

## **EAST STAFFORDSHIRE BOROUGH COUNCIL LOCAL PLAN**

### **EXAMINATION**

#### **EAST STAFFORDSHIRE BOROUGH COUNCIL RESPONSE TO INTERIM FINDINGS BY THE INSPECTOR**

##### **c. Clarification of the Site Selection and Housing Land Supply as listed in Note E.18**

###### **Strategic Site Selection Process and Potential for increasing the range of sites to improve overall Plan delivery**

The same concerns apply to the site selection process as are expressed above in connection with the RSA. The process of initial selection of residential sites from the SHLAA with a potential yield of over 100 dwelling units for further assessment is not transparent. Furthermore, further consideration should be given to whether the choice of allocations should be widened over a range of size and capacity to offset an apparent reliance upon a relatively small number of large strategic sites. These are likely to be comparatively slow to deliver the requisite amount of housing land to restore the five year supply to the necessary level such that the policies of the ESLP once adopted would have full effect under NPPF para 49.

***c.1 Following the examination hearings the Sustainability Appraisal has been revised (Doc. F.41). Some of the revisions provide further explanation of the site selection process, particularly paragraphs 5.16 and 5.17 on page 52. Other revisions to the Sustainability Appraisal aim to make it clear which sites have been considered for site allocation and the reasons for site selection or rejection. In addition Appendix P of the Revised Sustainability Appraisal Appendices (Doc. F.42) provides a useful timetable, not just setting out the stages of plan production but also other factors that have influenced site selection such as decisions on individual planning applications.***

***c.2 During the hearing sessions representors raised concern on the apparent reliance in the plan on a small number of large strategic sites. The aim of the strategy has always intended to be the creation of sustainable communities which are of a size sufficient to provide on site facilities and infrastructure whilst regenerating the main towns through the redevelopment of brownfield land. The Council did not want incremental piecemeal development which would not provide sufficient affordable housing or infrastructure. However the Council recognised that allocating large strategic sites alone had the potential to overlook the opportunity smaller sites offer in terms of meeting housing needs on a shorter timescale without placing significant pressure on infrastructure. The Council feel that this balance has been addressed***

*through the strategy with the sites allocated which range from 90 to 2580 dwellings. In addition and as set out below there are numerous other sites coming forward which are outside of the strategy or contribute towards the windfall element of the strategy which in effect does, and will continue to provide a wider choice of sites. These sites range from 10 to 425 dwellings. The windfall element of the plan constitutes approximately 16.6% of the strategy. Within this there is opportunity to deliver a range of smaller sites. A further consideration is the marketing and saleability of housing developments. Allocating more sites has the potential to impact on resources available in terms of both materials and workforce as well as the ability to sell properties in a timescale considered appropriate by the developer. The Council believes it has identified sufficient sites that can be delivered to meet the OAN and do not consider that a wider choice above those identified in the plan or which are in the planning process is required. There are a number of smaller sites in the planning process which are being delivered which provide a range of sites. In addition the Council consider allocating additional sites could potentially undermine the delivery of the allocated sites.*

The effectiveness of village development allowances as subdivisions of windfall allowances

*c.3 The Local Plan needs to demonstrate the delivery of strategic growth and the spatial strategy as a whole. Policy SP4 seeks to demonstrate in Tier 1, Tier 2 and Tier 3 settlements that growth is achievable and in accordance with the strategy.*

*c.4 However the Neighbourhood Planning agenda creates uncertainty in that different parishes are approaching strategic housing growth both in terms of quantum and distribution in different ways. Some align with policy SP4, some exceed SP4 and in accordance with Neighbourhood Plan regulations, others however are choosing to limit growth and align instead with the current 2006 adopted Local Plan. Many parishes with neighbourhood plans have yet to develop a housing or growth strategy or even a vision in terms of how they see their settlements change over time. As a consequence policy SP4 needed to demonstrate the delivery of the Local Plan spatial strategy whilst also allowing Neighbourhood Plans the opportunity to do something different. Therefore the Borough Council used the term 'development allowance' as a catch all in order to accommodate and coordinate both the Local Plan and Neighbourhood Plan agenda. This was a combination of broad locations of growth where development could take place over the plan period and genuine windfall opportunities. It was intended to be a flexible approach to this difficult issue – one which is largely untested through the Local Plan examination process elsewhere.*

***c.5 Following the first week of hearings the Borough Council have given further consideration to how the suite of 'made' and emerging neighbourhood plans interact with the local plan at a strategic housing level and in particular in the context of strategic policy SP4. The Borough Council wants to support the Localism agenda by providing flexibility within the Local Plan to accommodate this.***

