

Site Reference	Site Name	Base Information	Site Area (Ha)	Classification of Land	1. Quality of Existing Portfolio	2. Quality of the Wider Environment	3. Strategic Access	4. Market Conditions / Perception of Demand	Quality and Market Demand - Assessment	Quality and Market Demand - Comment	5. Ownership and User Constraints on Development / Redevelopment	6. Site Development Constraints (Developable area only)	7. Accessibility	8. Sequential Test and Brownfield / Greenfield	9. Social and Regeneration Policy	Availability - Assessment	Availability - Comment	10. Comments
2	Stretton Business Park	Modern Industrial estate	9.3	General Industrial/ Business Areas	Good quality industrial units of modern design and construction	Industrial/urban area with Beaches Park Industrial/retail estate to one side and the A38 the other, small amount of brand new residential to the front and rear.	Reasonable access onto the Derby Road and then onto the A38. Poor access to public transport and rail network.	Brand new industrial estate, trading well. Being used for industrial and distribution uses.	Good	Quality employment site in accessible location with good occupancy	N/A	N/A	Good.	Site is within the urban area and is a Brownfield site.	N/A.		Site is built out	We note that part of the site has been identified in the SHLAA for residential use (Site 122).
3	Beaches Park, Derby Road	High quality, fairly new industrial/retail/car dealership. New office development on the site. Not fully let.	10.6	Established or Potential Office Locations	Reasonable quality in well located industrial area. New office development on the site, not fully occupied but good quality.	Includes Pirelli factory to rear, Stretton Park Business Park to one side. McDonalds to the front of the site onto Derby Road.	Reasonable access onto the Derby Road and then onto the A38. Poor access to public transport and rail network.	New industrial estate, trading well, using industrial and distribution uses. New office development has taken place on the site. Not fully occupied but good quality, being marketed.	Good	Establish business location, noted activity on the site	N/A	N/A	Good.	Site is within the urban area and is a Brownfield site.	N/A.		Site is built out	
3a	East Avenue	Development site, currently under construction. Buildings in advanced state of completion include new office buildings. Marketed as 21 freehold and leasehold business units with further	0.9	Established or Potential Office Locations	Office units to the rear of the site have been constructed and are part occupied, active marketing of the site. Land to the main road remains undeveloped.	Residential to the Derby Road frontage, remaining three sides comprise Beaches Park Industrial/retail park.	Reasonable via Derby Road onto the A38. On a bus route from the town centre. Poor access to public transport and rail network.	Some units already let. Others currently being actively marketed.	Good	Development opportunity remaining with road frontage adjacent to good quality office development with decent levels of occupancy / marketing activity	N/A	N/A	Good onto the Derby Road and the A38.	Site is within the urban area and is a Brownfield site.	N/A.	Good	Site available for regeneration, brownfield	We recommend retaining for employment use.
4	Pirelli - existing factory	Active factory and associated offices for Pirelli. Football ground.	27.5	General Industrial/ Business Areas	Buildings are of variable quality and ages ranging from 19th century to modern. Maintained for current use. Football ground on the roundabout frontage of the site.	Some residential to Beech Lane frontage, but industrial on other three sides.	Good access onto Derby Road, although narrow for HGVs. Public transport on Derby Road.	It is very unlikely that any other company could utilise this factory for a similar use if Pirelli vacated. It is of sufficient size to become a strategic development site if vacant.	Good	Established business location. Functions well for existing Pirelli use.	Constraints on development may be due to previous uses - contamination, particularly for residential use.	N/A	Access onto Derby Road is reasonable.	Site is within the urban area and is a Brownfield site.	N/A.	Good	Brownfield site, development brief in place	We support retaining for employment use to support Pirelli. Burton Albion Football Club is also included in this site and we would suggest that it is sectioned off as an allocation so that if there is a change of use for the site, the football club can be safeguarded, or if the football club needs to relocate it can achieve a change of use on its current site more easily.
4b	Pirelli - Derby Road frontage	Development land adjacent to the Pirelli factory on Derby Road.	0.7	General Industrial/ Business Areas	Vacant development land.	Site is surrounded on all sides by Industrial uses.	Good access via Derby Road A38. Public transport along Derby Road.	A good location for industrial or employment development.	Good	Established business location. Functions well for existing Pirelli use.	N/A	Site appears to be ready for development but there could be issues with contamination or access onto Derby Road.	Access would need to be improved onto Derby Road prior to development.	Site is within the urban area and is a Brownfield site.	N/A.	Good	Brownfield site, development brief in place	
5	Rumenco/Pentagon Derby Road	Site comprises two car dealerships - Peugeot and Vauxhall, operated by Pentagon. Remenco occupy a few industrial units and office buildings to the north of the site.	4.9	General Industrial/ Business Areas	Car dealerships are in reasonable condition. Remenco buildings are a mix of fairly tired looking industrial/office properties of varying age and quality. Remenco still active on the site.	Site is essentially on an arterial road heading north out of Burton, it is a mix of uses directly opposite to the Pirelli factory.	Strategic access is good from Derby Road out to the A38, public transport along Derby Road.	Accessibility makes this a good location for industrial/distribution uses (small scale distribution) and we can see there as being good demand for sites in this location.	Good	Established business location. Good access within existing employment corridor.	Redevelopment subject to site assembly and ground conditions.	N/A	Good with numerous access points onto the Derby Road.	This is within the urban area (on the fringe, but certainly within) and is a Brownfield site.	N/A.		Site is built out	We would retain this for employment although would make comment that if there is demand for car dealership or some other uses such as trade counter then we would support possibly at least part being released for limited other uses.
6	Ryknild Industrial Estate, Derby Road.	This is a series of industrial units of pre-1950 design.	2.6	General Industrial/ Business Areas	Buildings are showing signs of age but site looks maintained. Site seems to be fairly active with a lot of occupation. No letting boards visible. Being used for industrial and cash 'n' carry/retail use (stationary).	Directly opposite the football stadium, backs onto the railway and has industrial estate to both sides.	Access onto Derby Road, good access to A38. Public transport on Derby Road.	Site is well occupied. There appears to be demand for this size of unit in this location. It could be suitable for redevelopment as new industrial units, but tenants may be price sensitive hence.	Good	Established business location. Good access within existing employment corridor.	N/A	N/A	Excellent access onto Derby Road.	Within the urban area and is a Brownfield location.	N/A.		Site is built out	We recommend retaining this site for employment.
7a	Wetmore Lane, CEMEX Plant	Consists of industrial units of varying age, one fairly modern, one older with concrete block construction and asbestos roof.	0.753	General Industrial/ Business Areas	Mixed qualities, mostly poor quality including car park surface.	Site is surrounded on all sides by residential. Some residential on Wetmore Lane still under construction.	Access is reasonable out to the A5121, although via a hump back bridge.	Site is off-pitch for employment use and larger unit does not appear in good condition.	Poor	Access constraints to the site with access via a hump bridge, residential in proximity, not prominent / visible site	Site appears to be in partial use. No constraints to development visible apart from previous uses and proximity to flood plain	N/A	Access is reasonable for residential, but very difficult for HGVs.	This is in the urban area and is a Brownfield site.	N/A.		Site is built out	We would, under the situation of access and poor location, support this site being released for residential use. We note that this site is allocated in the SHLAA for residential (site 10).
8	Wetmore Lane Units	Range of small industrial units on the land between the river and some 19th century terraces. Known as Electric Street Business Park.	0.4	General Industrial/ Business Areas	The property is in reasonable condition. Small high door industrial units, brick walls to lower half, steel profile and steel roofs. Busy with industrial activity.	Site is on an area of 'backland' bordering the flood plain and is next to a large national grid electricity sub station.	Access onto Wetmore Road and then the A511. Not close to public transport or railway station.	There appears to be good demand for these industrial units from occupiers who prefer value over location or appearance.	Average	Access issues but existing employment site and functions well	We have concerns as to the level of flood protections from River Trent. We would question residential redevelopment options next to such a large and	N/A	Accessibility is via a poor quality road which appeared to be unadopted and poorly maintained.	This is on the border of the urban area and is a brownfield site.	N/A.		Site is built out	We would support the retention of this site for employment uses due to difficulty for redevelopment, noise issues and flood risk.
9	Bridge Park, Derby Road	Industrial unit of fairly modern construction with associated car parking.	0.3	General Industrial/ Business Areas	Unit is in good condition, well maintained and looked after. Currently occupied by DFL Limited food and machinery and appears to be their showroom.	Site adjoins existing industrial estate and is opposite the football ground.	Strategic access is via Derby Road of the A38, which is good. Public transport along Derby Road.	The unit is well located. As a stand alone unit we would expect healthy demand for this unit if it became available for industrial/trade counter/retail uses.	Good	Good access within established employment corridor, prominent from roundabout	None evident.	N/A	Site has excellent accessibility with direct access onto a roundabout on the Derby Road.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	We agree that this site should be retained for employment use although it could be released for quasi retail/trade counter use.
10	Lorlec	Single industrial unit.	0.3	General Industrial/ Business Areas	Fairly reasonable quality building sandwiched between the A38 elevated section and the Trent and Mersey Canal. Very narrow site.	Surrounding environment is an elevated dual carriageway and a canal with some residential to the far side.	Access onto the A511 is good.	We can see this unit being easy to let, decent storage areas, good access and in fairly good condition.	Average	Access issues but existing employment site and functions well	Very narrow site to develop - very long narrow site with a single exit. Current use appears to maximise the site.	N/A	Access directly out to the A511 which is reasonable.	Site is in the urban area and is a brownfield site.	N/A.		Site is built out	We would recommend retaining this for employment use. It is a reasonable industrial unit and unsuitable for other uses. It is too small, narrow and poorly located to be adequately used for residential.

