of Draycott in the Clay predominantly surrounded by open countryside.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Sufficient demand within location for residential development to ensure viability</i>			
Cost Factors:	<i>None perceived</i>			
Delivery Factors:	<i>Yes, single developer</i>			
<b>Landowner Information:</b>				
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>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	<b>Land adjacent to All Saints Church, Church Leigh</b>	Site Ref:	<b>146</b>
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Site Area (ha):	7.52	Potential Yield:	226	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

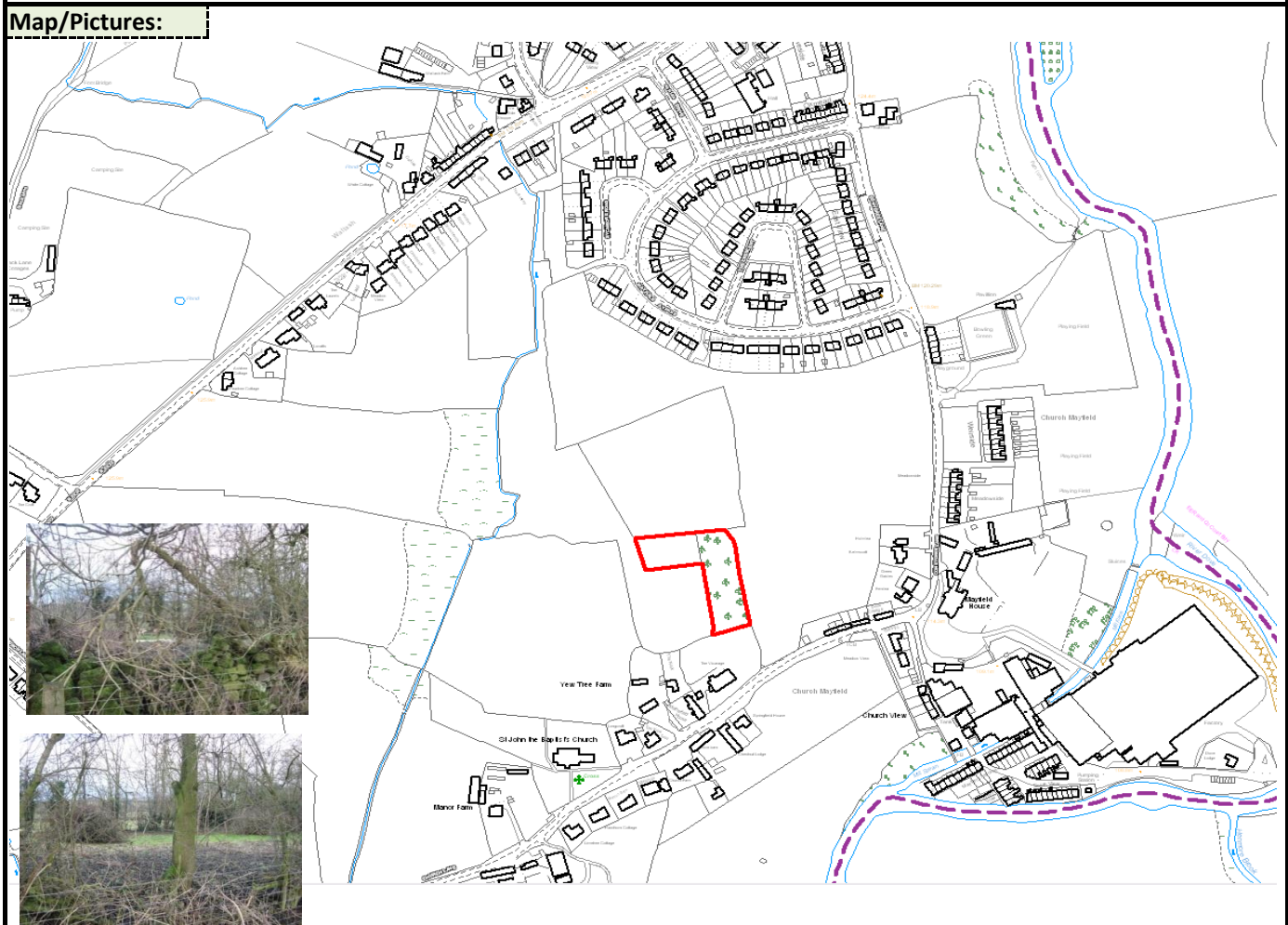
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<b>Summary:</b>	<i>Site is unsuitable for residential development as Church Leigh is a sparse village with few amenities and facilities. The site is proposed with adjoining land (number 104) to provide education, recreation, public open space and residential on site.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access issues, although unlikely to prevent development</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>No development boundary around Church Leigh, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access</i>		
		<i>Possible access issues, which could be resolved by obtaining access through site 104 if it was to come forward.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would be impact on landscape character	
What are the surrounding uses and character of the site?	Small rural village with a relatively new residential development to east of the site. Village to the north east and open countryside beyond.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	More recent development suggests sufficient demand for housing in village to ensure viability			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, no need for phasing, single developer			
<b>Landowner Information:</b>				
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:	Site promoted on behalf of owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
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:	<b>Land adjoining the Vicarage, off Church Lane, Mayfield</b>	Site Ref:	<b>147</b>
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Site Area (ha):	0.4	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site by itself is not suitable as there is no access, however as part of a more comprehensive development with site 151, site would be developable</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	No		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access, although it is expected this could be obtained via the neighbouring site that has also been proposed for inclusion (151)</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Market housing</i>	<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access</i>		
		<i>Assess, infrastructure, although these are unlikely to prevent development</i>			



Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Yes, would have impact on the character if the area.	
What are the surrounding uses and character of the site?	Agricultural to the north, with housing beyond this, some further housing directly to the south. No uses which would have adverse impact on site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure viability			
Cost Factors:	Resolving access issues			
Delivery Factors:	Delivery may be dependent on site 151 coming forwards			
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?	15+ 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 land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land off Coneygree Lane, Church Mayfield</b>	Site Ref:	<b>151</b>
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Site Area (ha):	7.55	Potential Yield:	227	Related SHLAA Site Ref No's:	N/A
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**Summary:** *Site is suitable with infrastructure being only constraint, however, constraints may prevent site being developed in current market.*

<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
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<b>Developable?</b>	Yes	<b>Achievable?</b>	No		
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**Constraints?\*** Yes \* are there any issues that would prevent residential use?