***c.6 Whilst settlement boundaries have been amended to accommodate 'development allowances', following discussion at the hearings the Council now acknowledge that the strategy could be delivered in a different way and not necessarily in those areas within the amended boundary. Therefore on further consideration, due to the opportunities and mechanisms to deliver the small part of the development strategy through neighbourhood plans as set out above, the Council now consider that the term 'development allowance' should be modified to 'windfall'. The modification does not alter the strategy or opportunities available to those wishing to prepare a neighbourhood plan or those wishing to promote sites. Neighbourhood Plans need to conform with strategic policies. Should a Neighbourhood Plan wish to amend a settlement boundary subsequent to the adoption of the Local Plan, this would be possible providing the plan met the quantum of development and other strategic policies and principles of sustainable development.<sup>1</sup>***

***c.8 To support the change from 'development allowance' to 'windfall allowance' the Borough Council sets out in the Windfall Update (Doc. C8) evidence of historic yield of windfalls per village for each year between 2002 and 2012. In addition, further information on planning permissions granted since the start of the plan period was provided in the hearing statement for matter 7 (Doc. H.5). Together this provides sufficient evidence for the inclusion and quantum of windfall in the villages as part of the Borough wide windfall allowance and coupled with the clarification of windfall.***

***c.9 Therefore a proposed main modification to SP4 has been prepared to reflect this discussion, as set out below:***

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<sup>1</sup> Please see Doc. F.47 for further discussion on the approach to Neighbourhood Planning

## STRATEGIC POLICY 4

### Distribution of Housing Growth 2012 – 2031

Land is allocated to meet to meet the housing provision of Strategic Policy 3 in accordance with the following distribution<sup>2</sup>:

#### New strategic allocations in the Local Plan

<b>Main Towns:</b>		<b>Units</b>
<b><i>Burton upon Trent</i></b>		
<i>Brownfield</i>	Branston Depot	483
	Bargates/Molson Coors High Street	350
	Molson Coors Middle Yard, Hawkins Lane	300
	Derby Road	250
	Pirelli	300
<i>Greenfield</i>	Land South Of Branston	660
	Branston Locks	2580
	Tutbury Road/Harehedge Lane	500
	Beamhill/Outwoods	950
	Guinevere Avenue	100
	Red House Farm	250
	Forest Road	300
<b>Total</b>		<b>7023</b>
<b><i>Uttoxeter</i></b>		
<i>Brownfield</i>	Brookside Industrial Estate	150
	JCB, Pinfold Road	257
<i>Greenfield</i>	Uttoxeter West	<del>700</del> <b>750</b>
	Stone Road	400
	Hazelwallswalls	<del>350</del> <b>400</b>
<b><u>Total</u></b>		<b><u>1557</u></b>

<sup>2</sup> This table is based upon the land supply situation at the start of the plan period: 1 April 2012. At that time none of the sites in Strategic Policy 4 had permission granted.

<b>Tier 1: Strategic Villages:</b>		
Barton under Needwood	Efflinch Lane	130
Rolleston on Dove	College Fields Site	100
Rocester	Land south of Rocester	90
Tutbury	Burton Road	224
<b>Total</b>		<b>544</b>

### The neighbourhood plan agenda

**Neighbourhood Plans in any location across East Staffordshire could identify more growth to a settlement than that set out in this policy. To do this neighbourhood plans could introduce a settlement boundary where one doesn't currently exist, introduce housing allocations without a corresponding settlement boundary or amend a settlement boundary in a different way to any changes proposed by the Borough Council.**

### Windfall Allowance

**The windfall/Development allowance, assigned to settlements in the Local Plan will be delivered within settlement boundaries, on Exception Sites under Strategic Policy 18 or in rural areas in accordance with Strategic Policy 8. In Tier 1 and Tier 2 settlements brownfield sites will continue to be considered when the windfall allowance has been met.**

<b>Main Towns:</b>	1359 windfall allowance (minimum)
<b>Tier 1: Strategic Villages:</b>	Development allowance <b><u>windfall allowance</u></b>
Barton under Needwood	25
Rolleston on Dove	25
Rocester	25
Tutbury	26
<b>Tier 2: Local Service Villages:</b>	Development allowance <b><u>windfall allowance</u></b>
Abbots Bromley	40
Yoxall	40
Marchington	20
Mayfield	20
Denstone	20
Draycott in the Clay	20
<b>Tier 3: Small Villages, other settlements <u>and the countryside</u></b>	<b><u>Windfall allowance which includes Housing Exceptions and development acceptable in the countryside (Strategic Policies 8 &amp; 18) Housing</u></b>

