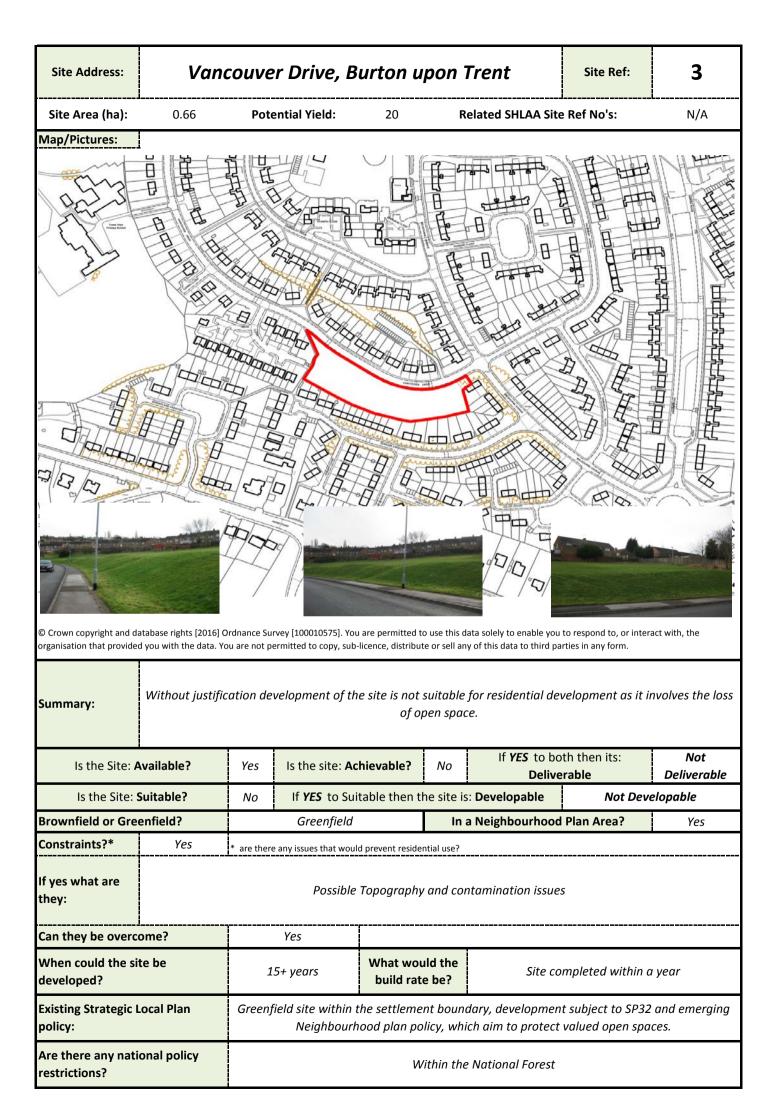


| Are there any physical problems of  |   | on site            |  | If yes, what      |                     | Oth                                | er, Please specify | /                |  |  |
|-------------------------------------|---|--------------------|--|-------------------|---------------------|------------------------------------|--------------------|------------------|--|--|
| which would                         | l affect residenti<br>elopment?   |                    | Yes                                    | Railway line      | is adja             | cent to site, caref<br>will be ned |                    | of noise impacts |  |  |
|                                     |   |                    |  | If yes, what:     |                     |                                    |                    |                  |  |  |
| Would residentia impact on the      | I development he surrounding are  |                    | No                                     |                   |                     |                                    |                    |                  |  |  |
| What are the surro                  | <del>-</del>  | Residen            | tial on opposite                       | side of the ro    |                     | lway to the rear o                 | f the site and oth | ner employment   |  |  |
| А                                   | re there likely to  | be any i           | impacts on the                         | viability of d    | evelopr             | ment in relation t                 | o the following:   |                  |  |  |
| Market Factors:                     | As site is indust   | trial pren         | nises, land value                      | =                 | al may<br>ly unvia  | be below existing<br>ble.          | use value, there   | fore residential |  |  |
| Cost Factors:                       | Possible  | cost of c          | ontamination, i                        | noise and air     | quality             | investigation, rem                 | nediation and mi   | tigation.        |  |  |
| Delivery Factors:                   | Delivery on site  | is realist         | ic, subject to re                      | =                 | risting b<br>years. | usiness which is e                 | xpected to conti   | nue for the next |  |  |
|                                     |   |                    | Lando                                  | wner Informa      | ition:              |                                    |                    |                  |  |  |
| Is the Landowner of the site known? | Yes   |                    | re any existing<br>Ownership issumers? | es/multiple       |                     | No                                 |                    |                  |  |  |
| Do they intend to                   | develop or sell t   | he site?           |  | Unknov            | ın                  |                                    | <b>:</b>           |                  |  |  |
| Comments:                           | Current use e   | expected           | to continue for<br>relocate            | 10 years but      | can                 | When are the<br>develop/se         | - <del>-</del>     | Unknown          |  |  |
|                                     |   |                    | Planning                               | Application       | History             |                                    |                    |                  |  |  |
| Are there any plar                  | ning application  | s relatin          | g to residential                       | use on the s      | ite?                |                                    | N,                 | /A               |  |  |
| If yes, give<br>details:            | OU/02309/017 - 2005 outline application relating to residential development - REFUSED due to an over of housing sites within the Borough at the time, noise impacts and impact on the highway network |                    |  |                   |                     |                                    |                    |                  |  |  |
|                                     |   |                    | Addition                               | nal Site Inforr   | nation:             |                                    |                    |                  |  |  |
| What is the currer site?            | Co  | ommercial HO       | GV Gara                                | ge, current emplo | oyment use          |                                    |                    |                  |  |  |
| Are there any exis on the site?     |   |                    |  | Yes               |                     |                                    |                    |                  |  |  |
| What was the presite?               | vious use of the  | use of the Unknown |  |                   |                     |                                    |                    |                  |  |  |

### Shobnall Road, Burton upon Trent 2 **Site Address:** Site Ref: Site Area (ha): 0.82 **Potential Yield:** 25 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Whilst the site is suitable location it is currently occupied by operational employment uses and unviable at the Summary: present time. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Brownfield Yes Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Site is in existing employment use. Potential risk of contamination they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year developed? build rate be? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 policy: & SP14 Are there any national policy Within the National Forest

| Are there any physical problems or | on site                          |                     | If yes, what   | :   |          | Contamination   |                    |                  |  |
|------------------------------------|----------------------------------|---------------------|--|---|----------|---|--------------------|------------------|--|
| which would                        | d affect residenti<br>elopment?  |                     | Yes  |   |          | Possible risk of co                                     | ntamination        |                  |  |
|                                    |                                  |                     |  | If yes, what  | :        |   |                    |                  |  |
| Would residentia<br>impact on the  | I development he surrounding are |                     | No   |   |          |   |                    |                  |  |
| What are the surre                 |                                  |                     | Residentio   | al, sports and  | recreati | ion facilities and a                                    | ı brewery opposi   | te.              |  |
| А                                  | re there likely to               | be any i            | ny impacts on the viability of development in relation to the following: |   |          |   |                    |                  |  |
| Market Factors:                    | (                                | Other sit           | es along this fro  | rontage have switched from Employment to residential. |          |   |                    |                  |  |
| Cost Factors:                      | Contamination i                  | nvestiga            | tion and possib  | le remediatio<br>leasehold                            |          | olanning contribu<br>ments.                             | tions. Possible le | gal costs due to |  |
| Delivery Factors:                  | Delivery                         | not con             | sidered realistic  | c whilst active                                       | employ   | vment. No plans f                                       | or relocation at p | resent.          |  |
|                                    |                                  |                     | Lando  | wner Inform   | ation:   |   |                    |                  |  |
| Is the Landowner                   |                                  |                     | e any existing   | _   |          |   |                    |                  |  |
| of the site<br>known?              | Yes                              | leases/C<br>landowi | Ownership issu   | es/multiple   |          | Yes   | Multiple ow        | ners/leases      |  |
| Do they intend to                  |                                  |                     | 16121  | Unknov  | vn l     |   |                    |                  |  |
| Comments:                          |                                  | s would             | look at relocations would require  | ng in the futu  | ıre.     | When are they looking to Unknown develop/sell the site? |                    |                  |  |
|                                    |                                  |                     | Planning   | Application   | History: |   |                    |                  |  |
| Are there any plar                 | ning application                 | s relatin           | g to residentia  | l use on the s  | ite?     |   | N                  | 0                |  |
| If yes, give<br>details:           |                                  |                     |  |   |          |   |                    |                  |  |
|                                    |                                  |                     | Addition   | nal Site Infor  | mation:  |   |                    |                  |  |
| What is the currer site?           |                                  |                     | ndustric   | al and B1 units                                       |          |   |                    |                  |  |
| Are there any exis on the site?    |                                  |                     |  | yes<br>   |          |   |                    |                  |  |
| What was the presite?              | vious use of the                 |                     |  | Employment  |          |   |                    |                  |  |



| Are there any physical problems on site |                                   | If yes, what: |                 | Topography & Contamination |           |  |                   |                  |  |
|---|-----------------------------------|---------------|-----------------|----------------------------|-----------|--|-------------------|------------------|--|
| which would                             | affect resident                   |               | Yes             | Topograp                   | ohy of s  | site, although unli                        | kely to prevent d | evelopment       |  |
|   |                                   |               |                 | If yes, what:              |           |  | Character         |                  |  |
| Would residentia impact on the          | l development h<br>surrounding ar |               | Yes             | This site forn             | -         | t of the Open Spac<br>ite is the largest o | =                 | inshill and this |  |
| What are the surro                      | _                                 |               |                 | Sur                        | rounde    | ed by residential                          |                   |                  |  |
| Aı                                      | e there likely to                 | be any i      | mpacts on the   | viability of de            | velopr    | nent in relation to                        | the following:    |                  |  |
| Market Factors:                         |                                   |               |                 | Unc                        | ertain    |  |                   |                  |  |
| Cost Factors:                           |                                   |               |                 | Unk                        | known     |  |                   |                  |  |
| Delivery Factors:                       |                                   |               |                 | Not realisti               | c at th   | is time.                                   |                   |                  |  |
|   |                                   |               | Lando           | wner Informat              | tion:     |  |                   |                  |  |
| Is the Landowner                        |                                   |               | e any existing  |                            |           |  |                   |                  |  |
| of the site                             | Yes                               |               | Ownership issu  | es/multiple                |           | No   |                   |                  |  |
| known?                                  |                                   | landowi       | ners?           | <u> </u>                   | . — — — — |  |                   |                  |  |
| Do they intend to Comments:             | aevelop or sell t                 | ne site?      |                 | Sell                       |           | When are the<br>develop/se                 | -                 | 0-5 years        |  |
|   |                                   |               | Planning        | Application H              | listory   | :  |                   |                  |  |
| Are there any plan                      | ning application                  | ns relatin    | g to residentia | l use on the sit           | te?       |  | N                 | 0                |  |
| If yes, give<br>details:                |                                   |               |                 |                            |           |  |                   |                  |  |
|   |                                   |               | Addition        | nal Site Inform            | ation:    |  |                   |                  |  |
| What is the curren site?                |                                   |               | Оре             | n Space/Amen               | ity lan   | d within council h                         | ousing estate     |                  |  |
| Are there any exist on the site?        |                                   | <br> <br>     |                 |                            |           | No   |                   |                  |  |
| What was the prev<br>site?              | ous use of the Unknown            |               |                 |                            |           |  |                   |                  |  |