**If yes what are they:** *Infrastructure Issues*

**Can they be overcome?** Yes

If planning permission were to be granted.....					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>11 - 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>

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

**Are there any national policy restrictions?** *Conservation area to the immediate south (Church Mayfield).*

**Are there any physical problems on site which would affect residential development?** Yes **If yes, what:** *Infrastructure*  
*Lack of infrastructure.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Yes, though careful development on an appropriate scale and design could be acceptable.	
What are the surrounding uses and character of the site?	Site lies to the south of Church Mayfield (rural village), surrounded by agricultural land			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market in this location to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions, plus infrastructure requirements. Development unlikely to be viable at present time			
Delivery Factors:	Site potentially too big to be developed in full though could be phased to allow further development to take place at a later date.			
<b>Landowner Information:</b>				
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:	Site proposed on behalf of the owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2013/00998 - Application to erect 5 dwellings in the corner of the site - Withdrawn 19/09/2013			
<b>Additional Site Information:</b>				
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:	<b>Land at Manor Farm, Tutbury</b>	Site Ref:	<b>154</b>
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Site Area (ha):	0.57	Potential Yield:	17	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is in a suitable location on the edge of Tutbury and is considered deliverable</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>None likely to prevent residential use</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site, the majority lies outside the development boundary. A small part of the site is within the development boundary. Contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography</i>		
			<i>Topography - steep slope. Part of site is within floodzones 2 &amp; 3</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Conservation Area	
			Site is in a conservation area, and would therefore need to be sensitive to this.	
What are the surrounding uses and character of the site?	Site lies on the edge of Tutbury village, in a predominantly residential area within the conservation area			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market to ensure development is viable.			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, phased approach may be required as it is unlikely that the whole site would be developed at once			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Single Owner, but may be some tenancies linked to the site
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	PA/14283/003 - Application to erect one dwelling - REFUSED 16/08/2006			
<b>Additional Site Information:</b>				
What is the current use of the site?	Agriculture/ garden use. The site is partly in agricultural use and partly used as a garden but arrangements can be made within any 24 month period to bring these uses and the relevant tenancies to an end.			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land adjacent to Council Houses, Kingstone, Uttoxeter</b>	Site Ref:	<b>156</b>
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Site Area (ha):	2.4	Potential Yield:	72	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site in unsuitable for development due to unsustainable location in a small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	Market housing	<b>When could the site be developed?</b>	11 - 15 years	<b>What would the build rate be?</b>	30 dwellings per year
<b>Existing local planning policy:</b>	Greenfield site outside Kingstone. Village has no development boundary contrary to NE1				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>	No, flat site. Access already exists onto site between existing properties		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Too much development in this location would have adverse impact due to increase in size of village	
What are the surrounding uses and character of the site?	Residential properties to east of site, open countryside in other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Various houses for sale in village, strong market			
Cost Factors:	No			
Delivery Factors:	Yes, no need for phasing			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Land currently let on grazing leases
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 Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land adjacent to Cherry Trees, Kingstone, Uttoxeter</b>	Site Ref:	<b>157</b>
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Site Area (ha):	0.89	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site in unsuitable for development due to unsustainable location in a small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>None likely to prevent residential use</i>				
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>11 - 15 years</i>	<b>What would the build rate be?</b>	<i>Site completed over two years</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside Kingstone. No development boundary around the village. Contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
			<i>Possible topographical constraints, as access onto site would be up a slope onto site, which is higher than road level</i>		



Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Site is not visible from much of the village, only surrounding houses, although impact on landscape character	
What are the surrounding uses and character of the site?	Small village, residential to east of site and open countryside beyond			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market within village to support some development, and ensure development would be viable			
Cost Factors:	No, standard AH and S106 contributions, although would need to ensure infrastructure to support development is in place			
Delivery Factors:	Yes, although over development in village would have adverse impact			
<b>Landowner Information:</b>				
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:	Site submitted on behalf of owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
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:	<b>Land along Potts Lane, Kingstone, Uttoxeter</b>	Site Ref:	<b>158</b>
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Site Area (ha):	3.23	Potential Yield:	97	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site in unsuitable for development due to unsustainable location in a small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	Market housing	<b>When could the site be developed?</b>	11 - 15 years	<b>What would the build rate be?</b>	30 dwellings per year
<b>Existing local planning policy:</b>	Greenfield site outside Kingstone. Village has no development boundary. Contrary to NE1				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character <i>Due to the size of the village, development over the whole site may not be appropriate and could impact on the character of the village.</i>	
What are the surrounding uses and character of the site?	<i>Site lies to the south of Kingstone village in a predominantly rural area. Residential to the south on the opposite side of the road, and to the north east. Open countryside directly to the north, and beyond adjacent road.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Sufficient housing market in area to consider development viable</i>			
Cost Factors:	<i>Standard S106 and AH costs may apply but would not affect viability</i>			
Delivery Factors:	<i>Delivery is realistic, single developer</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Single owner, but let on grazing licences.</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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>Unknown</i>			
What was the previous use of the site?	<i>Agricultural land</i>			