11	Former car showroom and land to rear. Hominglow Road/Arthur Street	Former car showroom, site now cleared and ready for development	0.7	General Industrial/ Business Areas	Cleared site.	There is a boarded up pub to one side, poor quality residential to front and the Grief UK (site 12) industrial unit to the rear.	Access onto the A511, which has good public transport links.	Site has good road frontage, some employment uses adjacent but not high quality (eg lorry park).	Average	Road frontage site which is cleared and ready for development adjacent to other employment uses but not within prominent location / high demand area.	No issues subject to ground conditions (car showrooms/garages often suffer from oil leakage into the ground).	N/A	Good onto the A511.	In the urban area. Brownfield site.	N/A.	Good	Cleared site, brownfield	This site could be retained for employment, however we can see this site being suitable for other uses including residential, retail and uses that require visibility from roads such as a car wash. Its future uses could be dependent on the Grief unit, with a combined redevelopment or release increasing the viability of both sites.
12	Grief UK Limited, Victoria Crescent.	Industrial/distribution unit off Victoria Crescent.	1.8	General Industrial/ Business Areas	Premises appear to be in fairly reasonable condition, although could do with some maintenance work.	Directly opposite Stonell Direct (site 16). Victoria Crescent is a fairly narrow road for industrial uses and has a mix of residential and employment properties.	There is access onto the A511, then onto Derby Road and A38. Public transport serves Victoria Crescent and the A511.	This unit appears to be used for distribution at the moment. This is not a typical distribution location, however, there appears to be an active industrial area in the area so we can see there being a market for the unit for an employment use.	Average	Access issues but existing employment site and functions well	Adjacent residential properties may limit development for industrial uses.	N/A	Has access onto Victoria Crescent and then onto the A511. Victoria Crescent is too small for regular HGV use.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	We can understand why the unit is allocated to be released as there is a large amount of residential in the area. However we have concerns about valid industrial units with occupiers changing use to residential if that is unnecessary. We need to ensure there is sufficient quality industrial units available before sites like this are allocated for residential.
13	Steel Fabs Industrial Estate, Victoria Crescent.	A multi let industrial estate consisting of various industrial properties. They are of various periods - some old, some fairly recent, and varying levels of maintenance.	1	General Industrial/ Business Areas	The units are of varying quality and maintenance levels.	Mixture of residential, with an industrial estate to one side.	Access is out onto Victoria Crescent and then onto the A511. Victoria Crescent and the A511 are served by public transport.	There are a few vacant units but otherwise it appears to be a busy estate.	Average	Functioning employment location although limited wider appeal	N/A	N/A	Direct access out onto Victoria Crescent which provides reasonable access to the A511.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	We can see this site being used for residential infill as there is a fairly new residential units to one side already. However we have concerns as to where the current occupiers uses will relocate to.
15	Dallow Bridge, APV, Dallow Street.	This is a multi let industrial estate with offices to the front and small industrial to the rear.	1.2	General Industrial/ Business Areas	Mixture - very reasonable office building on Dallow Street occupied by A P Vickers. The rest of the estate is a mix of period buildings being used for workshops - car repairs etc.	There is a canal to one side, residential estates to the rear and residential along the two other sides.	Access to an 'A' road via residential streets and not ideal. The area is served by public transport.	The units are fairly well occupied. There will always be demand for small, cheap units of this kind.	Average	Functioning employment location although limited wider appeal	Ground contamination may be an issue due to previous and current uses. Access onto site is not ideal being close to the canal bridge with limited visibility.	N/A	Reasonable - direct access onto Dallow Street although there are issues with it being adjacent to a bridge, with limited visibility for such a busy road.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	The area has new residential development across Dallow Road. This site could be suitable for residential development assuming that site 13 (Steel Fabs) is included, otherwise it would make quite a disruptive neighbour. We are concerned as to where existing occupiers would relocate to.
16	Stonell Direct, Victoria Crescent.	Industrial unit.	0.9	General Industrial/ Business Areas	Buildings are of reasonable quality, fairly modern construction with brick walls to lower parts, steel profile to upper parts and roof. Site is secure.	Industrial units (site 12) opposite, mixture of industrial, offices and residential nearby. New residential being constructed to rear (site 16a).	Reasonable access out to the Derby Road, although not good for HGVs. Public transport on Victoria Crescent and A511.	This is quite a large unit for this location and with compromised access. Demand would come from uses that utilise cheap space e.g. storage. Part of the unit appears to already be in use for Richie's (Home Brew/Wine suppliers) which is a quasi retail use.	Average	Functioning employment location although limited wider appeal	Issue of disturbance to adjacent residential and difficulty of commercial access on Victoria Crescent.	N/A	Access onto Victoria Crescent and then onwards to the A511.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	We agree that this site is suitable for release from employment use. We note that adjacent site (16a) has already been released for residential development.
17	Blackmores Mill	Site is an industrial unit of fairly modern construction - brick walls, steel profile upper parts and steel profile roof. Extensive area of car parking.	0.4	General Industrial/ Business Areas	Property is in good condition, secure and well-maintained.	Appears that there is residential to all sides, including a school to one side.	There is reasonable access onto Derby Road. Area is served by public transport.	Fairly good location and spacious unit with large yard/parking. We would see this being easy to let if available.	Average	Functioning employment location although limited wider appeal	N/A	N/A	Adequate.	Site is in the urban area and is a brownfield location.	N/A.		Site is built out	We would support retaining site to support Blackmores. However this is a residential area and we note the adjacent school. We would support the site being released for residential in future if current tenant vacates.
19	Site is not on the draft ELR. Builders yard on Derby Road.	Site is a former residential property now being used as offices and a building supplies yard to rear.	0.128	General Industrial/ Business Areas	Building and yard are in good condition and well maintained.	Site is surrounded by a mix of residential with some commercial to front.	Access is good for the road network and also public transport along Derby Street.	We would not expect there to be large demand for a building supply yard in this location as it is constrained and causes disturbance to adjacent residential properties. There may be some requirement for	Average	Functioning employment location although limited wider appeal	Redevelopment may be constrained by access onto Derby Road for commercial vehicles if this has to go through the planning process.	N/A	Reasonable.	Site is within the urban area and is a Brownfield site.	N/A.		Site is built out	We would recommend this site be released to be used as an infill residential location which would better suit the immediate environment.
21	Hartshorne, Volvo, Derby Street.	This is a Volvo truck and bus maintenance facility. Consists of small industrial units of modern construction. There is also an office building on site of uncertain period. The office is currently to let by Rushton Hickman.	0.7	Heavy / Specialist Industrial Site	Property is secure and well maintained. The industrial buildings appear to be in good location. Office building appears to have been refurbished to some extent at some point.	Industrial to one side, residential to two others. Fronts bust Derby Road.	Good access to Derby Road. Reasonable distance to the railway station and area served by bus services.	The site has vacant office space. This is secondary (or even tertiary) property. Industrial units could be used for industrial uses or vehicle servicing.	Good	Good access within existing employment corridor, considered to have wider appeal	N/A	N/A	Accessibility is reasonable onto Derby Road.	This is within the urban area and is a brownfield location.	N/A.		Site is built out	We would question why this site is being retained for employment use when site 54 next door is suggested to be released. If 54 is to be released then 21 should be also.
22	Site is not on the draft ELR. Land on Hominglow Street, adjacent to railway.	Site is an area of open scrub land adjacent to the railway line and industrial properties.	0.171	General Industrial/ Business Areas	Property is open, vacant, overgrown land. It does not appear to be being maintained and is not secure.	Site is bordered by the A511, the railway line and industrial properties. Site is also bordered by one isolated house in poor repair.	Site is well located for access to road network and public transport but current access is narrow and unsuitable for commercial vehicles.	Site is reasonably located for demand, however, access may make employment uses impossible. Site is poorly located for any other use due to adjacent noise and pollution.	Good	Available development site within existing employment corridor with good access	N/A	Ownership may be an issue as the site is not obviously under management. Site has very narrow access which would prevent access from any large vehicles and preclude employment uses.	Site does not have its own access onto Derby Road, we would expect it to be difficult to secure access as there are a number of roads facing onto Derby Road immediately adjacent. Site may need to secure access through adjacent industrial estate which may hamper development.	Site is within the urban area and is a Brownfield site.	N/A.	Average	Potential ownership issues	We would support retention of this site for employment uses, although note that these should possibly be relaxed and include quasi employment uses such as trade counter and possibly retail as that appears to be the prevailing nature of the properties along this stretch of the Derby Road.