	Exceptions allowance—see Strategic Policy 18
<b>Including</b> Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton <b>and all other settlements not included in Tiers 1 and 2 above. (AM30)</b>	<del>90</del> <b><u>250</u></b>
<b>Total</b>	<del>1710</del> <b><u>1870</u></b>
<b>Grand Total</b>	<del>10834</del> <b><u>10,994</u></b>

**Housing Land Supply and the potential for a 'stepped' Housing Trajectory**

*c.10 Hearing Paper 7 submitted by the Borough Council to support the first week of examination hearings presented the land supply situation for the Borough. In paragraph 7b.6 the Borough Council acknowledges that it will be able to demonstrate a five-year land supply over the plan period but not immediately. This situation has arisen despite the level of planning permissions gaining consent. In addition the Borough Council's approach is cautious in relation to the build out rates advised by the development industry which reflect current economic conditions and have been applied by the Borough Council across the entire Plan Period.*

*c.11 Paragraph 7b11 explains that the lack of a 5YLS is not a land supply issue and that increasing the Borough Council's housing land requirement is not the remedy. The issue relates instead to the outline consents approved which need to translate into reserved matters applications to then enable development to proceed. Whilst the Borough Council is working hard with the development industry to make this happen it is accepted that in the short term the Local Plan spatial strategy contains a number of major sustainable urban extensions. As such it will take more time for the sites to go through the planning process, for initial infrastructure to be provided and for the annual construction rates on the sites to gain momentum.*

*c.12 The Borough Council supports the approach suggested by the Inspector which is to investigate a stepped housing trajectory and to backload delivery. Upon consideration a stepped trajectory is considered appropriate and best reflects what we know will come forward and when. It will also allow us to achieve a 5YLS at the point of adoption without impacting upon the housing requirement over the whole plan period. Achievement of a 5YLS which responds to a stepped trajectory*

*negates the requirement to allocate further sites to bring forward more housing early to address 5YLS concerns. As acknowledged in the examination hearings, allocating further sites will not assist the Council being able to demonstrate a 5 year land supply in the first part of the plan period. The key reason is that these applications will take a number of years to gain consent before contributing positively towards supply and the lack of 5YLS is not one of supply but implementation. The stepped trajectory more comfortably responds to implementation rather than supply.*

*c.13 The detail of the revised trajectory is set out in Appendix 3 and Appendix 4 of this note. Further main modifications are required to the plan to accommodate this new approach which is set out in the schedule of Main Modifications. The modifications include changes to the housing trajectory table, graph and supporting text and changes to policy SP 3 to reflect the stepped trajectory.*

*c.14 The modifications proposed set out how the stepped trajectory works in policy terms e.g. how many houses the Borough Council expects to deliver and over what timescales. The trajectory steps taken as a whole deliver against the Borough Council's OAN.*

*c.15 The stepped trajectory is based upon our best understanding of the way in which the sites will come forward. The trajectory has been amended to clearly include completions for the first 2 years of the plan period and expectations on allocated sites and windfall delivery. A further element has been included to acknowledge the contribution of those sites permitted which are considered outside the development strategy set out in the Pre-Submission Local Plan. The trajectory is informed by discussing delivery with developers and an understanding of the sites, phasing, infrastructure requirements and the number of developers likely to be developing at any one time. The revised trajectory can be viewed in Appendix 3.*

**c.16 Trajectory Description:**

**Phase 1 of the trajectory (2012/2013-2017/2018)**

*This phase represents early completions and development activity currently ongoing. Consents are coming forward on the proposed Local Plan allocations but completions are slow to materialise.*

*The lower level of delivery (466 dwellings per year) allows for urban extensions to come on stream with key infrastructure delivered to facilitate this.*

**Phase 2 of the Trajectory (2018/2019-2030/2031)**

*This phase responds to the progress made on urban extensions, particularly the largest sites. Sites will be coming on stream and delivering across a range of locations around the Borough. Key infrastructure will be completed or under construction in the case of education and local centres and multiple developers on larger sites will be delivering in tandem with completion of all sites by the end of the plan period. A higher annual delivery rate of 682 dwellings is expected. Associated employment land in the largest urban extensions will also be completed.*

*c.17 The following points justify the Borough Councils stance that allocating further sites to support supply is unnecessary:*