Site Address:	<b>Land south of Walford Road, Rolleston on Dove</b>	Site Ref:	<b>159</b>
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Site Area (ha):	7.53	Potential Yield:	226	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Not suitable for development as it lies to the west of the village of Rolleston on Dove and there is no immediate access to the site.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Electric cables running through site, expensive to relocate. Access onto the site could be problematic, as no evident access from Rolleston</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>6- 10 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside Rolleston development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify... Electricity cable within eastern part of site</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would have impact on landscape character	
What are the surrounding uses and character of the site?	Residential to the north of the site, open countryside beyond. Electric cables running through site			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient interest in housing market to consider development would be viable			
Cost Factors:	Relocating underground of electricity cables would have adverse impact on viability of site			
Delivery Factors:	Yes, only one developer likely			
<b>Landowner Information:</b>				
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?	6- 10 years
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
<b>Additional Site Information:</b>				
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			



<b>Site Address:</b>	<b>Land at Stubwood, Uttoxeter</b>	<b>Site Ref:</b>	<b>160</b>
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<b>Site Area (ha):</b>	0.46	<b>Potential Yield:</b>	14	<b>Related SHLAA Site Ref No's:</b>	N/A
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<b>Summary:</b>	<i>Site is in an unsustainable location, on the edge of a small village near Uttoxeter and as such is unsuitable for development.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Market housing</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Infrastructure</i>		
			<i>No obvious issues other than infrastructure requirements.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			The site is on higher ground than the surrounding countryside making the site visible.	
What are the surrounding uses and character of the site?	Rural in character. Site lies to the south of Stubwood, area is predominantly open countryside.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient demand for housing in this location, development will be viable			
Cost Factors:	Cost of infrastructure provision			
Delivery Factors:	Yes, delivery on site is realistic			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
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:	<b>Mayfield House, Coneygree Lane, Mayfield</b>	Site Ref:	<b>164</b>
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Site Area (ha):	0.71	Potential Yield:	21	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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**Summary:** *Although site is suitable, type of units perceived on site may reduce viability at current time. Site however is achievable and developable*

<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes	<b>Suitable?</b>	Yes

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

**If yes what are they:** *Highways, given the limited access via Coneygree Lane/Church Lane.*

**Can they be overcome?** Yes

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

<b>What is the recommended mix of units?</b>	<i>Conversion</i>	<b>When could the site be developed?</b>	<i>6- 10 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
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**Existing local planning policy:** *Brownfield site outside village development boundary contrary to NE1*

**Are there any national policy restrictions?** *Conservation Area & Listed Building*

**Are there any physical problems on site which would affect residential development?** Yes **If yes, what:** *Access*  
*Possible access issues.*

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Listed Building</i>	
			<i>Sensitive development could enhance the area.</i>	
What are the surrounding uses and character of the site?	<i>Mayfield yarns factory, plus residential and agricultural. No adverse impact on site from surrounding uses.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Relatively good location, though Factory may be a drawback in terms of marketability. Listed Building may make conversion unviable at present time</i>			
Cost Factors:	<i>Increased costs due to Listed Building and Conservation Area status.</i>			
Delivery Factors:	<i>N/A</i>			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Offices and ancillary facilities to the mill</i>			
Are there any existing buildings on the site?	<i>Yes</i>			
What was the previous use of the site?	<i>Dwelling</i>			



Site Address:	<b>Mayfield Yarns, Mayfield</b>	Site Ref:	<b>165</b>
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Site Area (ha):	0.71	Potential Yield:	21	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is suitable for residential development in unique location.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Flood risk a major concern, though mitigating measures could satisfy EA. Relationship of residential use to factory may be an issue.</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Market housing</i>	<b>When could the site be developed?</b>	<i>6- 10 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
<b>Existing local planning policy:</b>	<i>Brownfield site outside development boundary.</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Flood Risk</i>		
			<i>Risk of flooding from River Dove. Access via Conygree Lane/Church Lane.</i>		



Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Residential development would have a positive impact on the environment by removing business traffic from this narrow lane.	
What are the surrounding uses and character of the site?	Semi rural, no adverse impact on residential use			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Yes, sufficient market to ensure viable development, however value of site would have to exceed that of current employment use			
Cost Factors:	None			
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:				
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?	Employment - Yarn Factory			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land between Church Lane and Yoxall Road, Newborough</b>	Site Ref:	<b>166</b>
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Site Area (ha):	4.71	Potential Yield:	141	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is unsuitable for development due to unsustainable location in small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Drainage, although unlikely to prevent residential use</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>11 - 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site on edge of village with no development boundary. Contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify... Changes in ground levels and possible drainage issues, unlikely to prevent residential development</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Yes, on landscape character	
What are the surrounding uses and character of the site?	Rural village. Open countryside to west of site, residential to east and south.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market to ensure development would be viable			
Cost Factors:	Standard AH and S106 contributions, perhaps infrastructure			
Delivery Factors:	Yes, no need for phasing, single developer			
<b>Landowner Information:</b>				
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?	11 - 15 years
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
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:	<b>Land at Yoxall Road, Newborough</b>	Site Ref:	<b>167</b>
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Site Area (ha):	0.98	Potential Yield:	29	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

The map shows the site area in red hatching, situated in a rural village. Surrounding photos show the site's location relative to roads and fields.