25	Former railway sidings rear of bonded warehouse.	Large area of flat former railway sidings.	2.3	Heavy / Specialist Industrial Site	Railway sidings.	Site is adjacent to existing railway with industrial on all sides.	Access would need to be created in some way. The site is close to Derby Road.	Site is narrow and difficult to develop. It could only come forward as part of a larger site.	Poor	Railway sidings site considered difficult to develop without inclusion of other sites. Poor access.	N/A	Issues of working so near to the railway line including any railway equipment underneath the site. It will be fairly expensive to clear the site and also difficult to secure access.	Poor due to very narrow/light road.	Site is within the urban area and is a Brownfield site.	N/A.	Average	Development constraints likely to make delivery difficult / expensive	This is an unusual site in that the access is so poor that it could only be developed if access is secured through adjacent sites. If reasonable access can be secured we would recommend this site be retained for employment uses as is well located for such and would be a poor location for residential use due to noise from adjacent railway line, roads and industrial uses.
26	Vacant land rear Derby Turn office building	Area of scrappy undeveloped land to the rear of Kwik Fit, nearby mill building and new development (Derby Turn Building)	0.3	General Industrial/ Business Areas	Vacant land. Mature scrub land.	Surrounded on all sides by industrial properties, railway to the rear.	Direct access is onto the Derby Road, assuming the site has legal access over land fronting Derby Road. Close to public transport links.	Site is vacant so could presumably have been developed if in demand. It has no frontage to Derby Road, being 'back land'. This may affect desirability.	Average	Within existing employment corridor and good access to main road but behind existing use, not prominent, limited demand	N/A	Site appears to have been previously used as industrial. There may be ground condition issues. There may also be issue with securing legal access over land fronting Derby Road.	Access onto the Derby Road.	The site is a brownfield site and is within the urban area.	N/A.	Average	Potential ground condition issues, potential direct access constraints	This site should be retained for employment uses. It may be best brought forward as part of a larger site including the Kwik-Fit to the front and the coach park to the rear to create a larger site that can be integrated as some kind of improvement to the bonded warehouse.
27	Former garage and pet suppliers.	Partial cleared site, and industrial unit - lower half brick walls top half steel profile walls and roof.	0.4	Established or Potential Office Locations	Partially cleared site. Industrial unit appears reasonably maintained and secure although is vacant.	Railway to the rear. Industrial properties to either side and 19th century residential to the front.	Access onto the Derby Road which gives access to the A38. Public transport available on Derby Road.	The industrial unit is in good condition and prominently located. We can see demand for this. The garage will make an excellent development site for a variety of uses.	Good	Road frontage site, partially cleared and ready for development, within existing employment corridor	N/A	Former petrol station so could be contamination issues, certainly tanks to be removed, ground remediation issues.	There is access for both properties onto the Derby Road.	The site is a brownfield site and is within the urban area.	N/A.	Average	Potential contamination issues	Query. The site should be trained for employment uses. However, the locations and nature of adjacent occupiers may favour the sites being released for quasi-retail use e.g. car dealerships, garages, trade counter. We note the industrial building has been a Pet supplier and is now a tyre warehouse and the development site was once a garage. We question if this is an employment location.
28	Site not on the draft ELR. Open land on Derby Road.	Site is a mixture of open vacant land and industrial properties in poor state of repair.	0.193	General Industrial/ Business Areas	The majority of the site is open derelict land which is unsecured and not maintained. To the rear of the site there are some industrial properties with a mix of ages, all in relatively poor condition although apparently secure.	Site has the railway line to the rear and is bordered on two sides by industrial land, one of which is a vacant petrol station. There are residential houses to the front.	Access is good onto Derby Road and is well served by public transport.	The site is well located for conversion to industrial/quasi retail functions.	Good	Road frontage site, partially cleared and ready for development, within existing employment corridor	N/A	Will be dependent upon previous uses and ground conditions.	Good, although would need to be improved if site were to go through the planning process.	Site is within the urban area and is a Brownfield site.	N/A.	Good	No issues noted	We would support the site being retained for employment uses, however we would also note the site should also possibly be considered for quasi retail or retail uses. This appears to be the changing nature of the industrial properties on this road.
29	Site is not on the draft ELR. Land fronting Matlings.	Site is open vacant land fronting Derby Road.	0.081	Established or Potential Office Locations	Site is an open cleared site and has been kept secure so appears to be under active management.	Site is bounded by industrial estate to three sides with residential on the other side of Derby Road.	Access is good onto Derby Road and well served by public transport.	The site is prominent to Derby Road and we would see demand for this for quasi industrial uses in particular e.g. trade counter.	Good	Road frontage site, partially cleared and ready for development, within existing employment corridor	Development is subject to previous uses and ground contamination. It is not clear that the site has direct access to Derby Road, but it appears that access can be achieved over adopted pathway.	N/A	It is unclear if the site has its own access that could be used for redevelopments or construction.	This site is a brownfield site and is within the urban area.	N/A.	Good	No issues noted	We agree this site should be retained for employment use as it is unsuitable for other uses.

41	Northside Business Park	Site is a small section of a business park, including an area of waste ground or open development ground and the Ruby Cantonese and Chinese restaurant.	0.6	General Industrial/ Business Areas	The existing Chinese restaurant looks of fairly new construction and reasonable quality. The industrial land is small and awkwardly shaped.	Residential to the front on the other side of a very busy road (B5018 Hawkins Lane). This site sits in an industrial estate which is of reasonable quality. Most of the buildings on the estate are of fairly recent construction, well maintained and quite busy.	Strategic access is reasonable via the B5018 Hawkins Lane. Site has public transport nearby but is beyond walking distance from the railway station.	The industrial estate seems to be fairly busy and well let.	Good	Road frontage site, partially cleared and ready for development, within existing employment corridor	N/A	The development site appears to be ready for redevelopment.	Good access on to the B5018.	This is in the urban area and is a Brownfield site.	N/A.	Good	No issues noted	Query. The site boundaries include a Chinese restaurant which is not an employment use. We support retaining the development site for employment use.
43	Site adjacent to the river, Wetmore Road.	This is a narrow and awkwardly shaped site squeezed between Wetmore Road and the river.	0.5	General Industrial/ Business Areas	The site has been levelled and appears to have been made ready for development.	This is an almost entirely industrial/offices with general employment area to all sides.	Site has good access to the A511. Served by public transport.	Site appears to be under initial stages of development.	Average	Cleared site and ready for development but limited demand	N/A	Site is currently being made ready for development.	Site appears to have direct access onto Wetmore Road. It is not ideal but we can't foresee issues with HGVs as the site is so small.	This is in the urban area and is a Brownfield site.	N/A.	Good	Appears ready for development	We would support retaining this site for employment uses.
44	Coors - Middle Yard	Coors distribution and storage facility which is connected to the factory (site 48) by a bridge.	8	Site for Specific Occupier	Appears to be largely open storage and areas of car parking. Some industrial properties for storage.	Site is largely surrounded by a mixture of industrial properties, with a small amount of infill residential.	Strategic access is reasonable on to the A511, there is a large amount of HGV traffic on and out of this site. Site is close to centre of town and is served by public transport.	This is unusual as it is a large distribution site which is located in the town centre. If Coors were to vacate we can foresee a lack of demand for a site of this size for distribution and storage purposes. There would be a great deal of demand for other employment uses or other uses.	Average	Functioning employment location although limited wider appeal	Site is large and one ownership, redevelopment will be subject to previous uses.	N/A	Accessibility is reasonable, but could be better bearing in mind the level of HGV traffic.	Site is in the urban area and is brownfield.	N/A.		Site is built out	We support retaining the site to secure Coors brewery jobs. However, we are unconvinced as to whether this is a good distribution facility beyond the use for Coors and whether it may be best to consider it for possible alternative use assuming the brewery is no longer in situ. Alternative uses are likely to be mixed use but it could be largely employment with some retail and residential. Uses would be dependent on the larger master plan for the area.
45	Maltings, Wetmore Road.	Site is a mixture of brand new industrial units recently completed and a refurbishment and conversion of an old Malt warehouse for offices, being marketed by North Rae Sanders.	1.2	General Industrial/ Business Areas	Excellent, all recently completed.	Mixture of secondary industrial properties to all sides.	Access is on Wetmore Road which leads to the A511. Access to public transport.	Units are currently being marketed, with some tenants already in place.	Good	Road frontage site, being marketed, good quality development	N/A	N/A	Access is reasonable onto Wetmore Road.	This is in the urban area and is a Brownfield site.	N/A.		Site is built out	We agree that this site should be retained for employment use.
47	Hodges, Hominglow Street.	This is a mixture of 19th century industrial premises and warehouses with some modern additions. It is occupied by Hodges, which appears to be a construction firm.	1.2	General Industrial/ Business Areas	Existing property is of reasonable quality, largely functional rather than attractive, open areas of parking and storage for building materials, site appears to be secure.	Site is largely surrounded by the Coors brewery with the railway line to one side.	Strategic access is reasonable. Access is good out on to the A511 and is well served by public transport.	These are secondary industrial premises and would only satisfy people who needed cheap accommodation, although it is very well located. More efficient use could be made of the site if redeveloped.	Good	Good access, within established employment location, secondary / indigenous demand	Redevelopment issues would be improvement to access and previous uses/contamination.	N/A	Accessibility is reasonable onto the A511 although improvement would be desirable.	This is in the urban area and is a Brownfield site.	N/A.		Site is built out	We agree this site should be retained for employment uses. However if the Coors brewery (site 48) adjacent came up for major redevelopment this site could be considered as part of that.