| Site Address:  | Land re                 | ar of t                    | the Home               | stead, I                        | Henh             | urst Hill,  | Site Ref:          | 4                  |
|--|-------------------------|----------------------------|------------------------|---------------------------------|------------------|---|--------------------|--------------------|
|  |                         | Е                          | Burton up              | on Tren                         | t                |   |                    |                    |
| Site Area (ha):  | 3.16                    | Pote                       | ential Yield:          | 95                              | R                | elated SHLAA Site                                 | Ref No's:          | N/A                |
| Map/Pictures:  |                         |                            |                        |                                 | Needward William |   |                    |                    |
|  | mm                      | 1000                       | I                      |                                 |                  |   |                    |                    |
|  |                         |                            |                        |                                 |                  |   |                    |                    |
| © Crown copyright and da organisation that provided Summary: | d you with the data. Yo | ou are not pe              | ermitted to copy, sub- | licence, distributery and there | e or sell an     | y of this data to third pa<br>ot deliverable or d | rties in any form. |                    |
| Is the Site: A   | vailable?               | Un-<br>known               | Is the site: Ac        | hievable?                       | No               | If <b>YES</b> to bo<br><b>Delive</b>              |                    | Not<br>Deliverable |
| Is the Site: \$  | Suitable?               | No                         | If <b>YES</b> to Sui   | table then t                    | ne site is       | : Developable                                     | Not Deve           |                    |
| Brownfield or Gree   | enfield?                |                            | Greenfield             |                                 | ln a             | a Neighbourhood                                   | Plan Area?         | Yes                |
| Constraints?*  | Yes                     | * are there                | any issues that woul   | d prevent reside                | ntial use?       |   |                    |                    |
| If yes what are<br>they:                                     |                         |                            |                        | Possible                        | access i         | ssues.  |                    |                    |
| Can they be overco   | ome?                    |                            | Yes                    |                                 |                  |   |                    |                    |
| When could the sit developed?                                | te be                   | 1.                         | 5+ years               | What wou<br>build rat           |                  | 30  | dwellings per yed  | ar                 |
| Existing Strategic L<br>policy:                              | ocal Plan               |                            | Greenfie               | eld site outsi                  | de deve          | lopment boundary                                  | ocontrary to SP8   |                    |
| Are there any nation   | onal policy             | Within the National Forest |                        |                                 |                  |   |                    |                    |

| Are there any phy                          | vsical problems    | on site            |                  | If yes, what:     | [       | Тор                   | ography & Acce    | ss                  |  |  |
|--|--------------------|--------------------|------------------|-------------------|---------|-----------------------|-------------------|---------------------|--|--|
|  | affect residenti   |                    | Yes              | Current acce      | ss no   | t sufficient for resi | dential developr  | nent. Possible      |  |  |
| deve                                       | lopment?           |                    |                  |                   |         | issues in terms of    | -                 |                     |  |  |
|  |                    |                    |                  | If yes, what:     |         |                       | Landscape         |                     |  |  |
| Would residentia                           | •                  |                    | Yes              |                   | icent   | to ribbon develop     |                   | hurst Hill and      |  |  |
| impact on the                              | surrounding ar     | ea?                | 763              |                   |         | impact on open c      | <del>-</del>      | inarse i i i i aria |  |  |
|  |                    |                    |                  |                   |         |                       | ,                 |                     |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| What are the surro<br>and character of the | _                  | Re.                | sidential proper | ties along Henh   | urst I  | Hill, open countrys   | side to the north | of the site         |  |  |
| and character of th                        | ie siter           |                    |                  |                   |         |                       |                   |                     |  |  |
|  | Ab ana 1:1.ab. Aa  | h                  |                  | .:- -: :#f -      | -1      |                       | the felloudes.    |                     |  |  |
| Ai   | re there likely to | be any             | impacts on the   | viability of deve | eiopn   | nent in relation to   | the following:    |                     |  |  |
| Market Factors:                            |                    | S                  | ufficient market | t within Burton   | to co   | nsider developme      | nt viable         |                     |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| Cost Factors:                              |                    |                    | Acce             | ess and normal    | S106    | contributions         |                   |                     |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| Delivery Factors:                          |                    |                    |                  | Not considere     | d del   | iverable              |                   |                     |  |  |
| ,  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| Landowner Information:                     |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| Is the Landowner                           | .,                 |                    | re any existing  |                   |         | .,                    |                   |                     |  |  |
| of the site                                | Yes                | leases/0<br>landow | Ownership issue  | es/multiple       |         | No                    |                   |                     |  |  |
| known?  Do they intend to                  |                    |                    | ileis:           | Sell              | <br>    |                       |                   |                     |  |  |
| Do they intend to                          |                    |                    |                  | <u> </u>          |         | When are the          | v looking to      |                     |  |  |
| Comments:                                  |                    |                    |                  |                   | į       | develop/sel           |                   | 6- 15 years         |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
|  |                    |                    | Planning         | Application His   | tory:   |                       |                   |                     |  |  |
| Are there any plan                         | ning application   | s relatin          | g to residential | use on the site   | ?       |                       | N                 | 0                   |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| If yes, give                               |                    |                    |                  |                   |         |                       |                   |                     |  |  |
| details:                                   |                    |                    |                  |                   |         |                       |                   |                     |  |  |
|  |                    |                    |                  |                   |         |                       |                   |                     |  |  |
|  |                    |                    | Addition         | al Site Informa   | tion:   |                       |                   |                     |  |  |
| What is the curren                         | t use of the       |                    | Fyicti           | ina dwellina on   | site -  | land utilised for e   | auestrian use     |                     |  |  |
| site?                                      |                    |                    | LAISU            | g avvening on     | JIC -   |                       | questituit use    |                     |  |  |
| Are there any exist                        | ting buildings     |                    |                  |                   |         | Yes                   |                   |                     |  |  |
| on the site? What was the prev             | ious use of the    |                    |                  |                   |         |                       |                   |                     |  |  |
| what was the prev                          | nous use of the    |                    |                  |                   | Unknown |                       |                   |                     |  |  |

# Land at Belmot Road, Tutbury 5 **Site Address:** Site Ref: Related SHLAA Site Ref No's: Site Area (ha): 8.5 **Potential Yield:** 255 N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Potential access issues and possible problems relating to the water supply have been highlighted. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy

Grade 2 & 4 Agricultural Land.

| Are there any ph       | vsical problems    | on cito   |   | If yes, what   |           |                     | Access             |                 |  |  |
|------------------------|--------------------|-----------|---|----------------|-----------|---------------------|--------------------|-----------------|--|--|
| = =                    | = =                |           | Voc   | Access poi     | nts fron  | n Belmot Road and   | d Redhill Lane. Si | te is a plateau |  |  |
|                        | d affect residenti | aı        | res   | with part o    | t lower   | level gently slopir | ng northwards to   | wards existing  |  |  |
| deve                   | elopment?          |           |   |                |           | developn            | =                  | ,               |  |  |
|                        |                    |           | Frontage on three sides and residential develop lies to the south and west impacts on the viability of development in re  Yes, viable market in this location  Standard S106 contributions  Not considered deliverable  Landowner Information:  re any existing Ownership issues/multiple ners?  Sell  When |                |           |                     | Character          |                 |  |  |
| Would residentia       |                    |           | Yes   |                |           |                     |                    |                 |  |  |
| impact on the          | surrounding are    | ea?       |   |                |           | Impact on the rui   | ral character      |                 |  |  |
|                        |                    |           | <u> </u>  | <u>i</u>       |           |                     |                    |                 |  |  |
|                        |                    |           |   |                |           |                     |                    |                 |  |  |
| What are the surre     | ounding uses       | Road F    | Frontage on thr   | ee sides and i | esident   | ial developments    | to the North, ope  | en countryside  |  |  |
| and character of t     | he site?           |           |   | lies to t      | ne soutl  | h and west of the   | site.              |                 |  |  |
|                        |                    |           |   |                |           |                     |                    |                 |  |  |
| А                      | re there likely to | be any    | impacts on the  | viability of d | evelopi   | ment in relation to | o the following:   |                 |  |  |
|                        | i                  |           |   |                |           |                     |                    |                 |  |  |
| Market Factors:        |                    |           | Υ   | 'es, viable ma | rket in t | this location       |                    |                 |  |  |
|                        | i<br>              |           |   |                |           |                     |                    |                 |  |  |
| Cost Factors:          |                    |           |   | Standard S1    | 06 cont   | tributions          |                    |                 |  |  |
|                        |                    |           |   |                |           |                     |                    |                 |  |  |
| Delivery Factors:      |                    |           |   | Not consid     | ered de   | liverahle           |                    |                 |  |  |
| Delivery ructors.      |                    |           |   | 1401 0011314   | rea ac    | iiverabie           | U-5 Vears          |                 |  |  |
|                        |                    |           | Lando   | wner Inform    | tion:     |                     |                    |                 |  |  |
| Is the Landowner       |                    | Are the   | re any existing   |                |           |                     |                    |                 |  |  |
| of the site            | Yes                | leases/0  | Ownership issu  | es/multiple    |           | No                  |                    |                 |  |  |
| known?                 |                    | landow    | ners?   |                |           |                     |                    |                 |  |  |
| Do they intend to      | develop or sell t  | he site?  |   | Sell           |           |                     |                    |                 |  |  |
|                        |                    |           |   | <del></del>    |           | When are the        |                    | 0-5 years       |  |  |
| Comments:              | Site pro           | posed by  | y agent on beho   | alf of owner   |           | develop/se          | II the site?       | o 5 years       |  |  |
|                        |                    |           |   |                |           |                     |                    |                 |  |  |
|                        |                    |           | Planning  | Application    | History   | :                   |                    |                 |  |  |
| Are there any plar     | nning application  | s relatin | g to residentia   | l use on the s | ite?      |                     | N                  | 0               |  |  |
|                        | T                  |           |   |                |           |                     |                    |                 |  |  |
| If yes, give           | <br>               |           |   |                |           |                     |                    |                 |  |  |
| details:               | <u> </u>           |           |   |                |           |                     |                    |                 |  |  |
| details.               | <br>               |           |   |                |           |                     |                    |                 |  |  |
|                        |                    |           |   |                |           |                     |                    |                 |  |  |
|                        |                    |           | Additio   | nal Site Infor | nation:   |                     |                    |                 |  |  |
| What is the currer     | nt use of the      |           |   | Sport          | field a   | nd agricultural lar | nd                 |                 |  |  |
| site?                  |                    |           |   |                | -         |                     |                    |                 |  |  |
| Are there any exis     | ting buildings     |           |   |                |           | No                  |                    |                 |  |  |
| on the site?           | vious uso of the   |           |   |                |           |                     |                    |                 |  |  |
| What was the pressite? | vious use of the   |           |   |                | Α         | s above             |                    |                 |  |  |
| site!                  |                    |           |   |                |           |                     |                    |                 |  |  |

# Land to North West of the Green, Barton Site Address: Site Ref: under Needwood **Potential Yield:** 155 Site Area (ha): 5.15 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The majority of the site is outside the settlement boundary and therefore is not deliverable or developable. Site Summary: adjacent to SHLAA site no:52. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** Mix - Mostly Greenfield In a Neighbourhood Plan Area? Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Existing leases. Potentially risk of contamination, investigative works necessary and a large pond on site. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** As mostly a Greenfield site outside development boundary contrary to SP4 & SP8

Within the National Forest

policy:

restrictions?