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<b>Summary:</b>	<i>Site is unsuitable for development due to unsustainable location in small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	Market housing	<b>When could the site be developed?</b>	11 - 15 years	<b>What would the build rate be?</b>	Site completed within a year
<b>Existing local planning policy:</b>	<i>Greenfield site in a location with no development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
			<i>There is a slight slope upwards to the rear of the site and there is no current access onto site.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Development over whole of site would project into countryside more than existing development, and would be out of character with the mainly linear character of the village</i>		
What are the surrounding uses and character of the site?	<i>Residential development is primarily along one main road in the village.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Sufficient market to ensure viability</i>				
Cost Factors:	<i>Standard AH and S106 contributions, unlikely to affect viability</i>				
Delivery Factors:	<i>Yes, no need for phasing, as site would be small, likely to be smaller developer</i>				
<b>Landowner Information:</b>					
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>Unknown</i>
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				<i>No</i>	
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Open countryside</i>				
Are there any existing buildings on the site?	<i>None</i>				
What was the previous use of the site?	<i>Open countryside</i>				



Site Address:	<b>Land East of Newborough</b>	Site Ref:	<b>169</b>
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Site Area (ha):	3.98	Potential Yield:	119	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is unsuitable for development due to unsustainable location in small rural village</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	Market housing	<b>When could the site be developed?</b>	0-5 years	<b>What would the build rate be?</b>	30 dwellings per year
<b>Existing local planning policy:</b>	<i>Greenfield site in a location with no development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
			<i>No evident access into site, although could easily be created. Change in level increasing to east of site, also site is higher than road height.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>If front boundary hedge was retained, view from road into site is likely to shield most development</i>
What are the surrounding uses and character of the site?	<i>Site is south east of village. Some residential separated from site to north west. Open countryside in all other directions along site.</i>	
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>		
Market Factors:	<i>Sufficient market in village for large family dwellings, development therefore viable</i>	
Cost Factors:	<i>No, although could require AH and normal S106 contributions, unlikely to affect viability</i>	
Delivery Factors:	<i>Yes, no need for phasing</i>	
<b>Landowner Information:</b>		
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners? Yes <i>Agri-Env Agreement, needs 24 months notice to cease</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>Site proposed by owner</i>	
<b>Planning Application History:</b>		
Are there any planning applications relating to residential use on the site?	<i>No</i>	
If yes, give details:		
<b>Additional Site Information:</b>		
What is the current use of the site?	<i>Agricultural Land</i>	
Are there any existing buildings on the site?	<i>None</i>	
What was the previous use of the site?	<i>Agricultural Land</i>	

Site Address:	<b>Land west of Newborough</b>				Site Ref:	<b>170</b>
Site Area (ha):	5.28	Potential Yield:	158	Related SHLAA Site Ref No's:	105	
Map/Pictures:						
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Summary:	<i>Site is unsuitable for development as it is in a small village with no development boundary</i>					
Deliverable?	<i>No</i>	Available?	<i>Yes</i>	Suitable?	<i>No</i>	
Developable?	<i>No</i>	Achievable?	<i>Yes</i>			
Constraints?*	<i>No</i>	* are there any issues that would prevent residential use?				
If yes what are they:						
Can they be overcome?	<i>N/A</i>					
<b>If planning permission were to be granted.....</b>						
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>30 dwellings per year</i>	
Existing local planning policy:	<i>Greenfield site outside village with no 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?	<i>No</i>	If yes, what:	<i>There is a slight slope within the site, although this would not be a problem. Two separate access points.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Too much development within village would increase its size to the detriment of the villages character.	
What are the surrounding uses and character of the site?	Small village mainly housing, with a school and public house in close proximity. Road to the southern boundary of the site, countryside to the west, north west, and south west. Development in village is mainly along one road, development on site would extend this to west.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market in the village for detached dwellings, development therefore viable			
Cost Factors:	Standard S106 and AH contributions, unlikely to impact upon viability			
Delivery Factors:	Yes, although development within the village would consider this to be over-development			
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?	Agricultural use			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land East of Draycott in the Clay</b>	Site Ref:	<b>171</b>
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Site Area (ha):	10.01	Potential Yield:	300	Related SHLAA Site Ref No's:	106
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is unsuitable, as a whole, although part of the site may be suitable for small-scale development. This site also contains site number 106.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Topographical issues, but unlikely to prevent development. Access would need to be improved.</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>No development boundary in Draycott in the Clay, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>The site is subject to an Agri-Environment Scheme, it is also adjacent to the national forest boundary.</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
			<i>Brook running through site and a number of steep slopes on site. Access points from Pipehay lane would need substantial improvements.</i>		



Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Development would be beyond existing line of development.		
What are the surrounding uses and character of the site?	Open countryside to the North, Farm to the east, School to the south, with residential to the west. The site is subject to an Agri-Environment Scheme. This is not an environmental designation per se but an agreement to maintain the land in a specific state for a specified period. Arrangements can be made within any 24 month period to bring this use to an end.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market to ensure site is viable - unlikely that whole site would be developed			
Cost Factors:	Unlikely			
Delivery Factors:	Development across whole of site would be phased - unlikely that whole of site would be developed immediately			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Agri-Env Agreement, needs 24 months notice to cease
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 on behalf of owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Farm buildings			
What was the previous use of the site?	Agricultural land			