48	Coors Brewery, Station Street	This is the main Coors brewery.	21.6	Site for Specific Occupier	Large site of mixed industrial and associated office uses.	Quality of the wider environment is variable from new retail, high quality listed buildings and some poor quality buildings.	Access is reasonable onto Horninglow Street A511. Site is central to Burton for public transport.	Good	Functioning employment site. Suits needs of existing occupier.	Constraints on development only due to previous uses and possible listing of parts of the brewery.	N/A	Accessibility is reasonable but the site could be opened up further if required.	Site is in the urban area and is brownfield.	N/A.	Site is built out	We agree site should be retained for employment use to secure existing use. Site could be considered for release for major regeneration development including employment, residential, retail, leisure etc. subject to master plan and support at regional level. This site could be pivotal in regeneration of Burton, but at the moment is in better use as employment.
49	Site is not in the draft ELR. Doug Toulson	Site is an area of car parking for the adjacent Spirit Group Head Quarters and an open yard area which appears to be used for vehicle storage.	0.333	General Industrial/ Business Areas	Property is currently split into two separate units. Spirit car park is well maintained, other unit is roughly surfaced with more industrial property to rear and secure.	Site is adjacent to the railway line, close to the railway station and surrounded on all sides by roads. Site is immediately adjacent to Spirit Group Head Quarters.	Access is reasonable onto the road network, including the A5121. Site is immediately adjacent to the railway station and so has excellent public transport.	Average	Functioning employment location although limited wider appeal	Redevelopment may be dependent upon previous uses and also whether the site is actually one ownership as it appears to be split into at least two - potentially site assembly issue.	N/A	Access is good.	Site is within the urban area and is a Brownfield site.	N/A.	Site is built out	We would support retention of this site for employment uses, bearing in mind how close it is to the railway station but note that the Spirit Head Quarters appears to be allocated on the SHLAA as site 20 for residential development in which case this site may well be developed in conjunction with that.
49a	Coors offices, Station Street/Cross street	Site is a mixture of Coors Brewing production and some associated offices.	2.3	Established or Potential Office Locations	Portfolio is a variable quality, essentially an active industrial property.	Wider environment is a mix of some industrial, some residential, other brewing - very mixed use area.	Access to railway station is good, within 5 minutes walk. Access to main road network is reasonable rather than good.	Average	Meets needs of existing occupier. Limited wider appeal	Constraints of development would be largely to do with previous uses and also small congested road networks surrounding three sides of the site.	N/A	Accessibility is not good for current heavy industrial uses and would be difficult if redeveloped with increased residential use. All types of redevelopment will require improvements to access.	This is within the urban area and is a brownfield site.	N/A.	Site is built out	We agree with the retention for employment use to preserve current employment. This appears to be a reasonable residential location and we would expect change of use in some part if Coors vacate.
49b	Coors offices, High Street	Site is a mixture of new and period office buildings and associated car parking.	2.7	Established or Potential Office Locations	Property is in good condition, well maintained and secure. One office building of fairly modern appearance and some office buildings of possibly 19th century vintage.	The site is very close to the retail core of Burton, to one side is the library and to the rear is a sports centre - all fairly well maintained, to the other side is a bowling and leisure complex which appears to be semi-derelict and in poor condition.	There is access onto the A511 which is reasonable and the site well served by public transport.	Average	Meets needs of existing occupier. Limited wider appeal	There may be issues with redevelopment of the period offices if listed or protected in some way.	N/A	Accessibility is reasonable for current uses but the adjacent streets are narrow tight and therefore would be difficult for any large scale employment use requiring HGVs. There may also be issues with high density residential/office use if it involves increased traffic movement.	Site is in the heart of the urban area and is a brownfield site.	N/A.	Site is built out	We agree this site should be retained for employment. However we question whether the period office buildings can be used successfully for employment uses if Coors vacate. If not is there a case for residential or something similar.
49c	Mosley Street Industrial estate/ Kerry Foods/ Burton Beer Mats.	A large area of mixed industrial uses.	5.2	General Industrial/ Business Areas	Mix of industrial uses, in a range of premises. Estate is largely in use.	Small amount of residential opposite, including a church.	Very close to the railway station. Road access via Moor Street.	Good	Potential wider appeal, good occupancy rates, proximity to railway station	Constraints on development would be previous uses and increase in vehicular movements.	N/A	Access is not ideal for HGV movements as the main access road off Mosley Street is ingress only.	This is within the urban area and is a brownfield location.	N/A.	Site is built out	We would agree that this site be retained for employment uses. However this would be excellent for large scale redevelopment to include employment uses alongside other uses due to proximity to train station.

49d	Park Street Industrial estate.	Industrial estate is a large range of buildings of various ages, quality and different uses. It does not present as one industrial estate, more a collection of properties.	5.7	General Industrial/ Business Areas	The quality of the portfolio is very varied, some are in excellent condition, and others are looking tired.	This is not an attractive estate, but does appear to be very busy and well let. There is one unit for let through Lambert Smith Hampton but apart from that no other boards are visible.	Access is fairly good out onto the A5189 and site is within 5 minutes walk to the railway station.	Mid size industrial units appear to be in demand here, there are a couple of vacancies but nothing significant.	Good	Potential wider appeal, good occupancy rates, proximity to railway station	Subject to previous uses no constraints for redevelopment for any other use are visible.	N/A	Access if fairly good. Park Street access is reasonable and ingress from Shobnal Road is good.	This is a brownfield site and is within the urban area.	N/A.		Site is built out	We agree to be retained for employment.
49e	James Properties, Wood Street.	Site is a small industrial estate.	0.3	General Industrial/ Business Areas	Buildings appear to be of modern construction with brick base and steel profile walls and roof, with shutter doors, concrete yard, ample parking, well-maintained public area, fairly modern construction.	Surrounding the property is a mix of residential, of varying ages from 19th century terraces to the late 20th century semis.	Access is reasonable onto the A5189. Site is approximately 5 minutes walk from the train station and served by public transport.	Site appears fully let. Small industrial units of this size are in demand.	Good	Potential wider appeal, good occupancy rates, proximity to railway station	Constraints on redevelopment seem to be largely based on access which is off a small residential street and concerns about adjacent residential uses.	N/A	Accessibility is not good, via small 19th century terraced residential streets.	This is in the urban area and is a Brownfield site.	N/A.		Site is built out	We would question whether this site should be released as it appears to be fully let and meeting a local employment need in an area which appears to show economic problems. Query - there are two sites labelled 49e on the map provided. The other one is a small site just off Park Street which has already changed use for residential.
54	Briggs, Derby Road	Site consists of an industrial unit and associated yard.	2	General Industrial/ Business Areas	The quality of the existing buildings is good. Site is secure and well maintained.	19th century terraced residential to front and new flats to one side, railway to rear.	Fairly close to railway station and bus routes, reasonable access via Derby Road to the A38.	Unit might struggle to find new tenants due to its size. Other uses such as storage would be likely.	Good	Potential wider appeal, good occupancy rates, proximity to railway station	Constraints would be largely down to ground conditions.	N/A	Accessibility is reasonable via Wellington Road.	This is within the urban area and is a brownfield location.	N/A.		Site is built out	We would agree this site is suitable for release for residential uses assuming that Briggs have a suitable site to relocate to.
55	Eddie Stobard, Derby Road.	Site is an industrial unit and associated yard of modern construction.	2	General Industrial/ Business Areas	In very good condition, secure, branded as global brands distribution centre.	Industrial to one side and residential to two others, including new flats to the North. Railway line and road to the rear.	Access is good onto the A38 and site is very close to the railway station and bus routes.	This is a good sized industrial unit, but is located in urban area which is not ideal for distribution use. There may be an issue letting a unit of this size in this location.	Good	Current use may not be suitable but considered to have wider potential	N/A	N/A	Accessibility is good onto Wellington Road.	This is within the urban area and is a brownfield location.	N/A.		Site is built out	We would agree this site is suitable for release for residential based on adjacent residential and closeness to the railway station.
56	The Grain Warehouse/Arches/ Millers Lane Units	Site includes a mixture of new industrial units, 19th century grain warehouse and a new Aldi on site.	2	General Industrial/ Business Areas	Well maintained properties.	Wider environment includes poor quality retail to two sides and railway lines to front.	Access is good to the Wellington Road and very close to the railway station and public transport.	Units appear to be well let and this is a good location for access.	Good	Good access to site, good occupancy levels	The grain warehouse is presumably listed in some form and would need to be maintained.	N/A	Reasonable.	This is within the urban area and is a brownfield location.	N/A.		Site is built out	Query - Part of site has already been released for an Aldi supermarket. We would agree with the retaining for employment use of the small industrial units, but would suggest maybe the grain warehouse could be suitable for residential due to excellent location for railway station.