- a) much of the emerging strategy is consented in outline with reserved matters applications steadily coming forward - including the large sustainable urban extensions;*
- b) the Borough Council has already consented over 900 dwellings on sites outside the plan-led strategy since the beginning of the plan period;*
- c) there is considerable development activity amounting to planning applications for over 770 dwellings currently lodged with the Council which will be determined prior to plan adoption;*
- d) outstanding appeal decision for 75 dwellings at Barton Marina yet to be received;*
- e) our pre-application advice looks at future pipeline development sites, some of which are substantial; and*
- f) windfalls will deliver a portfolio of smaller housing sites.*
- g) availability of sites*

*Within this context the allocation of further sites will not bring forward houses any faster.*

*a) The emerging strategy*

*c.18 In summary growth is directed to the two main towns of Burton upon Trent and Uttoxeter, both of which have a significant sustainable urban extension as the cornerstone of the strategy supported by a range of greenfield and brownfield sites of a variety of different sizes.*

*c.19 Paragraph 2.12 of Doc. F20 sets out the thinking behind the strategy in the emerging Local Plan which is to:*

- Provide a range and choice of locations;*
- Provide land supply that can be delivered over the lifetime of the plan through a choice of brown and greenfield sites of varying sizes;*



- *Consolidate and integrate the existing and extended built up areas;*
- *Support the planning and implementation of community facilities according to clear defined locations and principles; and*
- *Maintain strategic gaps between Burton upon Trent and Uttoxeter and surrounding villages.*

*c.20 Of importance in Burton upon Trent is the need to deliver education provision which requires greenfield sites of a capacity large enough to accommodate school infrastructure. Policy SP10 sets out which sites will bring forward education infrastructure.*

*c.21 Policy SP4 in Doc. F20 as currently drafted allocates 6473 dwelling units in Burton upon Trent spread over 5 greenfield sites (4130 dwelling units) and 5 brownfield sites (1683 dwelling units). Sizes range from 100 units at Guinevere Avenue to 2580 units at Branston Locks. All of the greenfield sites are consented and s.106 signed or in the process of being signed with the exception of Tutbury Road/Harehedge Lane. To date the largest brownfield site is consented and the s.106 agreement is expected to be signed shortly.*

*c.22 The policy allocates 1557 dwelling units in Uttoxeter spread over 2 greenfield sites (1150 dwelling units) and 2 brownfield sites (407 dwelling units). To date one green and one brownfield site is consented including the large sustainable urban extension.*

*c.23 Progress of all sites listed within Policy SP4 is set out in Appendix 1 to this note.*

*c.24 The size range and type of sites was a deliberate attempt to spread the risk of delivery by ensuring that the smaller sites could come forward in the first five years. In reality sites of all sizes including the largest have come forward (in outline at least) and there is appetite amongst the housing industry to deliver. Therefore whilst the strategy set out in Policy SP4 in Doc. F.20 only just covers the OAN identified, the Borough Council is confident that this strategy will come forward over the period of the plan. The following points justify further the decision to not look for additional sites of a variety of sizes.*

**b) Additional consented sites**

*c.25 The following sites which are not part of the Spatial Strategy and are outside but adjacent to the proposed settlement boundaries have been consented:*

***Burton upon Trent:***

- Forest Road

300 dwellings

- Red House Farm 250 dwellings
- Forest Road 83 dwellings
- Land at St Mary's Drive, Stretton 37 dwellings

***Uttoxeter:***

- De Montfort Way 10 dwellings
- Roycroft Farm 140 dwellings

***Other areas:***

- Ashbourne Road, Rocester 53 dwellings
- Eyes Farm, Rocester 18 dwellings
- Burton Road, Tutbury (two adj. sites) 7 dwellings
- Apple Acres, Rolleston on Dove 6 dwellings

***904 dwellings in total***

***c.26 These sites provide added flexibility which offsets the perceived reliance on larger sites. They also contribute to the Borough Councils portfolio of sites capable of delivering against its housing requirement. 904 dwellings is a significant number of unplanned greenfield site dwellings over and above the Borough Council's OAN. A modification is proposed to the trajectory to address how these additional permissions contribute to supply to secure flexibility in the emerging Local Plan.***

**c) Development Activity**

***c.27 There is a great deal of activity in the development pipeline. The Borough Council's current 5YLS deficit has opened up a window of opportunity for developers to come forward with a range of sites that are not in the Spatial Strategy of the emerging Local Plan. In addition to those already consented and set out above, the following sites are currently lodged with the Council and are awaiting determination:***