<b>Site Address:</b>	<b>Land West of Draycott in the Clay</b>	<b>Site Ref:</b>	<b>172</b>
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<b>Site Area (ha):</b>	8.51	<b>Potential Yield:</b>	255	<b>Related SHLAA Site Ref No's:</b>	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Development on whole of site is unsuitable due to the sheer scale in relation to the size of the village. There is also no access onto site</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Steep sloping site would limit housing numbers. Seems to have no clear access to the land.</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site in a location with no development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
		<i>No obvious access, most suitable access would be from north but does not seem to have access from Stubby Lane. South of site is a steep slope.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Yes, this site would significantly increase the size of Draycott	
What are the surrounding uses and character of the site?	Mix of agricultural and residential uses around the site, unused church near the site.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Desirability of homes in this location, therefore site would be viable			
Cost Factors:	Related to topographical/infrastructure issues.			
Delivery Factors:	Development will be phased.			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease on field, could cease within 24 months
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 owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
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:	<b>Land adjacent to Manor Farm, Tutbury</b>	Site Ref:	<b>173</b>
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Site Area (ha):	2.28	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Whilst the site is in a sustainable location, it is not considered suitable as in isolation it does not form a logical extension to the village. If developed in conjunction with site 154, some of the site may be considered suitable for development.</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access to the site could be an issue, but unlikely to prevent residential use. This could be tackled through careful design of scheme prior to the application</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside of Tutbury development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>		
			<i>Access to the site could be problematic. Site is on a steep slope and is adjacent to Mill Fleam.</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>No - site lies on the edge of the built up area of Tutbury</i>	
What are the surrounding uses and character of the site?	<i>Site lies on the edge of Tutbury, within the conservation area. Residential towards the south and east, Tutbury Castle lies to the west of the site.</i>		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	<i>Sufficient market to ensure site would be viable.</i>		
Cost Factors:	<i>Standard AH and S106 contributions - may be additional costs relating to access and topography</i>		
Delivery Factors:	<i>Yes - development may be phased with the land closest to village being developed first.</i>		
<b>Landowner Information:</b>			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No <i>Single owner</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:			
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	<i>No</i>		
If yes, give details:			
<b>Additional Site Information:</b>			
What is the current use of the site?	<i>Agricultural use, but arrangements can be made within any 24 month period to bring this use to an end.</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Agricultural land</i>		



<b>Site Address:</b>	<b>Land at Bramshall, Uttoxeter</b>	<b>Site Ref:</b>	<b>174</b>
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<b>Site Area (ha):</b>	7.34	<b>Potential Yield:</b>	220	<b>Related SHLAA Site Ref No's:</b>	N/A
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<b>Summary:</b>	<i>Site is in unsuitable location of edge of small village on outskirts of Uttoxeter.</i>				
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<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
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<b>Developable?</b>	No	<b>Achievable?</b>	Yes	<b>Suitable?</b>	No
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Electricity wires runs though site, but design can take this into consideration.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>

<b>Existing local planning policy:</b>	<i>Greenfield site outside a village with no development boundary, contrary to NE1</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>	<i>Access available. No other problems, slight slope downwards from road.</i>		
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Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Landscape Possible impact on landscape character, although there is a slight slope from the road, which would reduce the impact of the site in respect of views from the village</i>		
What are the surrounding uses and character of the site?	<i>Residential uses to the south of the site, site mainly surrounded by countryside.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Current housing market in Bramshall suggests sufficient interest in location</i>				
Cost Factors:	<i>In addition to standard S106 and AH contributions, costs related to electricity wires within site, would reduce developable area</i>				
Delivery Factors:	<i>No problems foreseen</i>				
<b>Landowner Information:</b>					
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>Sell</i>		When are they looking to develop/sell the site?	<i>Unknown</i>	
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?			<i>No</i>		
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Agricultural Land</i>				
Are there any existing buildings on the site?	<i>None</i>				
What was the previous use of the site?	<i>Unknown</i>				

Site Address:	<b>Land off Oak Road, Denstone</b>	Site Ref:	<b>175</b>
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Site Area (ha):	3.47	Potential Yield:	104	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is suitable for residential development, constraints unlikely to impact on viability, site is available and therefore deliverable. Unlikely that whole of site would be developed.</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Highway/access. All roads surrounding the site are rural lanes and may be considered to be incapable of carrying additional traffic.</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Market housing</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access</i>		
		<i>Access from adjacent road, which will require improvement. No other problems. Site is relatively flat. The eastern part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.</i>			

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Landscape</i> <i>This would be a further encroachment into the countryside but development would not be particularly sensitive, given topography.</i>	
What are the surrounding uses and character of the site?	<i>Predominantly rural in character. Adjacent to Denstone Village, housing to the north</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Attractive location. Higher than average property values therefore site would be viable</i>			
Cost Factors:	<i>Potential cost of vehicular access to site, either by upgrading Oak Rd or securing access from the B5031.</i>			
Delivery Factors:	<i>Single developer likely.</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Immediately available</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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				<i>No</i>
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural land</i>			



Site Address:	<b>Land North of Station Road, Rolleston on Dove</b>	Site Ref:	<b>182</b>
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Site Area (ha):	5.01	Potential Yield:	150	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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**Summary:** *The site lies in a suitable location, to the north of the village of Rolleston on Dove. Site is currently available and is developable.*

<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		

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

**If yes what are they:** *Site is within floodzone 2 & 3*

**Can they be overcome?** Yes

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

<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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**Existing local planning policy:** *Greenfield site on the edge of Rolleston on Dove, contrary to NE1*