57	The Town Hall	This is Burton Town Hall and associated car park.	0.7	Established or Potential Office Locations	Portfolio consists of 19th and early to mid 20th century properties and a large open car park.	This is surrounded by a mix of residential and some limited retail to one side. Residential to rear is of good quality.	Access is good to the Wellington Road. Served by public transport interchange and close to railway station.	Ignoring the town hall this would appear to be a fairly reasonable location for employment uses on the car park.	Good	Central location, serves existing purpose	Town hall is listed and would not be suitable for development unless converted into residential which presumably is not likely.	N/A	Accessibility is good.	This is within the urban area and is a brownfield location.	N/A.	Site is built out	Agree for retain as employment use.
58	The Curzon Street Business Centre.	A small industrial and office space.	0.6	General Industrial/ Business Areas	Properties are a mixture of ages and uses, some 19th century and some later. Fairly well maintained and secure.	Industrial to two sides with residential to the front, a mixture of retail and residential to the remaining side.	Access is good to the Wellington Road, and within close proximity of the railway station and public transport.	Ruston Hickman are letting 1,556 sq ft, which is the only vacancy.	Good	Central location, serves existing purpose. Marketing activity noted	None apparent subject to none of the buildings being protected.	N/A	Accessibility is good out to Wellington Road.	This is within the urban area and is a brownfield location.	N/A.	Site is built out	We would agree with retain for employment uses, although would note that in conjunction with site 60 this would make a very good residential location being so close to the train station. We note that this site is allocated under the SHLAA as site 24.
59	Green Line Business Park, Wellington Street.	Small industrial estate, with a collection of small industrial and trade counter units.	0.4	General Industrial/ Business Areas	Properties and common areas are in reasonable condition.	Site is surrounded on three sides by residential with 19th century industrial units to the other side. Fronts onto the main road into Burton (Wellington Road).	Strategic access is good out to the A38.	These units appear to be well let and are in a good location for access. There appears to be only one vacancy (3,225 sq ft unit, being marketed by Sallaway - www.sallaway.com	Good	Good access to main road. Good occupancy levels	N/A	N/A	Very good.	Sites are within the urban area and are brownfield sites.	N/A.	Site is built out	We would support retaining for employment use. We would note that this is a key gateway location into Burton from the south and could possibly support a landmark building of some sort.
60	IMEX Business Park, Shobnall Road.	A former factory complex involving building of various periods of construction and styles. Owned by Ashtenne.	3.3	Heavy / Specialist Industrial Site	Former factory complex involving buildings of possibly 19th century, early 20th century and later 20th century vintage. Sub divided into small industrial units, it appears fairly well maintained but is not an efficient use of space.	Site has industrial uses to two sides with brand new residential to the front.	Access is reasonable out to the A38.	There are a number of vacancies on the site. This provides premises for a number of small companies who are price sensitive.	Average	Good access but noted market issues for premises of this size in this location	N/A	N/A	Accessibility is reasonable out onto Wellington Street.	This is within the urban area and is a brownfield location.	N/A.	Site is built out	Query. We would question the retaining of this site for employment use as it appears to be a large strategic site and is well located for the railway station. We would favour retention if there were proposals to make use of the location to produce a mixed use office/residential site. It would make a good residential site which would fit in with the character of the residential to this side of the railway line. We note that part of this site may be in the SHLAA site 24.
62	CHF Tankers, Shobnall Road.	Site is an industrial estate and parking yard for coaches.	1	General Industrial/ Business Areas	Site is in reasonable condition and secure. Consists of industrial buildings and open parking space.	Marstons brewery to front, brand new residential to one side and open amenity space and leisure centre to rear.	Site has access via A roads to the A38. Limited public transport on Shobnall Road.	Site appears to be fully let and used.	Average	Reasonable road access and public transport provision, existing employment location but also residential uses in proximity	N/A	N/A	Accessibility is reasonable.	Site is on the fringe of the urban area and is a brownfield location.	N/A.	Site is built out	We support this site to be released for residential development due to proximity of park and adjacent residential, although note it is not well located for train station and is directly opposite Marstons brewery which has a large number of vehicle movements a day, concerns regarding complaints.

64	Marstons Brewery, Shobnal Road.	This is an active brewery and distribution centre for Marstons.	9.4	Site for Specific Occupier	Portfolio is a range of industrial and office buildings from 19th and 20th centuries. Well maintained and secure.	Industrial to all sides, though with residential under development to front (site 63).	Site has access via A roads to the A38. Limited public transport on Shobnal Road.	There would be no demand for a property of this size as a whole; there may be demand however for sub divided industrial units.	Average	Reasonable road access and public transport provision, existing employment location but also residential uses in proximity	Constraints on development would be based on listing of buildings and any ground conditions due to current and previous uses.	N/A	Accessibility is reasonable. Large numbers of HGV movements.	This is on the fringe of the urban area and is brownfield.	N/A	Site is built out	We support retention of site for employment uses to support Marstons.	
66	Centrum West	Site is partially developed as the Palletforce warehouse and is partially available for development.	21.4	Warehouse/Distribution	Palletforce warehouse is brand new and in excellent condition. Remainder of the site is largely level and available for development.	A38 to one side and industrial units to the rest.	Access is reasonable via Centrum Business Park to the A38. Site is a long distance from the train station and bus routes.	We would see this as a good industrial location.	Average	Reasonable road access but not very good public transport. Proximity to A38 but access through Centrum Business Park	Development constraints based only on site issues which presumably the developer has taken account of upon purchasing the site.	N/A	Access is good via a new purpose built road.	Site is on the very fringe of the urban area (assuming the A38 is the boundary). It is effectively now a brownfield site.	N/A	Good	No major constraints, brownfield, within urban area (on fringe)	We would agree this site should be retained for employment uses as a major strategic site.
66A	Adjacent Kongsberg Auto.	Level open development plot.	1.4	Warehouse/Distribution	Development site.	Adjacent to Kongsberg Auto unit and Marstons Brewery, some residential to one side, A38 elevated section to rear.	Access is reasonable via Centrum Business Park to the A38. Site is a good distance from the train station and public transport (unless access is possible onto Shobnal Road).	Site appears to be well located for industrial development.	Average	Reasonable road access but not very good public transport. Proximity to A38 but access through Centrum Business Park	N/A	Constraints are subject only to ground conditions, access is already supplied. Note any environmental issues also need to be taken into account such as Water Courses.	Accessibility is good, access road already in place.	Site is on the very fringe of the urban area (assuming the A38 is the boundary). It is effectively now a brownfield site.	N/A	Average	Potential constraints including water courses and contamination	We would agree the site should be retained for employment use.
66B	Kongsberg Auto	Industrial unit.	1.6	Warehouse/Distribution	Well maintained modern industrial unit.	Site is located to the rear of an industrial estate with the A38 elevated section to the rear.	Access is reasonable via Centrum Business Park to the A38. Not close to the train station or bus routes.	This is a good re-lettable unit.	Average	Reasonable road access but not very good public transport. Proximity to A38 but access through Centrum Business Park	N/A	N/A	Access is good.	Site is on the very fringe of the urban area (assuming the A38 is the boundary). It is effectively now a brownfield site.	N/A	Site is built out	We agree this site should be retained for employment use.	
67A	Expansion land for Health Care at Home	Site is a development plot.	0.3	Established or Potential Office Locations	Development plot in the middle of an industrial estate.	Entirely industrial location.	Good road access to the A38, bus stop adjacent but not close to train station.	Well located spot on popular industrial estate.	Good	Good access to A38 within high quality employment area	N/A	Constraints only subject to access and site conditions.	If the site is accessed through existing unit it will be ok as it does not appear to have direct access to road itself.	Site is within the urban area and is a brownfield location.	N/A	Good	No major constraints, brownfield, within urban area	We support this site being retained for employment use.

67B	Expansion land for Holland and Barrett	Site has already been subject to development as part of a large adjacent warehouse.	2.1	Warehouse/Distribution	Site is part of large new build industrial warehouse - this is Opus Axis and being marketed by Jones Lang LaSalle.	Entirely industrial location.	Good for distribution to the A38.	Site is currently on the market.	Good	Good access to A38 within high quality employment area	N/A	N/A	Good.	Site is within the urban area and is a brownfield location.	N/A	Site is built out	We support retaining for employment uses.	
67D	Mercia Business Park	Open level development site.	3.5	Warehouse/Distribution	Open level development site.	Entirely surrounded by industrial uses.	Good to the A38, however it is a distance from the train station.	This is a site for industrial development or employment development. We are informed that part of the site may have been sold to a hotel operator, but construction has not started yet.	Good	Good access to A38 within high quality employment area	N/A	No obvious constraints to the development subject to access and site conditions.	Good subject to securing access.	Site is within the urban area and is a brownfield location.	N/A	Good	No major constraints, brownfield, within urban area	We agree this site should be retained for employment use.
69	Anson Developments, Avro Business Park including Cookes.	This site has been recently developed for industrial use.	10.1	Warehouse/Distribution	Brand new, un-let warehouse on site called The Duke (302,693 sq ft warehouse/distribution unit, currently being marketed by Knight Frank and M3, built by Standard Life Investments). New operational DHL warehouse on part of the site. Northern part of the site is still for sale as development land, advertising two plots (1 acres and 2.3 acres) its called the Avery Business Park and is for sale through Ruston Hickman.	Entirely industrial location.	Strategic access is good to the A38. Not close to the train station.	The warehouse is a suitable building for the location and we would expect strong demand for this and the development plots.	Good	Good access to A38 within high quality employment area	N/A	N/A	Excellent.	Site is within the urban area and is a brownfield location.	N/A	Site is built out	We agree this site should be retained for employment use.	
80	Centrum East	Development site including one high quality office building nearing completion.	2.023	Established or Potential Office Locations	Development site is partially serviced with good access. Land is owned by Askew Properties Limited and is called Gateway 38. It is currently being marketed by Ruston Hickman, they are advertising it as a mixed use development with office buildings from 10-50,000 sq ft and car show rooms up to 1.75 acres.	Adjacent land uses on two sides are employment office buildings with residential and school to other sides.	Access to main road network is excellent. Poor access to railway and bus network.	This is a high profile location and we would expect good demand for employment uses. It is a good car showroom location.	Good	Good access to A38 within high quality employment area	N/A	Site appears to be ready for development, subject to ground conditions.	Excellent.	Site is within the urban area and is a brownfield location.	N/A	Good	No major constraints, brownfield, within urban area	We agree this site should be retained for employment use.
82	Land south of Branston	Site is currently open agricultural land.	45.4	Warehouse/Distribution	Site is open agricultural land bordered by the A38 to one side and the railway to the rear.	Site is on the edge of the urban area of Burton/Branston, fronts onto the A38 and with the railway to the rear but is still currently open agricultural land.	We assume access can be achieved from the A38 in which case access would be good but would note that this is not an area served by public transport. We are informed that this site is proposed as the access onto the A38 of a new River crossing and a new trunk road east. That would make this a prime strategic access site, but we are not aware of firm commitments to the new road.	We would expect demand to be high for employment or industrial uses for an area of this size adjacent to the A38 and benefiting from the A38s industrial/distribution corridor.	Average	Proximity to A38 but access needed	N/A	We are informed that this site has considerable ground condition problems due to previous mineral extraction. Developable land may be restricted to less than 8.5ha. We have seen no evidence to support this, but understand the Council may have been made aware previously of the site issues.	Access would need to be created onto the A38.	Site is outside of the urban area but is a brownfield site.	N/A	Average	Potential ground condition issues, outside of urban area	We agree that this site should be retained for employment uses as it is a natural extension of the South Burton/Branston industrial/distribution area, however we are concerned as to the actual size of the commercially developable area.