***Burton upon Trent:***

- Land at Craythorne Lane, Stretton 425 dwellings (May committee)
- Red House Farm Phase II 150 dwellings (May committee)

***Other areas:***

- Efflinch Lane, Barton under Needwood 25 dwellings (March committee)
- Land West of Yoxall 170 dwellings (May committee)

***c.28 In total at least 770 dwelling units are awaiting determination. Some or all of these sites may be granted consent and those which are will further contribute to land supply over and above the spatial***

**strategy. All of these applications will be determined by the Borough Council's Planning Applications Committee. There is no doubt that any refusals, given the status of the land supply situation, will emerge as appeals in due course.**

**d) Appeal**

**c.29 There is an appeal for non-determination for 75 dwellings at Barton Marina. The hearing was heard on January 20<sup>th</sup> 2015. The application was taken to Planning Applications Committee in December to determine what the committee view would have been had they been in a position to determine the application. The officer recommendation was to approve and the committee agreed.**

**e) Pre-application Advice**

**c.30 Discussions with developers over the last year have been intense with many applications coming forward through the pre-application advice pipeline. The number of sites subject to pre-application discussion are too numerous to list and some confidential. It is confirmed that a number of the SHLAA sites have been discussed with Council officers.**

**f) Contributions of windfalls**

**c.31 Windfall activity within the Borough is an important contributor to supply. The Windfall methodology paper (Doc.C8) cautiously plans for 90 units per year but the reality is that many more sites will be delivered within settlement boundaries. The SHLAA is an information source of supply of potential sites offering opportunities for known sites to come forward and be consented over the plan period. It is therefore the case that many more consents will be granted which although not defined as windfalls based on the NPPF definition will contribute to supply in the Burton upon Trent and Uttoxeter urban areas. These smaller sites will provide a different profile to the 100 dwelling unit threshold used to allocate and the potential to contribute quickly.**

**c.32 For example the following sites have been approved by the Borough Council between September and November 2014, which are all located within settlement boundaries:**

- |                                 |              |
|---------------------------------|--------------|
| ○ Former Citroen garage, Burton | 51 dwellings |
| ○ Addie Road, Burton            | 8 dwellings  |
| ○ Balance Street, Uttoxeter     | 38 dwellings |
| ○ Eastfields, Uttoxeter         | 24 dwellings |
| ○ Lesters garage, Yoxall        | 6 dwellings  |

**c.33 The following sites are currently lodged with the Council:**

- Howards Transport, Burton upon Trent 86 dwellings
- Horninglow Road 11 dwellings

***c.34 This demonstrates that development sites which come forward in the urban areas range in size and type. Most of these sites are either in the SHLAA or are known to the Council and therefore wouldn't count as windfall developments. These sites are smaller than those allocated in the Local Plan and therefore create diversity in the portfolio of sites that can be developed. Based upon this small sub set of recent applications 127 houses have been added to the supply which are effectively outside of the emerging Local Plan strategy – because the majority are not defined as windfalls and are therefore in addition to that calculated figure.***

***g) Availability of sites***

***c.35 Looking at the SHLAA sites which would form the basis of any further allocations, sites are both small and brownfield or large and greenfield. Any additional brownfield sites allocated wouldn't come forward any quicker than the windfalls and other sites within settlement boundaries that are naturally progressing. The average yield across the Borough is 166 units. Appendix 2 provides more information on this.***

***c.36 Any additional greenfield allocations wouldn't come forward quicker than those sites already consented or sites in the development pipeline as outlined in this paper. The average yield in Burton is 277 units and in Uttoxeter 213 units. Appendix 2 provides more information on this. The development pipeline sites equate to the same or smaller than the average size of those in the SHLAA and therefore provide an alternative to allocating more sites.***

***c.37 If additional sites were to be allocated it would add delay to Local Plan adoption, the consequence of which is to enable even more speculative development, not plan-led, to exploit the 5YLS situation. However, there is no guarantee that any short term land supply deficit is adequately addressed because speculative and/or SHLAA sites may not be small and/or easy to bring forward.***

***c.39 The Borough Council therefore concludes that allocating further housing sites will not bring development forward quickly to meet any short term shortfall in housing delivery. The current levels of activity demonstrates that there are many sites in the pipeline which have the potential to be delivered first and are above that set out in the development strategy.***

**APPENDIX 1: Doc. F19: Update on Sustainable Urban Extensions and Site Allocations incorporating table on page 30 Doc. B16.**