Are there any national policy

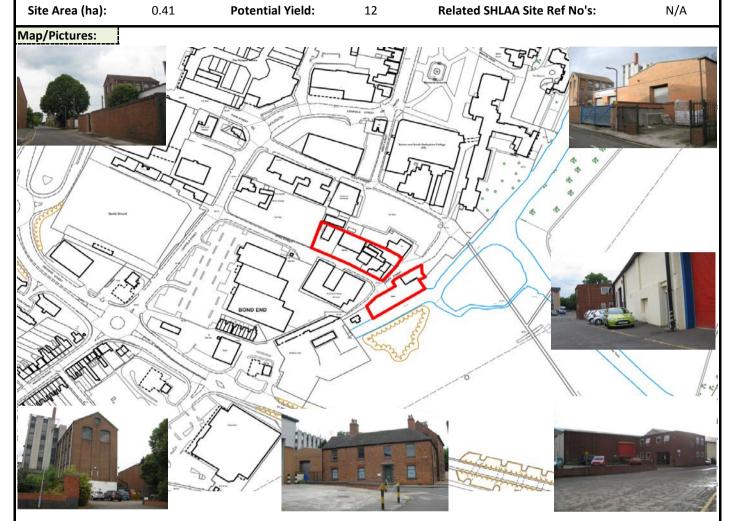
| Are there any physical problems of | on site   |                 | If yes, what:  |                    | Oth               | er, Please specify  |                    |              |  |  |  |
|------------------------------------|---|-----------------|--|--------------------|-------------------|---|--------------------|--------------|--|--|--|
| which would                        | affect residenti  |                 | Yes  |                    | Acce:             | ss from The Greer   | and onsite pond    | 1            |  |  |  |
|                                    |   |                 |  | If yes, what:      |                   |   | Character          |              |  |  |  |
| Would residential impact on the    | development he surrounding are  |                 | Yes  | Would I            | have :            | an impact on cha  | racter of the cour | ntryside.    |  |  |  |
| What are the surro                 | _   |                 |  | open countrysi     | ide . S           | ered to north and<br>Surrounding area<br>tial development |                    |              |  |  |  |
| Ar                                 | e there likely to   | be any i        | mpacts on the viability of development in relation to the following: |                    |                   |   |                    |              |  |  |  |
| Market Factors:                    |   | Str             | ong residential  | demand therefo     | ore de            | evelopment would  | d be viable        |              |  |  |  |
| Cost Factors:                      |   | None            |  |                    |                   |   |                    |              |  |  |  |
| Delivery Factors:                  |   |                 |  | Site not conside   | red d             | eliverable  |                    |              |  |  |  |
|                                    | Landowner Information:  |                 |  |                    |                   |   |                    |              |  |  |  |
| Is the Landowner                   |   |                 | e any existing   |                    |                   |   | Lease on both      | aaricultural |  |  |  |
| of the site                        | Yes   |                 | Ownership issue  | es/multiple        |                   | Yes   | properties and     | _            |  |  |  |
| known? Do they intend to           |   | landowi         | ners?  | Sell               | <del>,</del><br>! | <u></u>   |                    |              |  |  |  |
| Comments:                          |   |                 |  | j Jen              |                   | When are the develop/se                                   | -                  | Unknown      |  |  |  |
|                                    |   |                 | Planning   | Application His    | tory:             |   |                    |              |  |  |  |
| Are there any plan                 | ning application  | s relatin       | g to residential   | use on the site    | ?                 |   | Ye                 | 5            |  |  |  |
| If yes, give<br>details:           | P/2013/00420 - Approved application to erect 2 attached dwellings - Approved 18/06/2013 P/2016/01094 - Conversion of existing outbuilding to form two x 1 bed dwellings - Approved 30/09/2016. Both are on a small part (existing properties garden) of the SHLAA site. |                 |  |                    |                   |   |                    |              |  |  |  |
|                                    |   |                 | Addition   | al Site Informa    | tion:             |   |                    |              |  |  |  |
| What is the curren site?           | Agricı  | ulture occupied | by fai   | rm buildings and o | a public house.   |   |                    |              |  |  |  |
| Are there any exist on the site?   |   |                 |  | Yes, residenti     | al dw             | ellings and public  | house              |              |  |  |  |
| What was the previous site?        | Unknown   |                 |  |                    |                   |   |                    |              |  |  |  |

## Land at Dovecliffe Road, Stretton, Burton 7 Site Address: Site Ref: upon Trent Site Area (ha): 2.28 **Potential Yield: Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA site no: 44 If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** Mix - Mostly Greenfield In a Neighbourhood Plan Area? Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Sink in the middle of site, therefore possible flooding issues. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Site is adjacent to site of Biological Interest (Doves Cliff) and part of the site is Grade 2

Agricultural Land

| Are there any physical problems on sit | on site                          |  | If yes, what:   |                                 | Contamination   |                    |                 |  |  |
|--|----------------------------------|--|-----------------|---------------------------------|---|--------------------|-----------------|--|--|
| which would                            | affect residenti                 |  | Yes             | Potential risk of               | contamination to r  | -                  | ssible flooding |  |  |
|  |                                  |  |                 | If yes, what:                   |   | Character          |                 |  |  |
| Would residentia impact on the         | I development he surrounding are |  | Yes             | Site is on the ed               | issues.  Character  dge of Burton, some impact on landscape character  ryside to the north/north west of the site.  opment in relation to the following:  ong residential market  and need for remediation  usinesses on site (Caravan Site and Re-instating the entre)  n:  No  Single ownership  When are they looking to |                    |                 |  |  |
| What are the surro                     |                                  |  | Residential     | with open countr                | yside to the north/n  | orth west of the s | ite.            |  |  |
| Aı                                     | e there likely to                | be any i   | mpacts on the   | viability of develo             | ppment in relation  | to the following:  |                 |  |  |
| Market Factors:                        |                                  |  | No know         | ın constraints, stro            | ng residential mark   | ret                |                 |  |  |
| Cost Factors:                          |                                  |  | Potential fo    | r contamination a               | nd need for remedi  | ation              |                 |  |  |
| Delivery Factors:                      | Delivery deper                   | ndent on   | the intentions  | of the proposed bu<br>Garden Ce |   | ıravan Site and Re | r-instating the |  |  |
|  |                                  |  | Lando           | wner Information                | :   |                    |                 |  |  |
| Is the Landowner                       |                                  |  | e any existing  |                                 |   |                    |                 |  |  |
| of the site                            | Yes                              |  |                 |                                 |   |                    |                 |  |  |
| known?  Do they intend to              |                                  | landowr  | ners?           | Sell                            | <u>-</u>  | <u> </u>           |                 |  |  |
| Comments:                              | uevelop of Sell t                |  |                 | <u>sen</u>                      |   |                    | 0-5 years       |  |  |
|  |                                  |  | Planning        | Application Histor              | ry:   |                    |                 |  |  |
| Are there any plan                     | ning application                 | s relatin  | g to residentia | I use on the site?              |   | N                  | 0               |  |  |
| If yes, give<br>details:               | Recent applicat                  | Recent applications approved for the change of use of part of the land to a Caravan Site and to re-instate th  Garden centre that has been shut for a number of years. |                 |                                 |   |                    |                 |  |  |
|  |                                  |  | Addition        | nal Site Informatio             | on:   |                    |                 |  |  |
| What is the curren                     |                                  | F  | Residential Use | (applications refe              | renced above has n  | ot yet been implei | mented)         |  |  |
| Are there any exist on the site?       |                                  |  |                 |                                 | Yes   |                    |                 |  |  |
| What was the prev<br>site?             | vious use of the                 | Garden Centre and nursery  |                 |                                 |   |                    |                 |  |  |

# Site Address: Bond Street and Green Street, Burton upon Trent 8



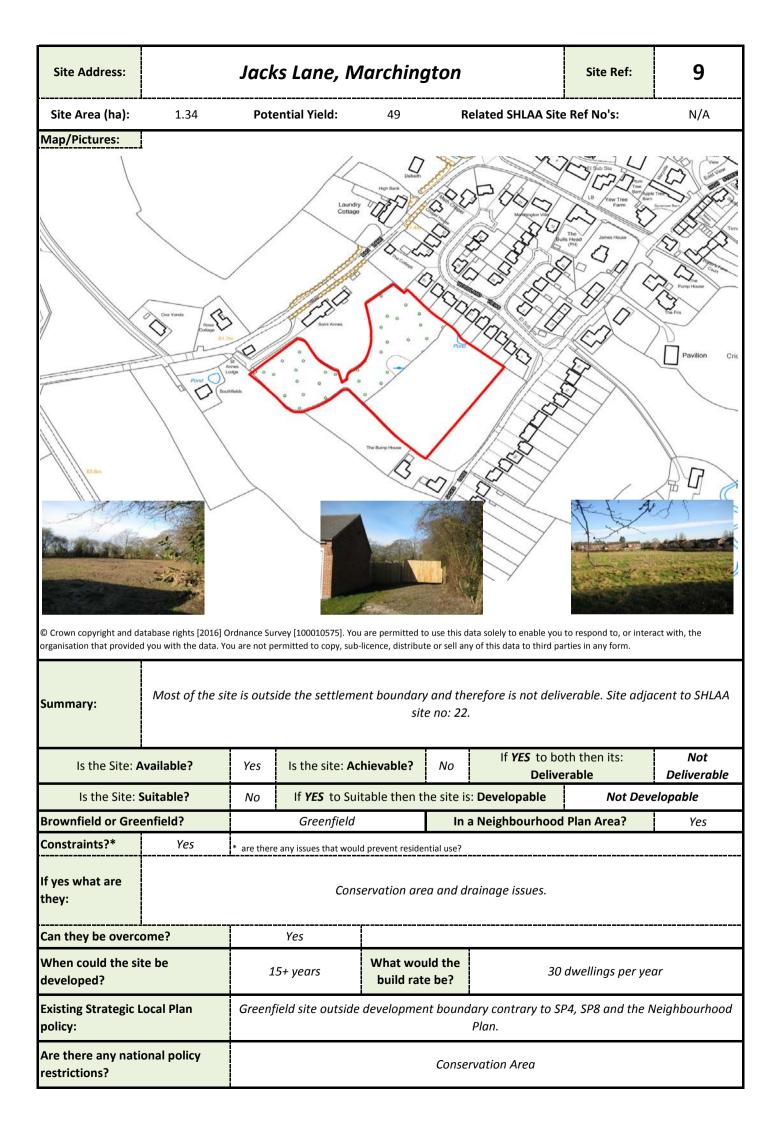
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#### Summary:

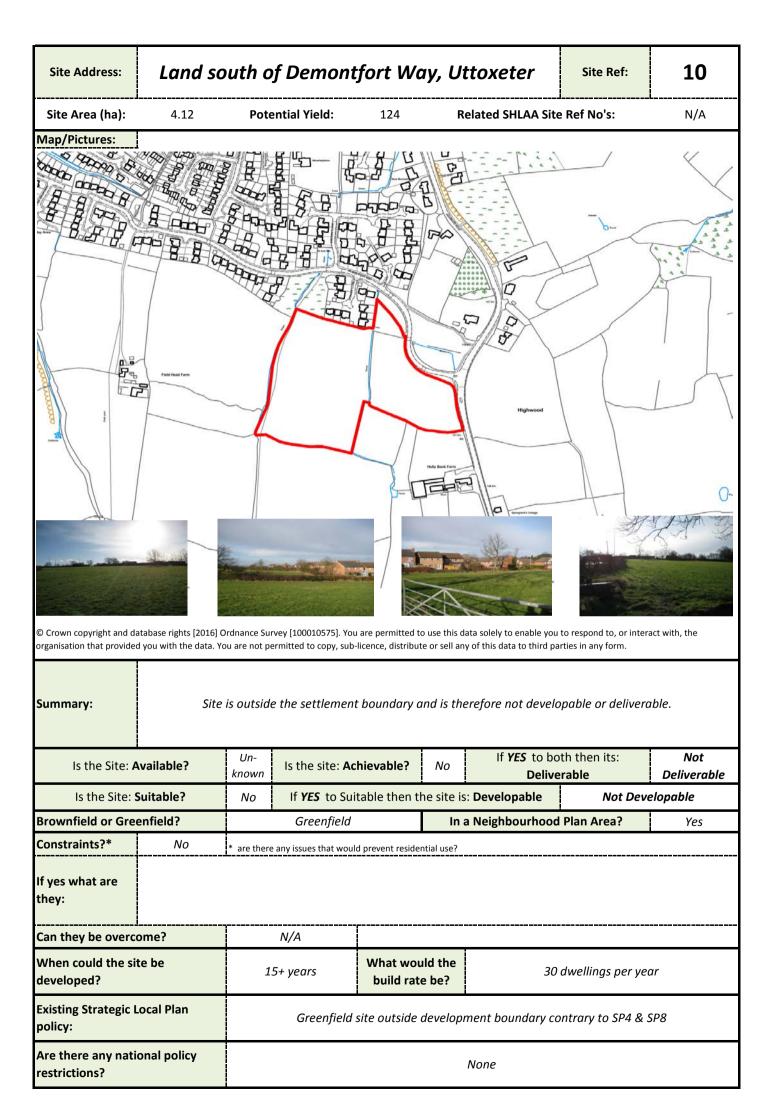
Site is close to centre of Burton, and is suitable for residential development. The majority of buildings on the site are currently being used for employment in relation to the college. Site adjacent to SHLAA site no: 101.