89	Leavsley Containers	This is a large secure compound for the storage of containers.	2.6	Warehouse/Distribution	Property appears to be secure and well maintained. It is a large area of open surfaced area used for the storage of shipping containers.	Site fronts onto the A38 with the Branston Water Park (nature reserve) to the rear.	Access is direct from the A38. There is no evidence of public transport.	Site is well located to take advantage of A38/Industrial distribution corridor. We would expect there to be demand for employment uses in this location.	Good	Prominent site, nearby established quality employment location, access to A38	We note adjacent Branston Water Park (nature reserve) and would query whether this would place any restrictions on development.	N/A	Excellent.	Site is a brownfield location but is outside of the urban area.	N/A	Site is built out	We note this site is allocated for release from employment uses, we would question suitability for alternative uses. Site is very noisy and subject to high levels of road pollution for residential uses. We would recommend retaining the site for employment use.
91	Anglesey House and Industrial Estate, Anglesey Road.	This is a site of mixed industrial and retail/storage uses.	5.4	General Industrial/ Business Areas	Units are a mix of ages, sizes and condition. Includes industrial, office retail properties. Much of the common areas around the industrial properties are poorly maintained.	Sites back onto the railway line. Mix of residential and employment uses in surrounding areas.	Good access to the road network. Close to railway station and served by public transport.	Properties are well let for secondary uses. There is a demand for this type of property.	Good	Good road and public transport access, good secondary demand location	Redevelopment may be subject to ground conditions and listing of the older warehouse buildings.	N/A	Good.	The site is in the urban area and is brownfield.	N/A	Site is built out	We query why this site is allocated to be released for other uses when it appears to be successful and well let. In particular it is adjacent to site 92 which is being retained and is not as well located. Query whether we believe this site should be released. We would recommend retaining the site for employment uses.
93	Webb Ivory, Queen Street.	This is an industrial unit with associated offices.	1	General Industrial/ Business Areas	Fairly well maintained unit on secure site.	This factory is surrounded entirely by 19th century terraced residential streets which back directly onto the factory walls.	Road access is via a narrow street. Reasonably served by public transport.	It would be very difficult to re-let this property in its current use due to the location and type of building.	Poor	Limited demand and poor quality site access	No obvious issues.	N/A	Access is poor, via small congested streets.	The site is in the urban area and is brownfield.	N/A	Site is built out	We agree that this site should be released for other uses, providing that there are suitable premises for the current occupier to relocate to. We note this site is identified as site 32 in the SHLAA.
94	Site is not in the draft ELR. Midland Timber.	Site is a timber works in a street of dense 19th century residential terraces. Site is active.	0.078	General Industrial/ Business Areas	The property appears to be in good condition and well secured, with fairly new buildings.	Surrounded by terraced 19th century residential streets. There are parking issues with the street being crowded with cars.	Road access is not good. Site is not close to railway station but is reasonable distance from bus routes.	This is not an ideal location for this use. I would expect it would be difficult to sell/let for similar use.	Poor	Within residential area, access issues, limited wider demand	Disruption to adjacent residential would be detrimental for development for employment uses.	N/A	Accessibility is poor for commercial uses.	This is within the urban area and is a brownfield site.	N/A	Site is built out	We would support the site being released for residential infill development.
98	Thurco, Watson Street	Site is an industrial unit. Currently in use as a builders material depot. Appears to be fairly active and busy.	0.4	General Industrial/ Business Areas	Building is of reasonable quality, site is secure.	Building fronts onto a Tesco car park and is surrounded on two sides by residential and the river on the fourth side.	Access is reasonable out on to the A5189 and the Branston Road. Access to bus services is reasonable.	The unit is not in an ideal location. We would expect limited demand for this unit for current uses.	Average	Within residential area, limited wider appeal	Issues are noise issues on adjacent residential and ensuring development is not at risk of flooding from the river.	N/A	Accessibility is not good with access being along a residential street of mostly 19th century terraces. Access in particular out to the Branston Road is tight for HGVs.	This is within the urban area and is a brownfield site.	N/A	Site is built out	We agree this site should be released for alternative uses, subject to suitable flood protection for residential.

100A			15.98	Warehouse/Distribution					Good	High quality location, proximity to A38 and good access in place						Site is built out	Sites are currently being developed as Barton Business Park. Site should be retained for employment use.
100B			17.7	Warehouse/Distribution					Good	High quality location, proximity to A38 and good access in place						Site is built out	Sites are currently being developed as Barton Business Park. Site should be retained for employment use.
100E			0.877	Warehouse/Distribution					Good	High quality location, proximity to A38 and good access in place						Site is built out	Sites are currently being developed as Barton Business Park. Site should be retained for employment use.
100F			2.175	Warehouse/Distribution					Good	High quality location, proximity to A38 and good access in place				Good	No constraints noted	Sites are currently being developed as Barton Business Park. Site should be retained for employment use.	
101A	Rylands Farm Industrial Estate and Gray Car Business Park.	See site reference 101B	10.22	General Industrial/ Business Areas					Good	High quality location, proximity to A38 and good access in place						Site is built out	Active industrial estates, we would support retaining for employment use.

101B	Development site	Site appears to be already developed for industrial units.	2.3	General Industrial/ Business Areas	New good quality industrial units as part of the larger Gray Car industrial estate.	Site is adjacent to the A38, forms an extension of the Gray Car Industrial Estate. Is surrounded on other sides by open agricultural land.	Access is good to the A38. No immediately adjacent public transport.	Site appears to have been developed and is occupied. Site is well located, taking advantage of the A38 industrial/distribution corridor.	Good	High quality location, proximity to A38 and good access in place	N/A	N/A	Good for employment uses.	Site is now a brownfield location after development, although the industrial estate is located in a rural location.	N/A	Site is built out	We would recommend site is retained for employment uses.
102	Site is not in the draft ELR.	This is a small industrial estate next to Barton Under Needwood, adjacent to the A38.	0.782	General Industrial/ Business Areas	Site consists of a number of industrial properties including a distribution/vehicle repair business called A S Taylor. Some dated buildings on site plus a large area of parking. There are also three fairly modern industrial units occupied by Durham and Barton Technical Services which are in good condition and secure.	Site borders the A38. Is adjacent to Barton under Needwood village, fronts onto a canal and has agricultural land beyond.	Access is reasonable from the A38. Not an area that is well served by public transport.	Site appears to be fully let and busy. There appears to be good demand for this location with its good access to the A38.	Good	Established, proximity to A38 and good access in place	N/A	N/A	Reasonable, although canal bridge is slightly tight for HGVs.	Site is within a small urban area in a larger rural location, it is a brownfield site.	N/A	Site is built out	We would support retaining this site for employment use as it appears to be fully active and provides useful rural employment.
103		This is a 19th century large house which has been converted into office use and is known as Errisbeg House which has associated parking and open grounds, adjacent to the A38.	0.549	Established or Potential Office Locations	Property appears to be in a reasonable location and the grounds are well maintained and secure, site has individual access from the B5016.	Site is located on the junction of the A38 and is surrounded on all sides by the A38 and associated slip roads. Beyond that is predominantly rural.	Access is excellent to the A38. No evidence of an extensive public transport network.	Site is currently being let by Rushton Hickman. The building is still in use for offices.	Good	Established, proximity to A38 and good access in place	Only query is listing of the building.	N/A	Good from the B1056 and excellent onwards onto the A38.	Site is outside of the urban area and is a brownfield location.	N/A	Site is built out	This is an unusual site in that it is well located for office use but the building itself may not be suitable for modern requirements. The building itself may be suitable for residential conversion but adjacent A38 would make this a very noisy residential location and we would not recommend for such uses. We would recommend retaining site for employment uses but also consideration given to any form of redevelopment of the site for more modern properties, subject to listing/preservation of existing property.
104	Hawley's, Ferroll Etc, Lichfield Road.	This is a complex of industrial buildings including industrial units of modern construction to rear, car parking and office building fronting the A38.	1.864	General Industrial/ Business Areas	Properties appear to be of modern construction, in good condition, well maintained and secure.	Site fronts the A38 with direct access to it, it is surrounded on two sides by industrial buildings and yard space and on the remaining side by an area of open recreation land and lakes.	Access is excellent to the A38. No evidence of public transport.	Site is well located to take advantage of A38 industrial/distribution corridor. Buildings appear to be in reasonable condition. We would expect there to be demand for this unit in all or part.	Good	Established, proximity to A38 and good access in place	N/A	N/A	Excellent.	Site is a brownfield location but is not within the urban area.	N/A	Site is built out	We would recommend site is retained for employment uses.
110	Fauld Industrial Estate/ Castle Point Park.	Site is a large and rambling industrial estate, comprising a large number of buildings of varying quality, age and size.	20.3	General Industrial/ Business Areas	Site appears to be a former industrial site that has been converted into an industrial estate. There are a large number of units located almost haphazardly across the site, there are also large amounts of vacant/derelect land. There are also occupiers (e.g. SOS) who have well maintained and secure units as part of the estate. There is an extension to the site which appears to be serviced with a new road and is classes as Rhino Industrial estate which should be coming available soon being let by Rushton Hickman. The site	Site is entirely surrounded by agricultural land apart from along the road frontage where there is an area of residential properties, which appear to be located also on part of the former industrial site.	Site is located off a minor road and access onto the main road network, the A511 is through the village of Tutsbury with small congested streets. There is no regular public transport to this location.	There is at least one unit available to let at the moment but the site does appear to be vibrant and well used. The SOS building appears to be of very recent construction. There is demand in this location for industrial/storage units. Lettings board identifies that space is available from E2.50psf through Kingston 01543414300	Average	Minor road access, poor public transport provision, but appears to be strong local demand	Constraints may be due to previous uses and access.	N/A	Accessibility is reasonable but not ideal for large vehicles onto a minor road.	Site is a brownfield location but is not within the urban area.	N/A	Site is built out	We support the allocation of this site for employment uses as it appears to be serving a need in this part of the country.