Site ref No in SHLAA or ELR	Site Name in submitted Plan	Site capacity in units in submitted Plan	Actual site capacity where permitted	Current estimate of site capacity where not yet permitted	Comments
21	Branston Depot	483	Resolution to permit 483.		This site was resolved to approve on 21 <sup>st</sup> October 2013. The s.106 remains unsigned due to a change in ownership. The Borough Council was contacted by solicitors for the new owner Anglesey Capital on the 9 <sup>th</sup> September 2014 to re-engage on the completion of the s.106. We anticipate that the s.106 will be signed shortly as few issues are outstanding.
361, 383	Bargates / Molson Coors High Street	350		350	This site has yet to come forward. The Bargates portion is owned by the Borough Council. The site is being marketed and there has been some interest and discussions with potential developers/investors. The Borough Council has recently been in receipt of a £1/5M Regional Growth Fund. The money will be received April 2015 and will be used to improve the site and make it more attractive to investors. The Borough Council is confident that this site will be delivered over the lifetime of the plan.
29 & 378	Molson Coors Middle Yard, Hawkins Lane	300		300	The Borough Council is working with Coors at the pre-application stage to bring forward an appropriate scheme. An application is anticipated.
88,343, 359,360 & 381	Derby Road	250		250	This site has yet to come forward. The area represents a collection of sites with multiple landowners.
86	Pirelli	300	300		The s.106 is agreed. Demolition work has been completed. A reserved matters application was received October 2014 and is due to be determined in the February Planning Applications Committee.
186 and 27	Land South of Branston	660	660		The s.106 is agreed. Phase 1 Reserved matters for 64 dwellings was approved by the Planning Applications Committee August 2014. 8 out of the 64 dwellings were under construction at December 2014 review.

Site ref No in SHLAA or ELR	Site Name in submitted Plan	Site capacity in units in submitted Plan	Actual site capacity where permitted	Current estimate of site capacity where not yet permitted	Comments
44	Branston Locks	2580	Resolution to permit 2580		The site was approved January 2014; we anticipate that the s.106 will be signed shortly. Reserved matters applications will be bought forward quickly. Site marketing has begun.
40, 41 and 376	Tutbury Road / Hare-hedge Lane	500		500	Application refused by Planning Applications Committee – September 2014. Appeal has yet to be submitted and officers have been negotiating changes with the applicant (SCC). 24 units already granted permission on the William Davis portion of the site. 7 out of the 24 dwellings were under construction at December 2014 review.
61, 68 & 78	Beamhill / Outwoods	950	950		S.106 Agreed. Site marketing has begun. Community consultation has been held between the developer and local community.
178	Guinevere Avenue	100	100		S.106 agreed.
33	Brookside	150		150	Application submitted and withdrawn prior to validation July 2014. Resubmission due to be submitted in due course.
32	JCB	257	257		Section 73 application received to vary conditions allowing the retail element (Waitrose) of the proposal to come forward in Phase 1. Application determined January 2015 by Planning Applications Committee.
42 & 55	Uttoxeter West	750	Resolution to permit 700		Phase 1 Full application for 58 dwellings was approved by Committee 20th January 2015; we anticipate that the s.106 will be signed shortly. Commitment from developer that site will deliver 750 dwellings.
53	Hazelwalls	400		400	Pre-application discussions have been ongoing for 18 months. A Full application is expected in early February 2015
<b>Tier 1 settlements - allocations</b>					
59	Efflinch Lane	130	130		Reserved Matters approved at June 2014 Planning Applications Committee. Work commenced on site September 2014. Application for additional 25 dwellings received November 2014, still waiting to be determined.

Site ref No in SHLAA or ELR	Site Name in submitted Plan	Site capacity in units in submitted Plan	Actual site capacity where permitted	Current estimate of site capacity where not yet permitted	Comments
66	College Fields	100		100	Appeal dismissed by the SoS in December 2014. Applicant seeking Judicial Review.
112	Land South of Rocester	90		90	Application was deferred at January 2015 Planning Applications Committee, due to be determined at Februarys Planning Application Committee.
58	Burton Road, Tutbury	224	224		Approved 10/05/2012. Site has commenced, 14 complete at December 2014 and 27 completed in previous reviews.