|  | ł           |             |                             |  |   |                                      |                |                    |  |
|--|-------------|-------------|-----------------------------|--|---|--------------------------------------|----------------|--------------------|--|
| Is the Site: A                           | Available?  | No          | Is the site: <b>Ac</b>      | hievable?  | No  | If <b>YES</b> to bo<br><b>Delive</b> |                | Not<br>Deliverable |  |
| Is the Site:                             | Suitable?   | Yes         | If <b>YES</b> to Sui        | itable then t  | he site is  | : Developable                        | Devel          | opable             |  |
| Brownfield or Gre                        | enfield?    |             | Brownfield                  |  | ln :  | a Neighbourhood                      | Plan Area?     | No                 |  |
| Constraints?*                            | Yes         | * are there | e any issues that woul      | ould prevent residential use?  |   |                                      |                |                    |  |
| If yes what are they:  Can they be overc |             | otential i  | risk of contamin<br><br>Yes | ation and fl   | ooding, l   | but unlikely to pre                  | vent developme | nt                 |  |
| When could the si                        |             |             |                             | What wo  | ıld the   |                                      |                |                    |  |
| developed?                               |             | 6-          | · 15 years                  | build rat  |   | Site co                              | mpleted within | a year             |  |
| Existing Strategic I policy:             | Local Plan  | Brownf      | field site within i         | Burton upon  | n Trent Settlement Boundary. Development subject to Si<br>SP10 & SP14 |                                      |                |                    |  |
| Are there any nati restrictions?         | onal policy | Within      | the National Fo             | orest and part of the site is within the Conservation Area also the<br>Listed building on site |   |                                      |                | a also there is    |  |

| Are there any nh                              | Are there any physical problems on site   |            |                   | If yes, what   | :                      | Contamination and Flood Risk                                |                    |                   |  |  |
|---|---|------------|-------------------|----------------|------------------------|---|--------------------|-------------------|--|--|
| which would                                   | affect residenti<br>elopment?   |            | Yes               | Potential ri   | isk of me              | edium levels of col<br>zone 2 aı                            |                    | s is within flood |  |  |
|   |   |            |                   | If yes, what   | •                      | Conservati  | ion Area & Listea  | Building          |  |  |
| Would residentia impact on the                | I development he surrounding are  |            | Yes               | Impac          | cts on ex              | kisting Conservatio   | on Area and Liste  | d Building        |  |  |
| What are the surro                            | <del>-</del>  | i          |                   | s surrounded   | d by a nu              | or for employmen<br>umber of college b<br>over the washland | uildings and offic |                   |  |  |
| A   | re there likely to  | be any i   | impacts on the    | viability of d | levelopi               | ment in relation to   | o the following:   |                   |  |  |
| Market Factors:                               |   |            |                   | Ur             | ncertain               |   |                    |                   |  |  |
| Cost Factors:                                 | Contamination   | n investig | gation, although  | •              | adversei<br>tre living | ly affect viability. I<br>g.                                | Dependent on mo    | arket for town    |  |  |
| Delivery Factors:                             |   |            | Delive            | ery depender   | nt on fut              | ure college use.  |                    |                   |  |  |
| Landowner Information:                        |   |            |                   |                |                        |   |                    |                   |  |  |
| Is the Landowner                              | .,  |            | re any existing   |                |                        |   |                    |                   |  |  |
| of the site                                   | Yes   | leases/0   | Ownership issue   | es/multiple    |                        | No  |                    |                   |  |  |
| known?  Do they intend to                     | i   |            | ileis:            | Unknov         | wn                     |   |                    |                   |  |  |
| Comments:                                     |   |            | ected for the nex | L              |                        | When are they looking to  develop/sell the site?  Unknow    |                    |                   |  |  |
|   |   |            | Planning          | Application    | History                | :   |                    |                   |  |  |
| Are there any plan                            | ning application  | s relatin  | g to residential  | use on the     | site?                  |   | Yε                 | ?s                |  |  |
| If yes, give<br>details:                      | One application was approved but never implemented for the conversion of one of these buildings to a hous of multiple occupation on the first floor and education facilities on the ground floor. A more recent application has been implemented for change of use from Offices to D1 uses. |            |                   |                |                        |   |                    |                   |  |  |
|   |   |            | Addition          | al Site Infor  | mation:                |   |                    |                   |  |  |
| What is the current use of the site?          |   |            |                   | Educ           | cational               | use for the colleg  |                    |                   |  |  |
| Are there any existing buildings on the site? |   |            |                   |                |                        | Yes   |                    |                   |  |  |
| What was the previous                         | Vas the previous use of the Unknown   |            |                   |                |                        |   |                    |                   |  |  |



|   |  |           |                  | If was subst    |                     |                                    |                     |                 |  |  |  |
|---|--|-----------|------------------|-----------------|---------------------|------------------------------------|---------------------|-----------------|--|--|--|
| Are there any ph                              | ysical problems  | on site   |                  | If yes, what    | <u> </u>            |                                    |                     |                 |  |  |  |
|   | d affect residenti<br>elopment?  | al        | No               | Site            | e is rela           | tively flat and acc                | cessible from Jacl  | ks Lane         |  |  |  |
|   |  |           |                  | Character       |                     |                                    |                     |                 |  |  |  |
| Would residentia impact on the                | I development he surrounding are   |           | Yes              |                 | Would               | impact on the cha                  | racter of the villo | age.            |  |  |  |
| What are the surre                            | _  | Resid     | ential developn  | nent borders    |                     | to the north-east.<br>of the site. | Marchington vi      | llage is to the |  |  |  |
| А   | re there likely to   | be any    | impacts on the   | viability of d  | evelopr             | ment in relation t                 | o the following:    |                 |  |  |  |
| Market Factors:                               | Develo   | pment is  | s expected to be | e viable in thi | s locatio           | on due to sufficien                | it market for dwe   | ellings.        |  |  |  |
| Cost Factors:                                 |  |           | ι                | Jnknown due     | to drai             | nage issues                        |                     |                 |  |  |  |
| Delivery Factors:                             |  |           |                  | Site not cons   | idered a            | leliverable                        |                     |                 |  |  |  |
| Landowner Information:                        |  |           |                  |                 |                     |                                    |                     |                 |  |  |  |
| Is the Landowner                              |  | Are the   | re any existing  |                 |                     |                                    |                     |                 |  |  |  |
| of the site                                   |  |           | Ownership issu   | es/multiple     |                     | No                                 |                     |                 |  |  |  |
| known?  |  | landow    | ners?            | <u> </u>        |                     |                                    | <u> </u>            | r               |  |  |  |
| Do they intend to                             | develop or sell t  | he site?  |                  | Sell            |                     |                                    |                     |                 |  |  |  |
| Comments:                                     |  | Subr      | nitted by agent  |                 |                     | When are the develop/se            | 0-5 years           |                 |  |  |  |
|   |  |           | Planning         | Application     | History             |                                    |                     |                 |  |  |  |
| Are there any plar                            | nning application  | s relatin | g to residentia  | l use on the s  | ite?                |                                    | Υe                  | es              |  |  |  |
| If yes, give                                  | P/2015/00  | 266 - Ere | ection of 16 dwe |                 | ed 24/0<br>ntryside | 99/2015 as inappr                  | opriate developn    | nent in the     |  |  |  |
| details:                                      | P/2016/00978 - Outline application for erection of five new dwellings - Approved 30/11/2016 (removed this site from the site area shown above) |           |                  |                 |                     |                                    |                     |                 |  |  |  |
|   |  |           | Addition         | nal Site Infori | mation:             |                                    |                     |                 |  |  |  |
| What is the current use of the site?          |  |           |                  |                 | Agric               | ultural Land                       |                     |                 |  |  |  |
| Are there any existing buildings on the site? |  |           |                  |                 | No bui              | ldings on site                     |                     |                 |  |  |  |
| What was the pressite?                        | vious use of the   |           |                  |                 | U                   | nknown                             |                     |                 |  |  |  |



| A 41                                | Are there any physical problems on site |           |   | If yes, what  | •        |  |                |             |  |  |  |
|-------------------------------------|---|-----------|---|---|----------|--|----------------|-------------|--|--|--|
| which would                         | affect residenti<br>lopment?            |           | No  | No, flat s  | ite. Acc | ess from Highwoo                         | d Road and Dem | ontfort Way |  |  |  |
|                                     |   |           |   | If yes, what  |          |  | Character      |             |  |  |  |
| Would residential impact on the     | development h<br>surrounding ar         |           | Yes   | !   | -        | adjacent to the s<br>al properties direc |                | = =         |  |  |  |
| What are the surro                  | _                                       | Res       | sidential develop                           |   | -        | open countryside t<br>in road into Uttox | •              | t and west. |  |  |  |
| Ar                                  | e there likely to                       | be any i  | impacts on the                              | pacts on the viability of development in relation to the following: |          |  |                |             |  |  |  |
| Market Factors:                     |   |           | Sufficient mai                              | rket to ensur   | e develo | ppment would be                          | viable         |             |  |  |  |
| Cost Factors:                       |   |           |   | Standard Si   | .06 cont | ributions                                |                |             |  |  |  |
| Delivery Factors:                   |   |           | S   | ite not consi   | dered d  | evelopable                               |                |             |  |  |  |
| Landowner Information:              |   |           |   |   |          |  |                |             |  |  |  |
| Is the Landowner of the site known? | No                                      | 1         | re any existing<br>Ownership issue<br>ners? | es/multiple   |          | Unknown                                  |                |             |  |  |  |
| Do they intend to                   | develop or sell t                       | he site?  |   | Unknov  | vn       |  |                |             |  |  |  |
| Comments:                           |   |           |   | <u> </u>  |          | When are the develop/se                  | -              | Unknown     |  |  |  |
|                                     |   |           | Planning                                    | Application   | History  |  |                |             |  |  |  |
| Are there any plan                  | ning application                        | s relatin | g to residential                            | use on the  | ite?     |  | N              | o           |  |  |  |
| If yes, give<br>details:            |   |           |   |   |          |  |                |             |  |  |  |
|                                     |   |           | Addition                                    | al Site Infor   | nation:  |  |                |             |  |  |  |
| What is the curren site?            |   |           |   |   | Agric    | ultural Land                             |                |             |  |  |  |
| Are there any exist on the site?    |   |           |   |   |          | No                                       |                |             |  |  |  |
| What was the prev site?             | vious use of the Agricultural Land      |           |   |   |          |  |                |             |  |  |  |

Site Address:

# Land North of Beamhill Road, West of Tutbury Road, Burton upon Trent

Site Ref:

11

Site Area (ha):