111	Anslow Park	This is a small industrial estate located in a former farm yard in a rural location.	3.1	General Industrial/ Business Areas	Property encompasses fairly recently built industrial properties which may be purpose built or previously agricultural buildings. The estate ground form part of the farm yard. Properties are in reasonable condition and appear secure. There is only one company in occupation - GREF.	Estate forms part of a former farm yard which appears to still be in partially working order. The former farm house and stables have been converted into residential accommodation which forms a small residential estate adjacent to the industrial estate. Site is entirely surrounded by rural agricultural land.	Access is via Main Street and does not have direct access onto the A38. Site is served by a rural bus service.	We would not expect there to be a great deal of demand for employment use in this location as it is so far from the strategic road network. Industrial estate does not appear to be particularly busy or well developed.	Poor	Not proximate to SRN, rural bus service provision but limited demand	Restrictions placed by planning authority on further developments of agricultural land?	N/A	Accessibility is reasonable.	Site is now a brownfield site but is in a rural location.	N/A	Site is built out	We would support the retention of this site for employment uses to support rural employment.	
120	Bramshall	This is an industrial estate in a rural location. Site known as the Bramshall Industrial Estate.	5.264	General Industrial/ Business Areas	This is an industrial estate combining a number of buildings most of which appear to be of modern construction. The estate is of untidy appearance with improvised speed bumps and it is unclear where the boundaries are on a number of the properties. However the estate appears to be bustling and well used and its condition possibly reflects its uses.	The estate is entirely surrounded by rural land.	Access is onto the B502, access onto the strategic road network is not immediate and can be achieved via either the A50 or the A51 along B roads.	The estate appears to be well let although and a low grade unit was bring advertised by Chivers Commercial 01785 223 913. There appears to be a demand in this location for these properties, some of which also appeal direct to the public i.e. car repairs.	Poor	B road access to the site, very limited local appeal	N/A	N/A	Reasonable onto the B5027	Site is a brownfield location and is located in a rural area.	N/A	Site is built out	We would support this estate being retained for employment use as it appears to be well used and provides jobs in a rural location.	
121	JCB Waterloo Park	Site is an existing new industrial unit.	18.2	Sites for Specific Occupiers	Good quality industrial unit in a rural location with associated parking.	Rural location adjacent to the A50.	Excellent to the A50, poor public transport access.	Site is specific to JCB although would be suitable for distribution if converted certainly location is excellent for distribution.	Good	Excellent access to A50, good distribution location	N/A	N/A	Excellent.	Site is in a rural location but is now a brownfield location.	N/A	Site is built out	We would support retaining site for employment use.	
130	Marchington Industrial Estate.	This is a large industrial estate comprising a number of separately let properties, also includes small offices.	26.7	General Industrial/ Business Areas	Buildings are a range of sizes, ages and uses, site is well maintained and under on ownership, site is secure.	Site is entirely surrounded by agricultural land.	Access is by the B5017 and then via the A515 up to the A50 - therefore strategic access is not ideal. There is no public transport to the site.	Site appears to be fairly bustling and well let although there are vacancies on the site which are currently being marketed by GVA and M3. A large number of the units were previously used by the Government for vehicle storage, which we believe has ceased recently causing large vacancies in the last couple of years. The size of the industrial units is unusual, they are very large for a site without direct access onto the A Road or major trunk road. This may be hampering the success of the site.	Poor	Difficult road access, poor public transport provision, big units potentially difficult to let	Further development may be affected by the issues raised previously of poor access to major trunk routes.	N/A	Site has reasonable access onto the B5017.	Site is in a brownfield site in a rural location.	N/A	Site is built out	We agree this site should be retained for employment uses.	
130A	Development site	This is an area of old industrial buildings and clear ground which is part of the Marchington Industrial Estate.	1.2	General Industrial/ Business Areas	Site comprises a number of industrial units which are not in a fit state for occupation or refurbishment. Also comprises an area of open ground, some surfaced and some vacant un-surfaced. This is part of the industrial estate which is currently un-lettable and so has been allocated for development as new units.	Site is part of the Marchington Industrial Estate.	Access is by the B5017 and then via the A515 up to the A50 - therefore strategic access is not ideal. There is no public transport to the site.	We are aware there are vacancies on the industrial estate and are unsure as to what the demand would be for properties here. However we can see not other use for the site than as employment uses.	Poor	Difficult road access, poor public transport provision, limited wider market appeal	Redevelopment would be subject to ground conditions but we can not foresee any issues as the site will be redeveloped for its current use.	N/A	Access is via Marchington Estate, see reference site 130.	Site is in a brownfield site in a rural location.	N/A	Average	Clearance required, site in a rural location	We support the retention of this site for employment uses.

132	Distribution Depot, Stubby Lane.	Site is an industrial estate occupied by Kuehne Nagel. Site called Kuehne Nagel Draycott Depot.	7.4	Sites for Specific Occupiers	Buildings appear to be in good quality, well maintained and secure.	Site is entirely surrounded by agricultural land.	Access is via the B5017 which leads onto the A515.	This is an unusual location for such a large distribution unit and a mainstream distribution company. We think it would be difficult to find another occupier for this unit as it is so far from the normal A road and trunk roads that such occupiers prefer. It would be possible to let in part to smaller occupiers. However, there is a large amount of competition here from the nearby Marchington Industrial Estate.	Poor	Difficult road access, poor public transport provision, big units potentially difficult to let	N/A	N/A	Good onto the B5017.	Site is in a brownfield site in a rural location.	N/A	Site is built out	We would support retention of this site for employment uses.
133	Lancaster Park	This is a mixed use employment site with industrial and office buildings. It appears there is still development ongoing and development plots available. This is a development by Reece and Sons Limited who are advertising development land for sale or lease B1, B2 and B8 uses, units and offices 1,000 - 20,000 sq ft including design and build contracts.	9	High Quality Business Park	All buildings are of new construction, the estate is well maintained and is still under construction in parts.	Site is entirely surrounded by agricultural land.	Access is by the B5234 leading onto the A515. There is no obvious public transport for this site.	Site appears to be letting well, Rushton Hickman are letting one of the offices, other occupiers include Activa; Leslie Keats; Whitebox construction; Longvale. Sale or Lease Design and Construction for B1, B2 and B8. Tel: 01283 543 053	Average	Proximate to A-Road, no obvious public transport but good occupancy levels	N/A	N/A	Good presuming as per original planning conditions.	Site is brownfield (appears to be formerly part of the adjacent airfield) and is in a rural area.	N/A	Site is built out	We recommend this site should be retained for employment uses.
134	Ash Acres Industrial Park near Draycott in the Clay.	This is a small industrial estate on the A515.	0.8	General Industrial/ Business Areas	Industrial estate is in very good condition, well maintained and secure, appears to be fully let with quality tenants such as John Deere.	Site is in a rural location although there is a petrol station to one side and appears to be a quarry or former quarrying premises on the other side of the A515.	Access is direct onto the A515 leading to the A50 and is good although site is poorly serviced by public transport.	The entire estate appears to be fully let and serving a local need.	Good	A road access, poor public transport, appears well let suggesting demand	N/A	N/A	Good onto the A515.	Site is in a brownfield site in a rural location.	N/A	Site is built out	We would support retention of this site for employment uses.
135	Greaves Lane near Draycott in the Clay.	Site is a collection of semi derelict buildings appearing to form a farm yard; certain buildings appear to have been used for raising pigs in the past.	0.3	General Industrial/ Business Areas	Properties are entirely derelict, poorly maintained and appear to be on the verge of collapse. Site appears to have been used previously for housing animals.	Site is in an entirely rural location on the edge of the village of Draycott in the Clay.	Access is onto the A515 however this is via a narrow, rutted country lane.	There would be no demand for these properties or this location for employment use.	Poor	Poor quality access, no public transport, limited wider appeal / demand	Possibly subject to rural/agricultural limitation on the use for this site.	N/A	Very bad along Greaves Lane, which is a narrow rural track.	Site is in a brownfield site in a rural location.	N/A	Site is built out	We do not understand why this is an allocated site for employment uses as it appears to have been used as a farm yard or for animal husbandry purposes. We recommend this site should not be used for employment uses.
140	Alpha Polish and Anodising	Small industrial property on the edge of Yoxall village occupied by Alpha Polishing. Adjacent to a vacant 1960's single storey former church building.	0.4	General Industrial/ Business Areas	Building is in reasonable condition although is dated and has reasonable area of surfaced car parking/yard.	Site is entirely surrounded by agricultural land on the south side of Yoxall village.	Access is direct onto the A515.	There is a lack of industrial/storage properties in this location and we can see there being some demand for this property in some form.	Good	A road access, suggestions of reasonable market demand	N/A	N/A	Good onto the A515.	Site is in a brownfield site in a rural location.	N/A	Site is built out	We recommend this site should be retained for employment uses to ensure employment in a rural location.