**Are there any national policy restrictions?** *None*

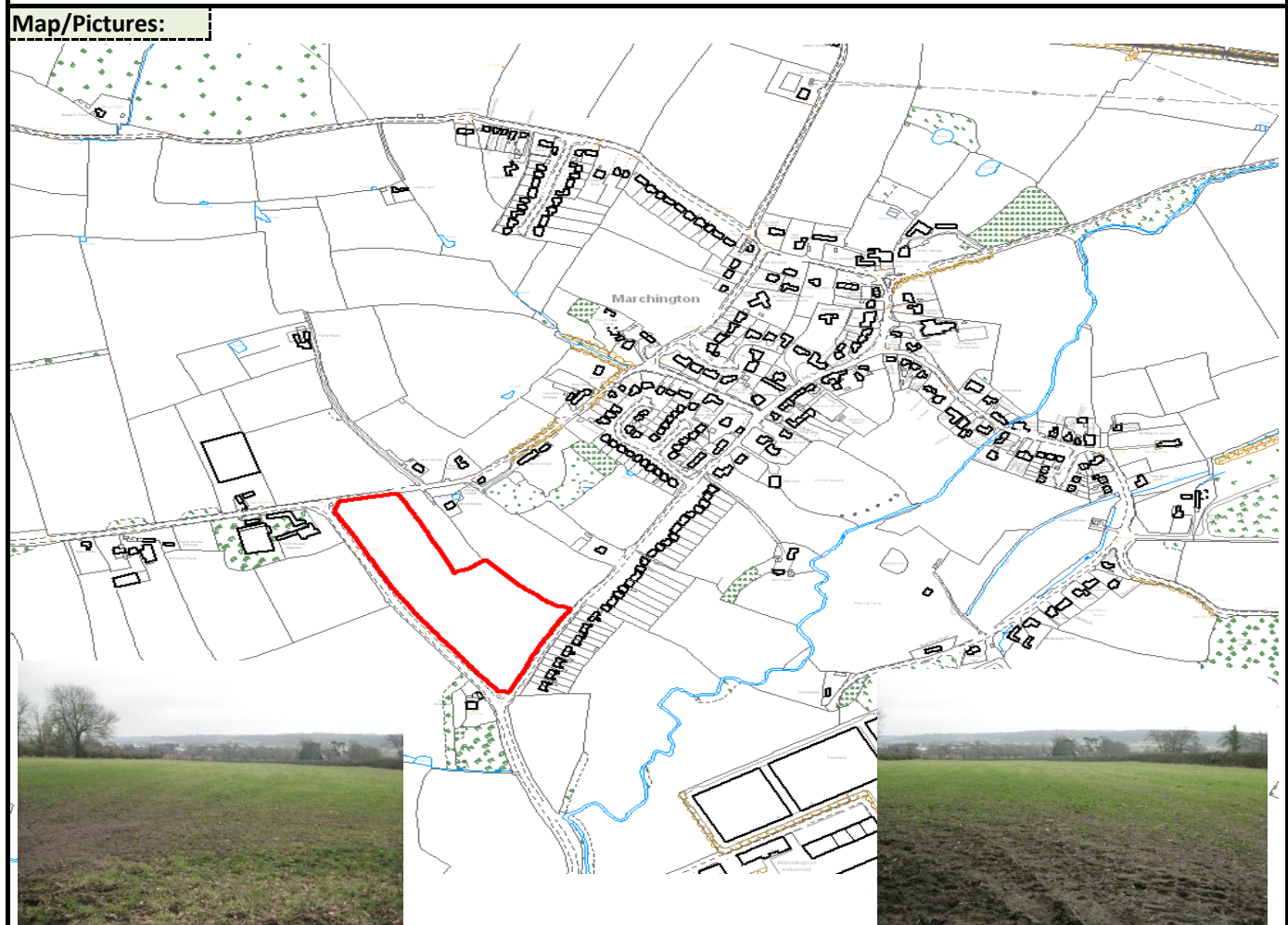
**Are there any physical problems on site which would affect residential development?** Yes **If yes, what:** *Flood Risk*  
*Site lies within the floodzone. Pumping station and culvert on the site. An adopted road extends up to the site boundary, providing adequate access*



Would residential development have an impact on the surrounding area?	No	If yes, what:		<i>No - area is predominantly residential or agriculture</i>
What are the surrounding uses and character of the site?	<i>Site lies to the north of Rolleston, in a predominantly residential area. Open countryside lies to the north, east and west of the site</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Sufficient market to ensure site is viable</i>			
Cost Factors:	<i>Possible relocation of pumping station required, may increase costs</i>			
Delivery Factors:	<i>yes - phasing not likely to be required.</i>			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	<i>OU/02708/005 -outline application for residential purposes - Refused 24/04/1989. PA/02708/002 - erection of 5 houses - Refused 13/11/1978</i>			
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	<b>Land along the B5017, Marchington</b>	Site Ref:	<b>183</b>
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Site Area (ha):	3.14	Potential Yield:	94	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is suitable for residential, although would be more appropriate when developed alongside sites (115 &amp; 64) to the north east. Site is deliverable and achievable</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes	<b>Suitable?</b>	Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside Marchington development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Infrastructure</i>		
			<i>Possible infrastructure requirements.</i>		

Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Yes. This area is part of open countryside and would extend the village considerably.		
What are the surrounding uses and character of the site?	Agricultural land surround the majority of the site, with residential over opposite. Northern part of site (adjacent to Bag Lane) is within Conservation area. No negative impacts on residential development.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Development would be viable as location is desirable and few constraints.			
Cost Factors:	Possible additional infrastructure costs due to remote location.			
Delivery Factors:	Yes, although as part of coordinated development with sites to the north east			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	OU/23344/002 - Outline planning application for residential development - withdrawn 27/01/2000			
<b>Additional Site Information:</b>				
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:	<b>107 Station Street, Burton upon Trent</b>	Site Ref:	<b>201</b>
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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 the site location in Burton upon Trent, with a red outline highlighting the specific area. The surrounding area includes residential buildings and a railway line. The photographs show the site's location relative to the town and the surrounding buildings.

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<b>Summary:</b>	<i>Site is suitable for residential development, although as listed building, likely to require conversion to apartments, which is currently unviable, therefore not deliverable at present.</i>				
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<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	No		

<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Being a listed building, this may cause some additional restrictions</i>				
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<b>Can they be overcome?</b>	Yes				
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**If planning permission were to be granted.....**

<b>What is the recommended mix of units?</b>	<i>Market Apartments</i>	<b>When could the site be developed?</b>	<i>6- 10 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing local planning policy:</b>	<i>Brownfield site within Burton development boundary. Policy H6 encourages efficient use of residential land where sites can be sensitively integrated into the townscape</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and Conservation Area, also a Listed building on site.</i>				
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<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>	<i>Suitable access into site.</i>		
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Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Listed Building	
			Site is listed building and development would improve vitality of area.	
What are the surrounding uses and character of the site?	Site is adjacent to railway, although would not necessarily impact on residential development. Station St at this point is a no through road and it only provides access into site. The train station, various shops, restaurants and public houses are 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:	Not at the present time, insufficient market for apartments.			
Cost Factors:	Costs associated with conversion of listed building			
Delivery Factors:	Not at present time, not viable			
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?				Yes
If yes, give details:	PA/00193/262 - Planning application to convert into 97 apartments - REFUSED 30/09/2005. P/2010/01190/MB - Planning application to convert into 74 apartments - Withdrawn 25/04/2012			
Additional Site Information:				
What is the current use of the site?	Vacant building			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Offices associated with the brewery.			