## APPENDIX 2: SHLAA Sites 2014 – Additional Data

Area	Sum of Size of Site	Sum of Yield	No: of Sites per Area	Average of Size of Site per Area	Average of Yield per Area
Burton	311.21	9336	41	7.59	227.71
Tier 1	81.21	2436	19	4.27	128.21
Tier 2	52.04	1563	22	2.37	71.05
Tier 3	2.99	90	2	1.50	45.00
Uttoxeter	85.29	2559	12	7.11	213.25
<b>Grand Total</b>	<b>532.74</b>	<b>15,984.00</b>	<b>96</b>	<b>5.55</b>	<b>166.50</b>

Area	Sum of Size of Site	Sum of Yield	No: of Sites per Area
<b>Brownfield Total</b>	<b>51.08</b>	<b>1533</b>	<b>31</b>
Burton	45	1350	24
Tier 1	0.46	14	1
Tier 2	1.87	56	3
Tier 3	0.43	13	1
Uttoxeter	3.32	100	2
<b>Greenfield Total</b>	<b>481.66</b>	<b>14451</b>	<b>65</b>
Burton	266.21	7986	17
Tier 1	80.75	2422	18
Tier 2	50.17	1507	19
Tier 3	2.56	77	1
Uttoxeter	81.97	2459	10
<b>Grand Total</b>	<b>532.74</b>	<b>15,984.00</b>	<b>96</b>

Area/Timescales	Sum of Size of Site	Sum of Yield	No: of Sites per Area
<b>Brownfield Total</b>	<b>51.08</b>	<b>1533</b>	<b>31</b>
<b>Burton Total</b>	<b>45</b>	<b>1350</b>	<b>24</b>
0 - 5 years	12.97	389	4
11 - 15 years	7.01	210	4
15 + years	3.31	99	2
6 - 10 years	21.71	652	14
<b>Tier 1</b>	<b>0.46</b>	<b>14</b>	<b>1</b>
0 - 5 years	0.46	14	1
<b>Tier 2</b>	<b>1.87</b>	<b>56</b>	<b>3</b>
0 - 5 years	0.45	14	1
6 - 10 years	1.42	42	2
<b>Tier 3</b>	<b>0.43</b>	<b>13</b>	<b>1</b>
0 - 5 years	0.43	13	1



<b>Uttoxeter</b>	<b>3.32</b>	<b>100</b>	<b>2</b>
0 - 5 years	0.52	16	1
6 - 10 years	2.8	84	1
<b>Greenfield Total</b>	<b>481.66</b>	<b>14451</b>	<b>65</b>
<b>Burton</b>	<b>266.21</b>	<b>7986</b>	<b>17</b>
0 - 5 years	107.56	3227	9
11 - 15 years	3.16	95	1
15 + years	90.9	2727	1
6 - 10 years	64.59	1937	6
<b>Tier 1</b>	<b>80.75</b>	<b>2422</b>	<b>18</b>
0 - 5 years	47.66	1429	14
6 - 10 years	33.09	993	4
<b>Tier 2</b>	<b>50.17</b>	<b>1507</b>	<b>19</b>
0 - 5 years	27.13	815	15
11 - 15 years	7.55	227	1
6 - 10 years	15.49	465	3
<b>Tier 3</b>	<b>2.56</b>	<b>77</b>	<b>1</b>
0 - 5 years	2.56	77	1
<b>Uttoxeter</b>	<b>81.97</b>	<b>2459</b>	<b>10</b>
0 - 5 years	44.27	1328	6
6 - 10 years	37.7	1131	4
<b>Grand Total</b>	<b>532.74</b>	<b>15,984.00</b>	<b>96</b>

<b>Timescales</b>	<b>Sum of Size of Site</b>	<b>Sum of Yield</b>	<b>No: of Sites per Timescale</b>
<b>0 - 5 years</b>	244.01	7322	53
<b>11 - 15 years</b>	17.72	532	6
<b>15 + years</b>	94.21	2826	3
<b>6 - 10 years</b>	176.8	5304	34
<b>Grand Total</b>	<b>532.74</b>	<b>15,984.00</b>	<b>96</b>