151	Elms Farm, Bramshall	Single industrial unit in former farm yard in rural location.	0.4	General Industrial/ Business Areas	Industrial unit in unsurfaced farm yard which appears to be still active as a farm. Units are being used for car servicing/vehicle servicing. There are vacant units.	Site is surrounded on three sides by open agricultural land with small garden centre and residential across the Bramshall Road.	Site is a good distance from Uttoxeter and has poor access to public transport. It is also not ideally located for the strategic road network with no immediate direct access to the A50.	Site does appear to have a vacancy and this is possibly an unusual location for an industrial unit. Site is in competition with the Bramshall industrial estate which has greater critical mass.	Poor	Poor quality access and limited wider appeal	This is an agricultural area so there may be issues with further redevelopment or change of use.	N/A	Good onto the Bramshall Road.	Site is a brownfield location but is surrounded entirely by Greenfield and is outside the urban area.	N/A	Site is built out	We are unsure if this site should be retained for employment uses unless there is a specific rural employment policy. It currently seems to be under utilised and poorly located for public transport and may be better used as residential.	
152	Spath.	Site is a garage, servicing repairs unit with a small office building opposite occupied by a computer company there is also a coach yard on site.	0.87	General Industrial/ Business Areas	Properties are a mixture of ages and uses, all fairly well maintained.	There is agricultural land to three sides with a small amount of updated residential and open storage.	Access is excellent onto the A50. Site is rural and poorly served by public transport.	Quite an unusual location, we think it could be difficult to find another occupier for the units.	Average	Good access but potential limited wider appeal	N/A	N/A	Good.	Site is a brownfield site and is within a rural location, rather than urban.	N/A	Site is built out	We would agree the site be retained to secure the employment at K H Motors and Key Stone Computer Group and Paragon Travel plus others in this location particularly if that is a part of a rural employment policy, otherwise the site would make a good residential location.	
170	Derby Road, Uttoxeter.	Site is currently open agricultural land.	15.8	High Quality Business Park	Open agricultural land between Uttoxeter and developed area (Hotel and sewage farm) alongside the A50.	Site is largely bounded by agricultural land with a small amount of retail and residential and a sewage farm.	Excellent via the A50. Public transport will be limited here but site is reasonably close to the train station and public transport routes.	Site is well located to take advantage of A50 corridor, however we are unaware of any large employment requirements in this area. We understand the site may have been identified for JCB who located to site 121 instead.	Good	Good A road access, near to station	N/A	Constraints would be only subject to usual environmental concerns and improved access.	Accessibility is subject to improvement which will come with development.	Site is not a brownfield location, it is a Greenfield site and is on the very edge of the urban area.	N/A	Poor	Potential environmental constraints, greenfield site	We would agree this site should be retained for employment uses. This could fulfil all of Uttoxeter's employment land needs for the plan period.
173	Pennycroft Lane	Site is a mixture of industrial units and a Council recycling facility.	1.6	Recycling / Environmental Industries Site	Quality is fairly reasonable for a location such as this. Site appears to be fairly active. Council depot is well maintained and secure.	Site backs onto small amount of residential, surrounded on most sides by playing field and open agricultural land. A new residential development comprises approx 50 units has recently been completed on the east edge.	Site is not very close to the train station and vehicle access via Pennycroft Road is tight onto the main road network.	The site is used as a Council recycling centre, small industrial units appear to be well let and in demand. Hawksworth graphics: Dovebank motors current occupiers.	Average	Reasonable road access, good lettings noted within small units	Vehicle access is not good via Pennycroft Lane.	N/A	Not good via Pennycroft Lane and Park Lane beyond that.	Site is a brownfield location and is on the fringe of the urban area.	N/A	Site is built out	We would support the retention of this site as an employment use although we do not think that it is an important employment location and could be released if the demand for the industrial units falls or the recycling centre is re-located.	
174	Dovefields	Existing industrial estate.	14.1	General Industrial/ Business Areas	Good quality industrial estate, buildings of recent or modern construction. Well maintained and secure.	Site is bordered on two sides by open agricultural land, industrial/retail estate to another side and a limited amount of new residential to the Derby Road side.	Good via Derby Road to the A50 and reasonably close to the railway station.	This is the largest and most important employment area in Uttoxeter. Estate appears to be well let with no obvious letting boards and is quite thriving.	Good	Good road and rail access, good lettings / occupancy, wider appeal noted	N/A	N/A	Accessibility is good.	Site is brownfield and forms the edge of the urban area.	N/A	Site is built out	We would agree this site should be retained for employment use.	

174A	Dovefields	This site was under construction during site visits, to provide accommodation for AFS Quarried and Recycled Aggregates	0.9	Warehouse/Distribution	Warehouse/office building in construction with aggregates being stored on surrounding land.	Bordered by agricultural land and remaining sides by the Dovefields industrial estate.	Good via Dovefields estate to Derby Road and reasonable distance to railway station.	Assuming this is an extension of Dovefields estate which is very vibrant we believe there is demand for this site.	Good	Good road and rail access, good lettings / occupancy, wider appeal noted	N/A	Development would be subject to normal environmental issues such as flood risk and site conditions.	Site already has access road to front off the Dovefields industrial estate service road.	Site is not within the urban area and would form a new boundary to the urban area. It does not appear to be a brownfield site but is used for some form of open storage, possibly in association with the race track which is next door.	N/A	Site is built out	We would agree this site should be retained for employment uses as an extension to the Dovefields.	
176	Brookside	Site is an assembly of industrial properties. Currently occupied by MJ Barratt Construction.	2.4	General Industrial/ Business Areas	Site is an industrial property, with buildings of various ages, periods and levels of condition.	Site borders onto Tesco car park, with open land to rear and railway station to the other side.	Good access to the A50 via the Derby Road. Immediately adjacent to railway station.	Site appears to be active in part at least. Providing secondary industrial accommodation. Uttoxeter lacks this type of property.	Good	Good road and rail access, reasonable lettings / occupancy, wider appeal noted	No obvious restrictions.	N/A	Accessibility is good. Good access onto the roundabout.	Site is brownfield and is within the urban area.	N/A	Site is built out	This property is serving a function by providing secondary industrial premises in central Uttoxeter and so we see its worth, however it would make an excellent office/residential location being adjacent to the town centre and railway station. We note this site is identified in the SHLAA as site 102.	
185	Foxs Biscuits, Cheadle Road.	Factory and associated parking land.	3.3	General Industrial/ Business Areas	The property is well maintained and consists of buildings of a mix of ages of various 20th century periods with some modern construction.	Surrounded entirely by residential.	Site is a reasonable distance from the train and is located in the centre of the urban area so access to anywhere in Uttoxeter is good. Strategic access out to the A38 is reasonable via Park Street.	This is a large factory to be in the centre and would be difficult to let as a whole or sell as a whole if Foxes are not in occupation. In terms of alternative uses this would be a prime residential redevelopment location.	Average	Central location, proximity to station and road access, appeal potentially limited to specific occupier	There may be issues with vehicle movements and access if the site had to go through the planning process.	N/A	Reasonable with direct access onto the New Road (A522).	Site is brownfield and is within the urban area.	N/A	Site is built out	Site is to be retained for employment use which we assume is to retain Foxes as a major employer locally. We support this but note that the site would be better used for alternative uses subject to Foxes relocating within Uttoxeter. Subject to relocation of occupiers, this site could become a residential site.	
195	Site is not in the draft ELR, Mayfield Yarns	This is a factory of 19th century appearance.	1.954	General Industrial/ Business Areas	Factory appears to currently be in single use although it is unclear how much of the building is in industrial use. Building appears to be secure and well maintained. Factory is entirely in a rural location and appears to have been located historically with associated workers houses. The factory is Mayfield Yarns limited.	Factory is entirely surrounded by agricultural land, it is bounded on two sides by the River Dove and has a number of residential units near by which were originally constructed for the factory workers.	Access is to the A52 via minor roads. There appears to be no frequent public transport.	We would not expect to find an occupier for a factory of this size in this location. We would expect there to be some demand for parts of the factory for industrial/storage purposes. We would expect there to be a high level of demand to convert this site into residential.	Poor	Appeal for specific user only, poor quality access	This would be subject to whether the property is listed or preserved in any way and also whether the site is on a flood plain.	N/A	Accessibility is not good due to narrow roads.	Site is brownfield and is within the urban area.	N/A	Site is built out	We would recommend the site be preserved for employment use if that helps to secure the current occupier. However due to the location, access and adjacent residential properties, etc we would foresee this site being in great demand for residential uses.	
SAI 200		This is an agricultural field adjacent to the B5016.		General Industrial/ Business Areas	Agricultural field in rural area.	Agricultural area with small village adjacent and Waterfront shopping centre and canal basin also adjacent.	Access is good onto the A38. No evidence of extensive public transport.	This is a good employment site and would have good demand.	Good	Good access, wider appeal	N/A	Rural land restrictions?	Access would need to be created and is dependent on use.	Site is outside of the urban area and is a greenfield location.	N/A	Poor	Potential environmental constraints, greenfield site	Site is currently undeveloped and in agricultural use we would only recommend this site to come forward for industrial uses if need can be shown.
SAI 203		Refer to site reference 121 for detail.		Site for Specific Occupier					Good	Excellent access to A50, good distribution location						Site is built out	Cross reference with site 121 for location. Site forms an extension of the JCB factory and is included in allocation 121. The site borders the balancing pond of the JCB plant and our concern would be if there was any flood risk on this site otherwise all comments as per site 121.	