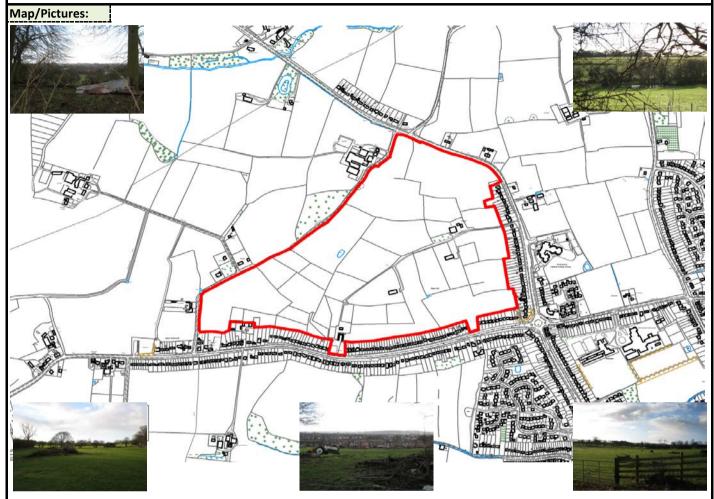
45

**Potential Yield:** 

1350

**Related SHLAA Site Ref No's:** 

N/A



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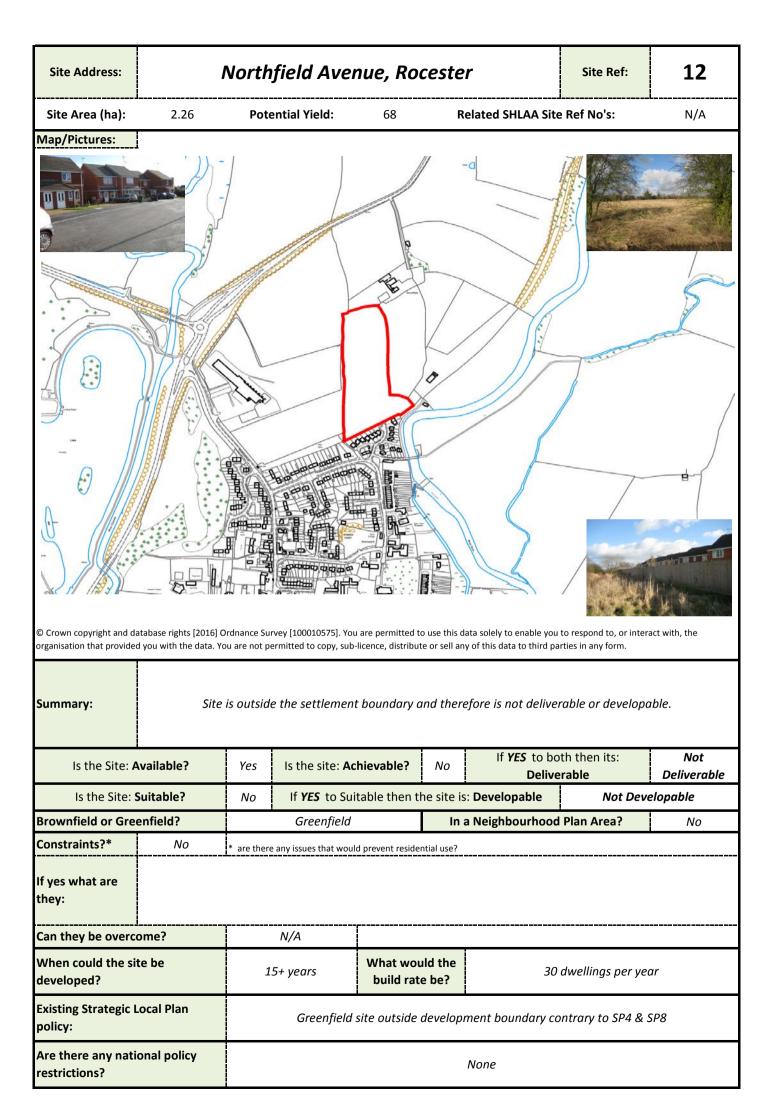
Summary:

restrictions?

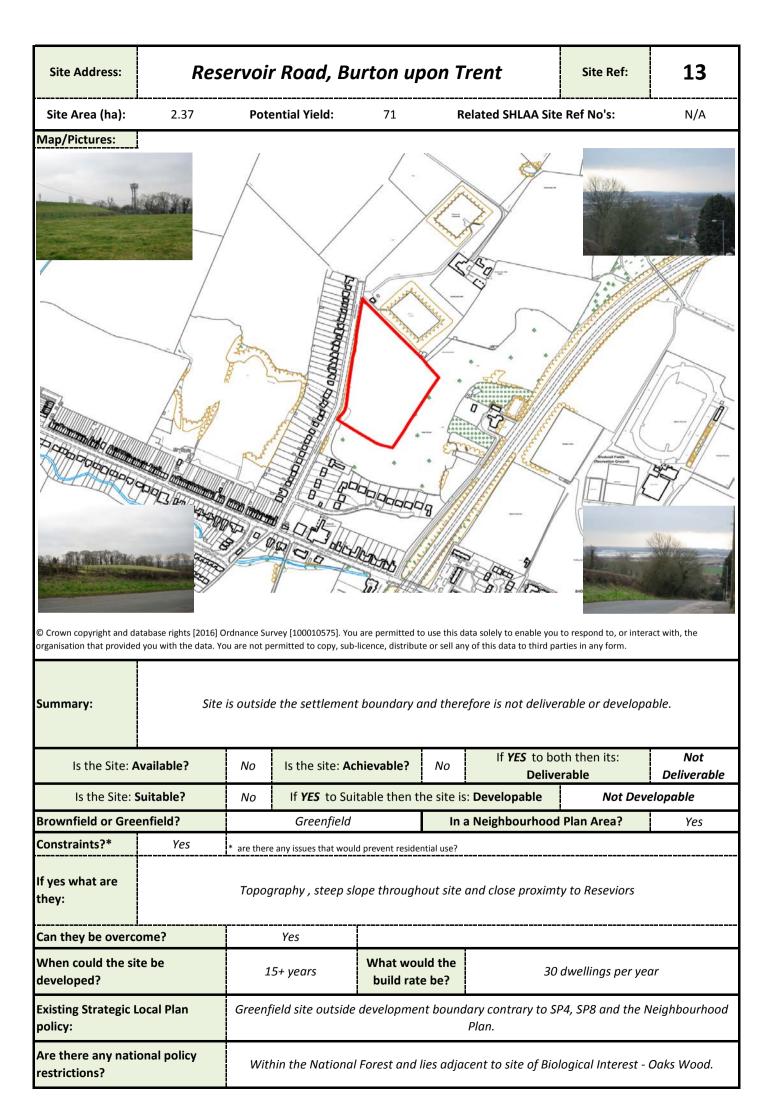
Site is outside the settlement boundary and therefore is not deliverable or developable.

| Is the Site: <b>Available?</b>  |             | No                         | Is the site: Achievable?  |                        | No | If <b>YES</b> to bo<br><b>Delive</b> |            | Not<br>Deliverable |
|---|-------------|----------------------------|---|------------------------|----|--------------------------------------|------------|--------------------|
| Is the Site: <b>Suitable?</b> No If <b>YES</b> to Suitable then the site is: <b>Developable</b> |             |                            | Not Dev   | velopable              |    |                                      |            |                    |
| Brownfield or Gre   | enfield?    | Greenfield                 |   |                        | In | a Neighbourhood                      | Plan Area? | Yes                |
| Constraints?*   | No          | * are ther                 | re there any issues that would prevent residential use?                                       |                        |    |                                      |            |                    |
| If yes what are they:   |             | <b>,</b>                   |   | ·                      |    |                                      |            |                    |
| Can they be overc   | ome?        |                            | N/A   |                        |    |                                      |            |                    |
| When could the si developed?  | te be       | 1                          | 5+ years  | What wou<br>build rate |    | , , , , , ,                          |            |                    |
| Existing Strategic I policy:  | Local Plan  | Greenj                     | reenfield site outside development boundary contrary to SP4, SP8 and the Neighbourho<br>Plan. |                        |    |                                      |            | Neighbourhood      |
| Are there any nati  | onal policy | Within the National Forest |   |                        |    |                                      |            |                    |

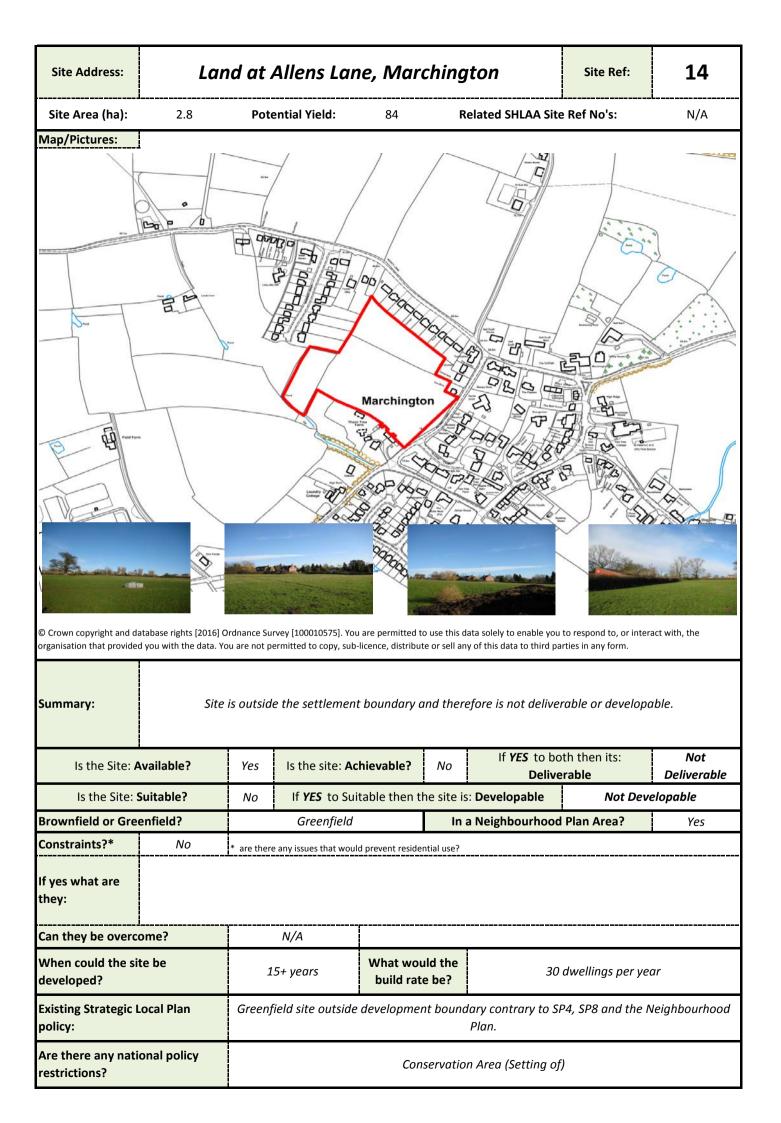
|                                  |  |   |                   | If yes, what  | •         |   | Contamination                  |                  |  |  |
|----------------------------------|--|---|-------------------|---|-----------|---|--------------------------------|------------------|--|--|
| Are there any ph                 | ysical problems  | on site   |                   | Some potential sources of contamination on and in close vicinity to |           |   |                                |                  |  |  |
| which would                      | l affect residenti   | al  | Yes               | 1   |           | =   |                                | -                |  |  |
| deve                             | elopment?  |   |                   | site. A nun   | iver of c | access points along   | , ,                            | enne spiits site |  |  |
|                                  |  |   |                   | If you when   |           | in two  |                                |                  |  |  |
| Would residentia                 | l develonment h  | ave an  |                   | If yes, what  | <u>:</u>  | <u> </u>  | Character                      |                  |  |  |
|                                  | surrounding are  |   | Yes               | Residenti   | al would  | have an impact o  | on the character (             | of countryside   |  |  |
| What are the surro               | -  | l   |                   | n the westeri   | fringe (  | ist of the site, ope<br>of Burton and abu<br>I and Beamhill Roo | ıts ribbon develo <sub>l</sub> |                  |  |  |
| Aı                               | re there likely to   | be any  | impacts on the    | viability of o  | levelopr  | ment in relation t  | o the following:               |                  |  |  |
| Market Factors:                  | Market uncertain due to nearby developments with approval or already under construction. |   |                   |   |           |   |                                |                  |  |  |
| Cost Factors:                    | Poten  | Potential costs associated with contamination, in addition to standard S106 contributions |                   |   |           |   |                                |                  |  |  |
| Delivery Factors:                | Site not considered deliverable.   |   |                   |   |           |   |                                |                  |  |  |
| Landowner Information:           |  |   |                   |   |           |   |                                |                  |  |  |
| Is the Landowner                 |  | Are the   | re any existing   |   |           |   |                                |                  |  |  |
| of the site                      | No   | leases/0  | Ownership issu    | es/multiple   |           | No  |                                |                  |  |  |
| known?                           |  | landow  | ners?             | <b></b>   |           |   |                                |                  |  |  |
| Do they intend to                | develop or sell t  | he site?  |                   | Unkno   | vn        |   |                                |                  |  |  |
| Comments:                        |  |   |                   |   |           | When are they looking to Unknown develop/sell the site?         |                                |                  |  |  |
|                                  |  |   | Planning          | Application   | History   | :   |                                |                  |  |  |
| Are there any plan               | ning application   | s relatin   | g to residential  | use on the  | site?     |   | Yε                             | ?S               |  |  |
|                                  | P/2014/0   | 0983 - O  | utline applicatio | on for up to 6  | dwellin   | g - REFUSED 04/1  | 2/2014 (Appeal I               | Dismissed        |  |  |
| If you sive                      | -  |   | -                 | = -   | 10/2015   | =   |                                |                  |  |  |
| If yes, give<br>details:         |  | P/2015  | :/00829 - Outlin  | e applicatior   | for one   | dwelling - REFUS  | ED 07/08/2015                  |                  |  |  |
| uetalis.                         | Both applica   | tion refu   | ised due to conj  | flicts with po  | licies SP | 4, SP8 and the Ne   | ighbourhood plai               | n (protected     |  |  |
|                                  |  |   |                   |   | views).   |   |                                |                  |  |  |
|                                  |  |   | Addition          | nal Site Infor  | mation:   |   |                                |                  |  |  |
| What is the current site?        | t use of the   |   |                   | Farm ar   | d assoc   | iated agricultural  | land                           |                  |  |  |
| Are there any exist on the site? | ting buildings   |   |                   |   | Yes, fa   | ırm buildings   |                                |                  |  |  |
| What was the previous site?      | vious use of the   |   |                   | Farm ar   | d assoc   | iated agricultural  | land                           |                  |  |  |