Site Address:	<b>Rider House, Stapenhill Road, Burton upon Trent</b>	Site Ref:	<b>230</b>
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Site Area (ha):	0.67	Potential Yield:	20	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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**Summary:** *Site is suitable for residential development and is both available and achievable therefore deliverable. However a planning application has been granted on this site since submission to extend the current use and therefore complete redevelopment may not be viable*

<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	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.....**

<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>6- 10 years</i>	<b>What would the build rate be?</b>	<i>30 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 and a conservation area*

**Are there any physical problems on site which would affect residential development?** Yes **If yes, what:** *Access*  
*There is currently one point of access onto the site from Stapenhill Road. Additional access points may be problematic. There are a number of mature trees.*

<b>Would residential development have an impact on the surrounding area?</b>	No	<b>If yes, what:</b>	<i>There would be no significant impact on the surrounding residential properties.</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>The site is in a residential area overlooking the floodplain of the River Trent. No adverse impact on residential development from neighbouring uses.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Sufficient demand in area for residential development therefore site would be viable</i>			
<b>Cost Factors:</b>	<i>No costs perceived</i>			
<b>Delivery Factors:</b>	<i>Delivery on site is realistic, no need for phasing</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No	
<b>Do they intend to develop or sell the site?</b>	Sell		<b>When are they looking to develop/sell the site?</b>	6- 10 years
<b>Comments:</b>				
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>	Yes			
<b>If yes, give details:</b>	<i>PA/03054/013 - Erection of a 50 bed nursing home, 30 retirement apartments and demolition of existing nursing home - Approved 31/05/2007.</i> <i>P/2011/00684/JPM - Erection of a extension to increase the number of bedrooms from 40 to 64 - Approved 11/10/2011.</i>			
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Nursing Home</i>			
<b>Are there any existing buildings on the site?</b>	Yes			
<b>What was the previous use of the site?</b>	<i>Unknown</i>			

Site Address:	<b>20-24 Dovecliff Road, Stretton, Burton upon Trent</b>	Site Ref:	<b>278</b>
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Site Area (ha):	0.38	Potential Yield:	11	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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**Summary:** *Site is to the rear of existing residential properties and could be accessed via the current driveway to numbers 24. Site is suitable for residential use.*

<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
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<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
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**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.....**

<b>What is the recommended mix of units?</b>	<i>Market housing</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
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**Existing local planning policy:** *Greenfield site inside Burton development boundary.*

**Are there any national policy restrictions?** *None*

**Are there any physical problems on site which would affect residential development?** *Yes* **If yes, what:** *Flood Risk & Access*  
*There is a field drainage ditch bordering the site, although this could be remedied. Access may be too narrow to support a yield of 11.*

Would residential development have an impact on the surrounding area?	No	If yes, what:	Site is to the rear of residential properties	
What are the surrounding uses and character of the site?	Residential properties to the south and agricultural buildings to the east. Open countryside to the north west			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Site is on edge of Burton, therefore there would be strong demand for properties			
Cost Factors:	None			
Delivery Factors:	Yes, small developer would be interested in site			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	OU/20059/004 - Outline application for a residential development - approved 23/05/2005. PA/14748/007 - erection of 1 dwelling - approved 14/03/2001. (both do not seem to have commenced).			
<b>Additional Site Information:</b>				
What is the current use of the site?	Land to the rear of existing gardens			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Unknown			



Site Address:	<b>Land at Hardy Close, Barton under Needwood</b>	Site Ref:	<b>333</b>
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Site Area (ha):	0.9	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>A greenfield site outside the development boundary. Site is available and currently deliverable</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>20 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	None				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access To achieve satisfactory access it is believed it would be appropriate to develop a new access from Hardy Close or widen the track from Efflinch Lane. There are pylons running over the site.</i>		



Would residential development have an impact on the surrounding area?	No	If yes, what: <i>The site is on the edge of a residential area and should therefore have no detrimental impact on the character of the area.</i>
What are the surrounding uses and character of the site?	<i>To the north of the site lies residential properties, to the west are allotment gardens and to the east and south the land is open agricultural land. Redevelopment of this land for residential use should have no detrimental impact on the area.</i>	
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>		
Market Factors:	<i>Sufficient market to ensure development is viable</i>	
Cost Factors:	<i>Standard S106 and AH contributions</i>	
Delivery Factors:	<i>Yes - phasing not necessary</i>	
<b>Landowner Information:</b>		
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>Sell</i>	
Comments:		When are they looking to develop/sell the site? <i>0-5 years</i>
<b>Planning Application History:</b>		
Are there any planning applications relating to residential use on the site?	<i>No</i>	
If yes, give details:		
<b>Additional Site Information:</b>		
What is the current use of the site?	<i>The land at present has currently got two land uses, part is used for allotment use and the rest is vacant. The vacant proportion of the site is overgrown with vegetation including trees and hedges. There are no fences around the site, and there is no evidence of any use of the site due to the height of the vegetation.</i>	
Are there any existing buildings on the site?	<i>Unknown</i>	
What was the previous use of the site?	<i>Unknown</i>	

Site Address:	<b>Land at Stone Road, Uttoxeter</b>	Site Ref:	<b>334</b>
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Site Area (ha):	3.96	Potential Yield:	119	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**






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<b>Summary:</b>	<i>Site is suitable and is immediately available. Greenfield site adjacent to development boundary. Site is achievable and developable.</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside Uttoxeter development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify... There are mature trees on the site which may affect the design in terms of redevelopment for residential housing. Access would be from Stone Road</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	Other, Please specify...	
		The site borders two schools and is on the edge of a residential area and should therefore have no detrimental impact on the character of the area.		
What are the surrounding uses and character of the site?	The site has a school to both the east and the west, to the south of the site is open land and the north is a recreational area. To the north east of the site is a well established residential area which is located west of Uttoxeter town centre.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market to ensure site is viable			
Cost Factors:	Standard AH and Section 106 contributions, unlikely to affect viability			
Delivery Factors:	Yes, delivery on site is realistic			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Staffordshire County Council
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site has been declared surplus to requirements			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	Site is vacant and unused			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Previously the site has been used for agricultural purposes and has been let out on a grazing license.			