**APPENDIX 3: Revised Site Trajectory Continued.....**

		<b>Housing units due for delivery in.....</b>																						
<b>Windfall Allowance</b>	<b>Original Allowance</b>	<b>Remaining Allowance*</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>			
<b>WINDFALL ALLOWANCE - Burton upon Trent and Uttoxeter</b>																								
Burton & Uttoxeter Windfall	1359	1205			71	71	71	71	71	71	71	71	71	71	71	71	71	71	71	70	70			
<b>DEVELOPMENT ALLOWANCES – Tier 1: Strategic Villages</b>																								
Barton allowance	25	23			2	2	2	1	1	1	1	1	1	1	1	2	2	2	1	1	1			
Rolleston allowance	25	23			10	9	1	1	1	1														
Rocester allowance	25	23			2	2	1	1	1	1	1	1	1	1	1	2	2	2	2	1	1			
Tutbury allowance	26	25			2	2	2	1	1	1	1	1	1	1	2	2	2	2	2	1	1			
<b>DEVELOPMENT ALLOWANCES – Tier 2: Local Service Villages</b>																								
Tier 2 villages allowance	160	147			9	9	9	9	9	9	9	8	8	8	8	8	8	9	9	9	9			
<b>DEVELOPMENT ALLOWANCE – Tier 3: Small Villages and Other Settlements</b>																								
Tier 3 villages allowance	250	244			15	15	15	15	15	15	15	15	14	14	14	14	14	14	14	13	13			
<b>Total Windfalls *</b>	<b>1870</b>	<b>1690</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>110</b>	<b>101</b>	<b>99</b>	<b>99</b>	<b>99</b>	<b>98</b>	<b>97</b>	<b>96</b>	<b>96</b>	<b>97</b>	<b>99</b>	<b>99</b>	<b>100</b>	<b>99</b>	<b>95</b>	<b>95</b>			
			<b>0</b>				<b>421</b>					<b>1269</b>										<b>1690</b>		
* Projections have been reduced by 180 to take into account completions in the first two years of the plan (1870-180 = 1690). 180 units have been proportioned in line with the percentage of completions for each tier/area.																								
		<b>Units actually delivered in...</b>																						
<b>Sites Outside the Strategy</b>	<b>Expected Capacity</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>				
Forest Road, Burton upon Trent	300					40	40	40	40	40	40	40	20											
Red House Farm, Burton Upon Trent	250					40	40	40	40	40	50													
St Marys Drive, Stretton	37					20	17																	
Land of Henhurst Road, Burton	83						20	20	20	23														
Roycroft Farm, Uttoxeter	140						40	40	35	25														
Land North of Rocester	53						25	28																
Land at Eyes Farm Rocester	18					18																		
Land at Demountfort Way, Uttoxeter	10					10																		
<b>Total Outside Strategy</b>	<b>891</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>128</b>	<b>182</b>	<b>168</b>	<b>135</b>	<b>128</b>	<b>90</b>	<b>40</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
			<b>0</b>				<b>310</b>					<b>581</b>										<b>891</b>		
<b>Total Site Capacity (Original)</b>	<b>11,335.00</b>																							
<b>Total Site Capacity (Remaining)</b>	<b>11,153.00</b>																							
<b>Total of Units - Proportioned over the plan period</b>		<b>2291</b>					<b>8862</b>															<b>11,153.00</b>		
<b>Total of actual Completions</b>		<b>504</b>																						
<b>Total of actual completions + projected supply for 1st 6 years of plan</b>		<b>2795</b>																				<b>Total of actual completions + projected supply for plan period</b>		<b>11,657.00</b>

## APPENDIX 4: Revised Trajectory Summary

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past Completions on non Allocated Sites	270	232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	502
Past Completions on Allocated Sites (for information only)	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<b>Total Completions</b>	270	234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>504</b>
Projected Supply on Allocated Sites	0	0	50	205	515	790	807	700	680	660	670	707	520	485	510	478	310	260	225	8572
Projected Supply of Windfall Allowances	0	0	111	110	101	99	99	99	98	97	96	96	97	99	99	100	99	95	95	1690
Projected Supply on Other Sites Outside of Strategy	0	0	0	0	128	182	168	135	128	90	40	20	0	0	0	0	0	0	0	891
<b>Total Projected</b>	0	0	161	315	744	1071	1074	934	906	847	806	823	617	584	609	578	409	355	320	<b>11,153.00</b>
<b>Past Completions on All sites Plus Projections</b>	270	504	665	980	1724	2795	3869	4803	5709	6556	7362	8185	8802	9386	9995	10573	10982	11337	<b>11,657</b>	
Plan Target	466	466	466	466	466	466	682	682	682	682	682	682	682	682	682	682	682	682	682	
Plan Target....Cumulative	466	932	1398	1864	2330	2796	3478	4160	4842	5524	6206	6888	7570	8252	8934	9616	10298	10980	11,662	
<b>Difference between Plan target &amp; Completions</b>	196	428	733	884	606	1	-391	-643	-867	-1032	-1156	-1297	-1232	-1134	-1061	-957	-684	-357	5	