| Are there any ph                 | usical problems                  | on sito  |                  | If yes, what:  |              |   |                   |           |  |  |
|----------------------------------|----------------------------------|--|------------------|--|--------------|---|-------------------|-----------|--|--|
| which would                      | l affect residenti               |  | No               |  |              |   |                   |           |  |  |
|                                  |                                  |  |                  | If yes, what: Character  |              |   |                   |           |  |  |
| Would residentia impact on the   | I development he surrounding are |  | Yes              |  | Impac        | t on the character  | of the countrysic | de        |  |  |
| What are the surro               | _                                | Site lie.  | _                | s to the north of the village of Rocester and is surrounded by open countryside to the<br>north, east and west. To the south of the site is residential. |              |   |                   |           |  |  |
| Aı                               | e there likely to                | be any i   | impacts on the   | viability of dev   | velopr       | nent in relation to                                       | the following:    |           |  |  |
| Market Factors:                  |                                  | Sufficient market to ensure development would be viable. |                  |  |              |   |                   |           |  |  |
| Cost Factors:                    |                                  | Unlikely to affect viability                             |                  |  |              |   |                   |           |  |  |
| Delivery Factors:                | Site not considered deliverable  |  |                  |  |              |   |                   |           |  |  |
| Landowner Information:           |                                  |  |                  |  |              |   |                   |           |  |  |
| Is the Landowner                 |                                  | Are there any existing                                   |                  |  |              |   |                   |           |  |  |
| of the site                      | Yes                              |  | Ownership issue  | es/multiple  |              | Yes   | Single o          | owner     |  |  |
| known?                           |                                  | landow   | ners?            | Sell   |              | <u> </u>  |                   |           |  |  |
| Do they intend to Comments:      | develop or sell t                | ne siter<br>   |                  | <u> </u>   |              | When are they looking to develop/sell the site?  0-5 year |                   | 0-5 years |  |  |
|                                  |                                  |  | Planning         | Application H  | istory:      |   |                   |           |  |  |
| Are there any plan               | ning application                 | s relatin  | g to residential | use on the sit   | e?           |   | No                | )         |  |  |
| If yes, give<br>details:         |                                  |  |                  |  |              |   |                   |           |  |  |
|                                  |                                  |  | Addition         | al Site Inform   | ation:       |   |                   |           |  |  |
| What is the curren site?         |                                  |  |                  |  | Ag           | ricultural  |                   |           |  |  |
| Are there any exist on the site? |                                  |  |                  |  | None         |   |                   |           |  |  |
| What was the prev<br>site?       | vious use of the                 |  |                  |  | Agricultural |   |                   |           |  |  |



| Are there any ph              | vsical problems  | on sita  |  | If yes, what  | •          | Тор                 | ography & Acce     | ss            |  |  |  |
|-------------------------------|--|--|--|---|------------|---------------------|--------------------|---------------|--|--|--|
| = =                           | l affect residenti                                     |  | Yes  | Site  | is on a s  | teep slope & in clo | ose proximity to p | ootential     |  |  |  |
|                               | elopment?  | aı   | 763  | contamination. Underground reservoir and mobile phone mast to |            |                     |                    |               |  |  |  |
| ueve                          | nopment:   |  |  | the north. Access from reservoir road.                        |            |                     |                    |               |  |  |  |
|                               |  |  |  | If yes, what  | :          |                     | Character          |               |  |  |  |
| Would residentia              | •  |  | Yes  | Due to slo  | pe of sit  | e, development w    | ould be seen froi  | m a number of |  |  |  |
| impact on the                 | surrounding ar   | ea?  |  |   |            | vantage p           | <del>-</del>       | ,             |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
| What are the surrounding uses |  | Reserv   | Reservoir Road (residential) to west of site. Reservoir to north, with Oaks Wood to east and south. A38 is in close proximity to the site. |   |            |                     |                    |               |  |  |  |
| and character of the          | ne site?   |  |  | south. A3   | 8 is in cl | ose proximity to tl | ne site.           |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
| A                             | re there likely to                                     | be any i   | impacts on the   | viability of d  | evelopr    | ment in relation to | o the following:   |               |  |  |  |
| 0.0                           |  |  | C. fficient man  | J t. J  |            |                     | - 46:              |               |  |  |  |
| Market Factors:               |  | Sufficient market, however cost factors may override this. |  |   |            |                     |                    |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
| Cost Factors:                 | Cost of developing on a slope could rend site unviable |  |  |   |            |                     |                    |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
| Delivery Factors:             | ctors: Site not considered deliverable                 |  |  |   |            |                     |                    |               |  |  |  |
| i<br>Landowner Information:   |  |  |  |   |            |                     |                    |               |  |  |  |
| Is the Landowner              |  | Are the  | re any existing  |   |            | <del></del>         |                    |               |  |  |  |
| of the site                   | No   |  | )<br>Ownership issue   | es/multiple   |            | No                  |                    |               |  |  |  |
| known?                        |  | landow   |  | •   |            |                     |                    |               |  |  |  |
| Do they intend to             | develop or sell t                                      | he site?   |  | Unknov  | vn         |                     |                    |               |  |  |  |
|                               |  |  |  | <del></del>   |            | When are the        |                    | Unknown       |  |  |  |
| Comments:                     |  |  |  |   |            | develop/se          | II the site?       |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
|                               |  |  |  | Application   |            | :                   |                    |               |  |  |  |
| Are there any plan            | ning application                                       | s relatin  | g to residential   | use on the  | site?      |                     | N                  | o<br>         |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
| If yes, give                  |  |  |  |   |            |                     |                    |               |  |  |  |
| details:                      |  |  |  |   |            |                     |                    |               |  |  |  |
|                               |  |  |  |   |            |                     |                    |               |  |  |  |
|                               |  |  | Addition   | al Site Infor   | mation:    |                     |                    |               |  |  |  |
| What is the curren            | t use of the   |  |  |   | ر ۲        | oen Field           |                    |               |  |  |  |
| site?                         |  |  |  |   | Οļ         |                     |                    |               |  |  |  |
| Are there any exis            | ting buildings   |  | <b>_</b> _   | · <b></b>   | <b></b>    | No                  | ·                  |               |  |  |  |
| on the site?                  |  |  |  |   |            |                     |                    |               |  |  |  |
| What was the prev             | vious use of the                                       |  |  |   | Or         | oen Field           |                    |               |  |  |  |
| site?                         |  | i  |  |   | ٠,         |                     |                    |               |  |  |  |



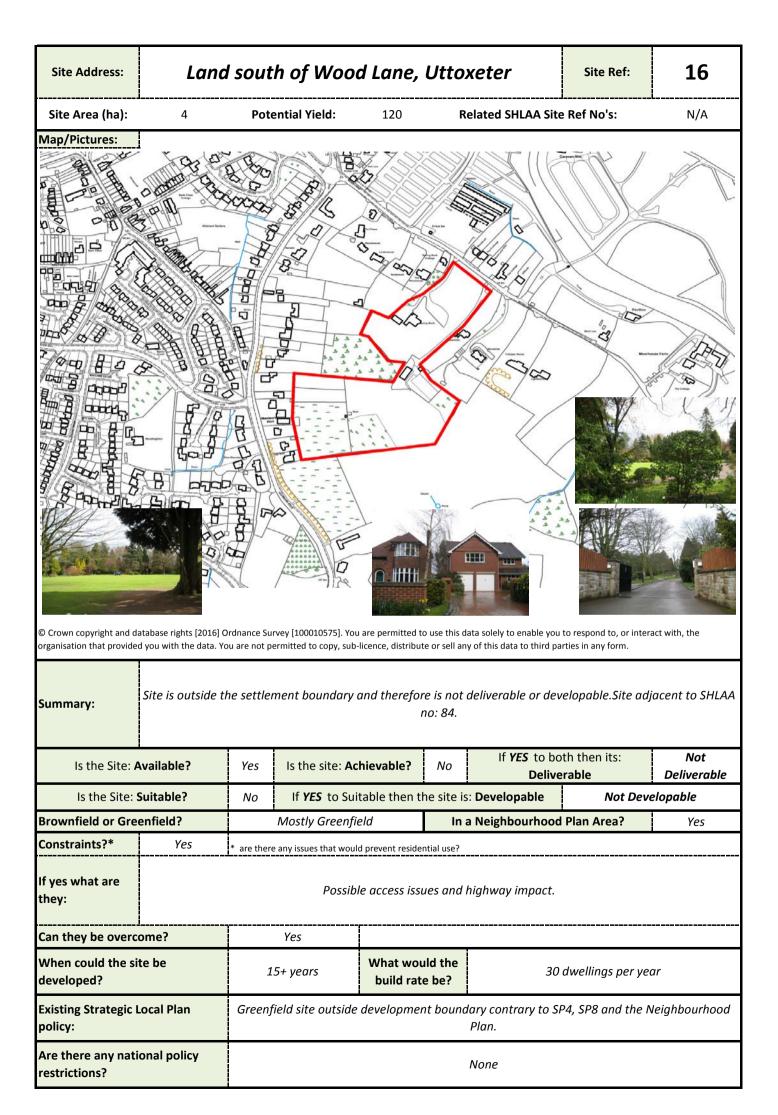
| Are there any ph                 | Are there any physical problems on site            |                             |  | If yes, what   |          |                            |                   |             |  |  |
|----------------------------------|--|-----------------------------|--|----------------|----------|----------------------------|-------------------|-------------|--|--|
| which would                      | ysical problems<br>I affect residenti<br>Plopment? |                             | No   |                | Suita    | ble access points          | from Allens Lane  |             |  |  |
|                                  |  |                             |  | If yes, what   |          |                            | Character         |             |  |  |
| Would residentia impact on the   | l development h<br>surrounding are                 |                             | Yes  | Develo         | pment    | would be promine           | ent in the middle | of village. |  |  |
| What are the surro               |  |                             | Open countryside to south west, residential in all other directions. |                |          |                            |                   |             |  |  |
| Aı                               | re there likely to                                 | be any i                    | impacts on the   | viability of d | evelopr  | ment in relation to        | the following:    |             |  |  |
| Market Factors:                  |  |                             | Sufficient mai   | rket to ensur  | e develo | ppment would be            | viable            |             |  |  |
| Cost Factors:                    |  | Standard S106 contributions |  |                |          |                            |                   |             |  |  |
| Delivery Factors:                | Site not considered deliverable                    |                             |  |                |          |                            |                   |             |  |  |
| Landowner Information:           |  |                             |  |                |          |                            |                   |             |  |  |
| Is the Landowner                 |  | Are the                     | re any existing  | <br>           |          |                            |                   |             |  |  |
| of the site                      | Yes  | leases/0                    | Ownership issue  | es/multiple    |          | No Single Ownership        |                   |             |  |  |
| known?                           | l  | landow                      | ners?  | ; <u>i</u>     |          |                            |                   |             |  |  |
| Do they intend to                | develop or sell t                                  | he site?                    |  | Sell           |          |                            |                   |             |  |  |
| Comments:                        |  | Prop                        | oosed by owner   |                |          | When are the<br>develop/se |                   | 0-5 years   |  |  |
|                                  |  |                             | Planning   | Application    | History  |                            |                   |             |  |  |
| Are there any plan               | ning application                                   | s relatin                   | g to residential   | use on the s   | ite?     |                            | N                 | 0           |  |  |
| If yes, give<br>details:         |  |                             |  |                |          |                            |                   |             |  |  |
|                                  |  |                             | Addition   | al Site Inforr | nation:  |                            |                   |             |  |  |
| What is the current site?        | t use of the                                       |                             |  |                | Agric    | ultural Land               |                   |             |  |  |
| Are there any exist on the site? |  |                             |  |                |          | None                       |                   |             |  |  |
| What was the prev<br>site?       | vious use of the                                   |                             |  |                | Agric    | ultural Land               |                   |             |  |  |