Site Address:	<b>Land at Knowles Hill, Rolleston on Dove</b>	Site Ref:	<b>338</b>
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Site Area (ha):	0.51	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site lies on the edge of Rolleston on Dove and is considered suitable for development.</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes	<b>Suitable?</b>	Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Low density family homes</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Site is adjacent to the Conservation Area boundary.</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Flood Risk</i>		
			<i>Close proximity to Floodzones 2 &amp; 3</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what:	None	
			No - site is predominantly residential	
What are the surrounding uses and character of the site?	Site lies to the west of the village of Rolleston, along one of the main roads into the village, area is predominantly residential.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient market to ensure site is viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, delivery is realistic			
<b>Landowner Information:</b>				
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:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give details:	P/2013/01458 - Planning application to erect 6 dwellings - REGISTERED 12/12/2013 - Still not determined.			
<b>Additional Site Information:</b>				
What is the current use of the site?	Residential - curtilage of property			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			





Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Site is on the edge of village, and so any development would have to be small scale in keeping with the surrounding area</i>
What are the surrounding uses and character of the site?	<i>Predominantly rural area. Countryside to North, West and East residential to south</i>	
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>		
Market Factors:	<i>Sufficient market to ensure development is viable</i>	
Cost Factors:	<i>No additional costs affecting development</i>	
Delivery Factors:	<i>Yes - phasing not necessary</i>	
<b>Landowner Information:</b>		
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?	<i>Sell</i>	When are they looking to develop/sell the site? <i>0-5 years</i>
Comments:		
<b>Planning Application History:</b>		
Are there any planning applications relating to residential use on the site?	<i>No</i>	
If yes, give details:		
<b>Additional Site Information:</b>		
What is the current use of the site?	<i>Land for the keeping of horses</i>	
Are there any existing buildings on the site?	<i>Unknown</i>	
What was the previous use of the site?	<i>Unknown</i>	

Site Address:	<b>Land at Radhurst, Barton under Needwood</b>	Site Ref:	<b>340</b>
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Site Area (ha):	1.55	Potential Yield:	46	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>A greenfield site on the edge of the village of Barton under Needwood. This site is available and is considered suitable.</i>				
<b>Deliverable?</b>	Yes	<b>Available?</b>	Yes	<b>Suitable?</b>	Yes
<b>Developable?</b>	Yes	<b>Achievable?</b>	Yes	<b>Suitable?</b>	Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access may need to be improved</i>				
<b>Can they be overcome?</b>	Yes				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>20 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside development boundary contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and borders Barton Conservation area</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access</i>		
			<i>Current access through Crowberry Lane may not be sufficient</i>		

Would residential development have an impact on the surrounding area?	No	If yes, what: <i>Site is adjacent to the conservation area, appropriate residential development would not have an impact on the surrounding area</i>	
What are the surrounding uses and character of the site?	<i>Site lies to the north of the village of Barton, it is close to the village centre. Open countryside is to the north of the site and there is a relatively new residential development to the immediate south of the site.</i>		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	<i>Sufficient market to ensure development would be viable</i>		
Cost Factors:	<i>Standard S106 and AH contributions</i>		
Delivery Factors:	<i>Yes - phasing not necessary</i>		
<b>Landowner Information:</b>			
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:			<i>0-5 years</i>
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
<b>Additional Site Information:</b>			
What is the current use of the site?	<i>Agricultural land</i>		
Are there any existing buildings on the site?	<i>None</i>		
What was the previous use of the site?	<i>Agricultural land</i>		



Site Address:	<b>Roycroft Lodge, Uttoxeter</b>	Site Ref:	<b>341</b>
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Site Area (ha):	3.1	Potential Yield:	93	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

The map shows a residential area with a specific site outlined in red. The site is located between a road and a green field. Three photographs provide visual context: the top right shows a green field with a wooden post; the bottom left shows a green field with trees; the bottom middle and right show a road with trees and a residential area.

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<b>Summary:</b>	<i>In isolation site is unsuitable for development, however, if developed in conjunction with other sites (95 &amp; 96) it would be more suitable. Site is available for development</i>				
<b>Deliverable?</b>	No	<b>Available?</b>	Yes	<b>Suitable?</b>	No
<b>Developable?</b>	No	<b>Achievable?</b>	Yes		
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>If planning permission were to be granted.....</b>					
<b>What is the recommended mix of units?</b>	<i>Mix of house types and tenures</i>	<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
<b>Existing local planning policy:</b>	<i>Greenfield site outside Uttoxeter development boundary, contrary to NE1</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				
<b>Are there any physical problems on site which would affect residential development?</b>	No	<b>If yes, what:</b>			



Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
		Would have impact on the character of the countryside as development would be further south than existing built up area		
What are the surrounding uses and character of the site?	Residential to the north, with open countryside in all other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure site would be viable			
Cost Factors:	Standard AH and S106 contributions			
Delivery Factors:	Yes, although more likely in conjunction with development of adjacent site.			
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 proposed by owner			
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?	Residential property - still occupied			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			