## Land South of Bramshall Road, adjacent to **15 Site Address:** Site Ref: Roycroft Lodge, Uttoxeter 3 **Potential Yield:** 90 Related SHLAA Site Ref No's: Site Area (ha): N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA site no's: 51 & 89. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4,SP8, SP31 and the policy: Neighbourhood Plan (when MADE).

None

Are there any national policy

| Aug thoug only who               | usical muchlouse                                   | on site  |  | If yes, what:  |          |   |                  |         |  |  |
|----------------------------------|--|--|--|--|----------|---|------------------|---------|--|--|
|                                  | ysical problems<br>  affect residenti<br> lopment? | ī  | No   |  |          |   |                  |         |  |  |
|                                  |  | <br>   |  | If yes, what:  |          |   | Landscape        |         |  |  |
| Would residentia impact on the   | l development h<br>surrounding ar                  | ı  | Yes  | It would involve developing Uttoxeter further to the south west than it currently is, therefore impact on the local landscape. |          |   |                  |         |  |  |
| What are the surro               | _  |  | Residential to the north, with open countryside to the south and west. |  |          |   |                  |         |  |  |
| Aı                               | e there likely to                                  | be any i   | mpacts on the  | viability of de  | velopr   | ment in relation t  | o the following: |         |  |  |
| Market Factors:                  |  | Sufficient market in this location to ensure development would be viable |  |  |          |   |                  |         |  |  |
| Cost Factors:                    |  |  |  | Standard S10   | 06 cont  | ributions   |                  |         |  |  |
| Delivery Factors:                | Site not considered deliverable.                   |  |  |  |          |   |                  |         |  |  |
| Landowner Information:           |  |  |  |  |          |   |                  |         |  |  |
| Is the Landowner                 |  | Are ther   | e any existing   |  |          |   |                  |         |  |  |
| of the site                      | Yes  |  | Ownership issue  | es/multiple  |          | No  | Single (         | Owner   |  |  |
| known?                           |  | landow   | ners?  | <u></u>  |          |   |                  |         |  |  |
| Do they intend to                | develop or sell t                                  | he site?   |  | Sell   |          |   |                  |         |  |  |
| Comments:                        | Yes- pro   | posed by   | owner no time  | escale given   |          | When are they looking to  develop/sell the site?  Unknown |                  | Unknown |  |  |
|                                  |  |  | Planning   | Application F  | listory: | 1   |                  |         |  |  |
| Are there any plan               | ning application                                   | s relatin  | g to residential   | use on the si  | te?      |   | N                | 0       |  |  |
| If yes, give<br>details:         |  |  |  |  |          |   |                  |         |  |  |
|                                  |  |  | Addition   | nal Site Inform  | ation:   |   |                  |         |  |  |
| What is the curren site?         | t use of the                                       |  |  |  | Agric    | ultural Land  |                  | ·       |  |  |
| Are there any exist on the site? |  |  |  |  |          | None  |                  |         |  |  |
| What was the prevsite?           | vious use of the                                   |  |  |  | Agric    | ultural Land  |                  |         |  |  |

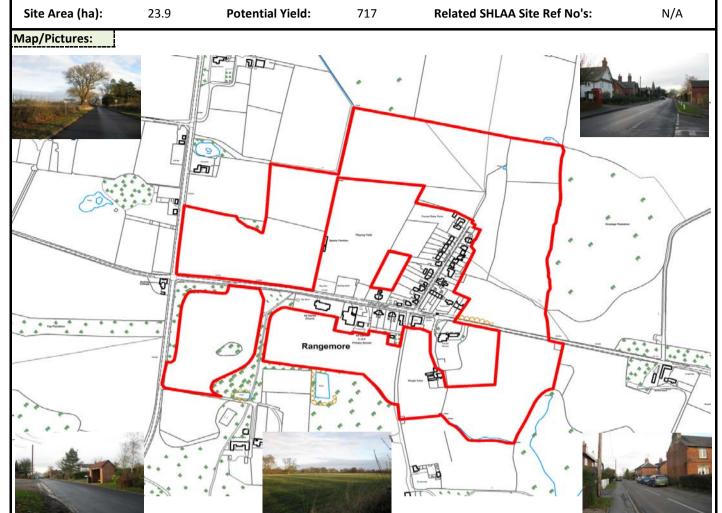


| Are there any ph                 | vsical problems                  | on site            |                  | If yes, what:                                |          | Land  | scape & Topogra    | phy              |  |  |
|----------------------------------|----------------------------------|--------------------|------------------|--|----------|---|--------------------|------------------|--|--|
| which would                      | l affect residenti<br>lopment?   |                    | Yes              | Site has st                                  | eep gro  | adient and promin   | nent position on t | he landscape     |  |  |
|                                  |                                  |                    |                  | If yes, what:                                |          |   |                    |                  |  |  |
| Would residentia impact on the   | I development he surrounding are |                    | Yes              |  |          |   |                    |                  |  |  |
| What are the surro               | _                                |                    | Resident         | ial and open                                 | country  | side. Site is adjac                                       | ent to racecours   | 2                |  |  |
| Aı                               | e there likely to                | be any i           | impacts on the   | viability of d                               | evelopr  | nent in relation t  | o the following:   |                  |  |  |
| Market Factors:                  |                                  |                    | Sufficient ma    | rket to ensure                               | e develo | ppment would be   | viable             |                  |  |  |
| Cost Factors:                    |                                  | No costs perceived |                  |  |          |   |                    |                  |  |  |
| Delivery Factors:                | Site not considered deliverable. |                    |                  |  |          |   |                    |                  |  |  |
| Landowner Information:           |                                  |                    |                  |  |          |   |                    |                  |  |  |
| Is the Landowner                 |                                  | !                  | re any existing  |  |          |   | Unknown if exist   | tina dwellina on |  |  |
| of the site                      | Yes                              |                    | Ownership issu   | es/multiple                                  |          | Yes site would remain                                     |                    |                  |  |  |
| known?                           |                                  | landow             | ners?            | <u>;                                    </u> |          |   |                    |                  |  |  |
| Do they intend to                | develop or sell t                | he site?           |                  | Sell   |          |   |                    |                  |  |  |
| Comments:                        | S                                | ubmitted           | d on behalf of o | wner   |          | When are they looking to develop/sell the site?  0-5 year |                    |                  |  |  |
|                                  |                                  |                    | Planning         | Application I                                | listory  |   |                    |                  |  |  |
| Are there any plan               | ning application                 | s relatin          | g to residential | use on the s                                 | ite?     |   | N                  | 0                |  |  |
| If yes, give<br>details:         |                                  |                    |                  |  |          |   |                    |                  |  |  |
|                                  |                                  |                    | Addition         | nal Site Inforn                              | nation:  |   |                    |                  |  |  |
| What is the current site?        | t use of the                     |                    |                  |  | Ag       | ricultural  |                    |                  |  |  |
| Are there any exist on the site? |                                  |                    |                  |  | U        | nknown  |                    |                  |  |  |
| What was the previous site?      | vious use of the                 |                    |                  |  | Ag       | ricultural  |                    |                  |  |  |



| Are there any ph                    | on site                          |           | If yes, what:  |                                   |           | Access   |                     |    |  |  |
|-------------------------------------|----------------------------------|-----------|--|-----------------------------------|-----------|--|---------------------|----|--|--|
| which would                         | affect residenti                 |           | Yes  |                                   |           | n Bents Lane   |                     |    |  |  |
|                                     |                                  |           |  | If yes, what:                     |           |  | Character           |    |  |  |
| Would residentia impact on the      | I development he surrounding are |           | Yes  |                                   | Signif    | icant impact on cl                                       | naracter of village | 2. |  |  |
| What are the surro                  |                                  | Area I    | is predominantly open countryside, some village properties to east and north, small rural village. |                                   |           |  |                     |    |  |  |
| Aı                                  | e there likely to                | be any i  | impacts on the   | viability of d                    | evelopr   | nent in relation to                                      | the following:      |    |  |  |
| Market Factors:                     |                                  | Su        | fficient market  | within the ar                     | ea to er  | nsure developmen   | t is viable.        |    |  |  |
| Cost Factors:                       |                                  |           |  | No addition                       | ıl costs  | perceived  |                     |    |  |  |
| Delivery Factors:                   | Site not considered deliverable  |           |  |                                   |           |  |                     |    |  |  |
| Landowner Information:              |                                  |           |  |                                   |           |  |                     |    |  |  |
| Is the Landowner of the site known? | Yes                              |           | •  | p issues/multiple No Single Owner |           |  |                     |    |  |  |
| Do they intend to                   | develop or sell t                | he site?  |  | Sell                              |           |  |                     |    |  |  |
| Comments:                           |                                  | Proposed  | d on owners be   | half                              |           | When are they looking to 0-5 year develop/sell the site? |                     |    |  |  |
|                                     |                                  |           | Planning   | Application                       | listory   | :  |                     |    |  |  |
| Are there any plan                  | ning application                 | s relatin | g to residentia  | l use on the s                    | ite?      |  | No                  | 0  |  |  |
| If yes, give<br>details:            |                                  |           |  |                                   |           |  |                     |    |  |  |
|                                     |                                  |           | Addition   | nal Site Inforr                   | nation:   |  |                     |    |  |  |
| What is the curren site?            |                                  |           |  | Agricu                            | ltural la | and, linked to a fai                                     | rm<br>              |    |  |  |
| Are there any exist on the site?    |                                  |           |  |                                   | Unknown   |  |                     |    |  |  |
| What was the prevsite?              | vious use of the                 |           |  |                                   | Agric     | ultural land   |                     |    |  |  |

# Site Address: Land at Rangemore Site Ref: 18



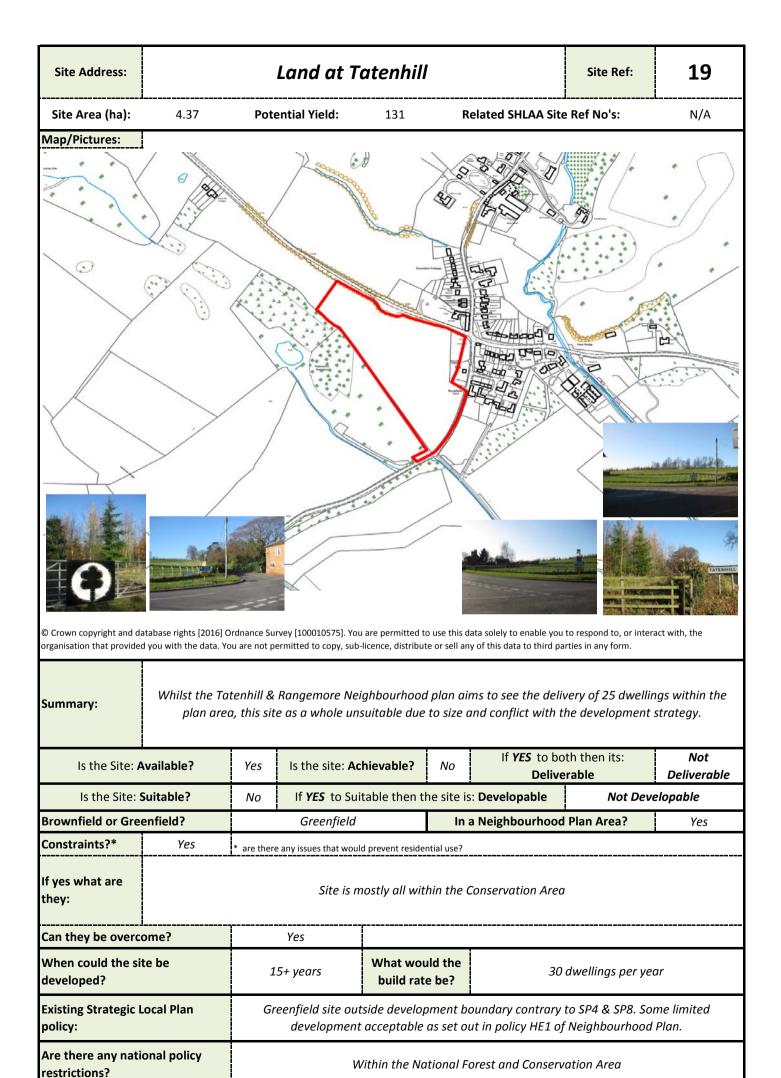
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#### Summary:

Whilst the Tatenhill & Rangemore Neighbourhood plan aims to see the delivery of 25 dwellings within the plan area, this site as a whole unsuitable due to size and conflict with the development strategy.

| Is the Site: Available?  |            | Yes   | Is the site: Achievable?                             |  | No  | If <b>YES</b> to bo<br><b>Delive</b> |                       | Not<br>Deliverable |  |  |
|--|------------|---|--|--|-----|--------------------------------------|-----------------------|--------------------|--|--|
| Is the Site:   | Suitable?  | No  | If <b>YES</b> to Sui                                 | If YES to Suitable then the site is: Developable Not Develop |     |                                      |                       |                    |  |  |
| Brownfield or Gre  | enfield?   | Greenfield In a Neighbourhood Plan Area   |  | Plan Area?   | Yes |                                      |                       |                    |  |  |
| Constraints?*  | Yes        | * are there   | there any issues that would prevent residential use? |  |     |                                      |                       |                    |  |  |
| If yes what are they:  |            | Site all within the Conservation Area   |  |  |     |                                      |                       |                    |  |  |
| Can they be overc  | ome?       |   | No   |  |     |                                      |                       |                    |  |  |
| When could the si developed?   | te be      | 1   | 5+ years   | What wou<br>build rate                                       |     | 30                                   | 30 dwellings per year |                    |  |  |
| Existing Strategic I policy:   | Local Plan | Greenfield site outside development boundary contrary to SP4 & SP8. Some limited development acceptable as set out in policy HE1 of Neighbourhood Plan. |  |  |     |                                      |                       |                    |  |  |
| Are there any national policy restrictions?  Within the National Forest and Conservation Are |            |   |  |  |     | ation Area                           |                       |                    |  |  |

| Are there any phy                   | sical problems                   | on site   |   | If yes, what:                          |  |                    |           |  |  |  |
|-------------------------------------|----------------------------------|-----------|---|--|--|--------------------|-----------|--|--|--|
|                                     | affect residenti lopment?        | al        | No  | A numb                                 | er of access points                      | s along site bound | dary.     |  |  |  |
|                                     |                                  |           |   | If yes, what:                          |  | Character          |           |  |  |  |
| Would residential impact on the     | development h<br>surrounding are |           | Yes   | If development v<br>significant impact | vas over the whole<br>t on the character | -                  |           |  |  |  |
| What are the surro                  | _                                |           | Predominantly open countryside. Site envelops village of Rangemore. |  |  |                    |           |  |  |  |
| Ar                                  | e there likely to                | be any i  | impacts on the  | viability of develop                   | ment in relation t                       | o the following:   |           |  |  |  |
| Market Factors:                     |                                  |           |   | Unknown                                |  |                    |           |  |  |  |
| Cost Factors:                       |                                  | Dependa   | ınt upon level oj   | f development, infra                   | structure and stan                       | ndard S106 costs.  |           |  |  |  |
| Delivery Factors:                   | Site considered not deliverable  |           |   |  |  |                    |           |  |  |  |
| Landowner Information:              |                                  |           |   |  |  |                    |           |  |  |  |
| Is the Landowner of the site known? | Yes                              |           | re any existing<br>Ownership issuo<br>ners?                         | es/multiple                            | No                                       | Single (           | Owner     |  |  |  |
| Do they intend to                   | develop or sell t                | he site?  |   | Sell                                   | T  |                    |           |  |  |  |
| Comments:                           | Site                             | e propos  | ed on behalf of   | owner                                  | When are the<br>develop/se               |                    | 0-5 years |  |  |  |
|                                     |                                  |           | Planning  | <b>Application History</b>             | :  |                    |           |  |  |  |
| Are there any plan                  | ning application                 | s relatin | g to residential  | use on the site?                       |  | N                  | 0         |  |  |  |
| If yes, give<br>details:            |                                  |           |   |  |  |                    |           |  |  |  |
|                                     |                                  |           | Addition  | al Site Information:                   |  |                    |           |  |  |  |
| What is the curren site?            |                                  |           |   | Agricultural land                      | l and open countr                        | yside              |           |  |  |  |
| Are there any exist on the site?    |                                  |           |   |  | Yes                                      |                    |           |  |  |  |
| What was the previous site?         | vious use of the                 |           |   | Agricultural land                      | d and open countr                        | yside              |           |  |  |  |



|   |                                       |                             |   | If yes, what:  |          |                        |                                  |  |  |  |
|---|---------------------------------------|-----------------------------|---|----------------|----------|------------------------|----------------------------------|--|--|--|
| Are there any ph                              | -                                     |                             |   |                |          | L                      |                                  |  |  |  |
|   | l affect residenti                    | ial                         | No  | None, alth     | ough si  | •                      | s Main St. Access from Tatenhill |  |  |  |
| deve  | elopment?                             |                             |   |                |          | Lane or Mo             | ain St.                          |  |  |  |
|   |                                       |                             |   | Character      |          |                        |                                  |  |  |  |
| Would residentia impact on the                | I development he surrounding are      |                             | Yes   | Would          | have a   | significant impact     | on the characte                  | r of village   |  |  |
| What are the surro                            |                                       |                             |   | =              | Site co  | = = =                  | _                                |  |  |  |
| Aı  | re there likely to                    | be any                      | impacts on the viability of development in relation to the following: |                |          |                        |                                  |  |  |  |
| Market Factors:                               |                                       |                             |   | Un             | known    |                        |                                  |  |  |  |
| Cost Factors:                                 |                                       | Standard S106 contributions |   |                |          |                        |                                  |  |  |  |
| Delivery Factors:                             |                                       |                             |   | Site considere | ed not a | leliverable            |                                  |  |  |  |
|   |                                       |                             | Landov  | wner Informa   | ition:   |                        |                                  |  |  |  |
| Is the Landowner                              |                                       |                             | re any existing   |                |          |                        |                                  |  |  |  |
| of the site                                   | Yes                                   |                             | Ownership issue   | es/multiple    |          | No                     | Single Ov                        | vnership   |  |  |
| known?  Do they intend to                     |                                       | landow                      | ners?   | Sell           |          |                        |                                  |  |  |  |
| Do they intend to                             |                                       | ne site:                    |   | i 3611         |          | When are the           | ev looking to                    |  |  |  |
| Comments:                                     | Sit                                   | e propos                    | ed on behalf of   | owner          |          | develop/sell the site? |                                  |  |  |  |
|   |                                       |                             | Planning  | Application I  | History  |                        |                                  |  |  |  |
| Are there any plan                            | ning application                      | s relatin                   | g to residential  | use on the s   | ite?     |                        | N                                | 0  |  |  |
| If yes, give<br>details:                      |                                       |                             |   |                |          |                        |                                  |  |  |  |
|   |                                       |                             | Addition  | al Site Inforn | nation:  |                        |                                  |  |  |  |
| What is the current use of the site?          |                                       |                             |   |                | Agric    | ultural Land           |                                  | ·  |  |  |
| Are there any existing buildings on the site? |                                       |                             |   | None           |          |                        |                                  |  |  |  |
| What was the previous site?                   | What was the previous use of the ite? |                             |   |                |          | ultural Land           |                                  | the character of village  ting to south, residential e along road, countryside  re following:  Single Ownership  Doking to |  |  |

## Land at Main Street, Rocester 20 **Site Address: Site Ref:** Site Area (ha): **Potential Yield: Related SHLAA Site Ref No's:** N/a 4.1 123 Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. This site is suitable for development. The site is allocated as a strategic site for housing in the Local Plan. Summary:

| Is the Site: A   | Available? | Yes  | Is the site: <b>Ac</b>  | hievable?             | Yes        | If <b>YES</b> to bo<br><b>Delive</b> |                   | Deliverable |  |  |
|--|------------|--|---|-----------------------|------------|--------------------------------------|-------------------|-------------|--|--|
| Is the Site: \$  | Suitable?  | Yes  | If <b>YES</b> to Sui  | table then t          | he site is | : Developable                        | Develo            | pable       |  |  |
| Brownfield or Gree   | enfield?   | Mostly Greenfield In a Neighbourhood Plan Area? No |   |                       |            |                                      |                   |             |  |  |
| Constraints?*  | Yes        | * are there  | e any issues that woul  | d prevent reside      | ntial use? |                                      |                   |             |  |  |
| If yes what are they:  |            | Part of s  | art of site is within flood zone 2, although unlikely to prevent residential use. |                       |            |                                      |                   |             |  |  |
| Can they be overco   | omer       |  | Yes   |                       |            |                                      |                   |             |  |  |
| When could the side developed?                                 | te be      | 0  | -5 years  | What wou<br>build rat |            | 30                                   | dwellings per yed | ar          |  |  |
| Existing Strategic L<br>policy:                                | ocal Plan  |  | Housing allocation in SP4   |                       |            |                                      |                   |             |  |  |
| Are there any national policy restrictions?  Conservation Area |            |  |   |                       |            |                                      |                   |             |  |  |

| A 4bb.                 |                    | <b>!</b> 4 -     |                   | If yes, what   | :          |                     | Flood Risk           |                 |  |  |  |  |  |  |  |
|------------------------|--------------------|------------------|-------------------|----------------|------------|---------------------|----------------------|-----------------|--|--|--|--|--|--|--|
| Are there any ph       | •                  |                  | Vaa               | Majority       | of site is | within Flood Zone   | es 2. Site is relati | vely level and  |  |  |  |  |  |  |  |
|                        | l affect resident  | ıaı              | Yes               | power line     | es cross   | the site. Potential | risk of contamin     | ation. Existing |  |  |  |  |  |  |  |
| deve                   | elopment?          |                  |                   |                |            | access onto Hi      | gh Street            |                 |  |  |  |  |  |  |  |
|                        |                    |                  |                   | If yes, what   | :          |                     |                      |                 |  |  |  |  |  |  |  |
| Would residentia       |                    |                  | No                | None - s       | ite is on  | edge of large villa | ige therefore wo     | uld not have    |  |  |  |  |  |  |  |
| impact on the          | surrounding ar     | ea?              | -                 |                |            | impact on surrou    | -                    |                 |  |  |  |  |  |  |  |
|                        |                    | <u> </u>         |                   |                |            | •                   |                      |                 |  |  |  |  |  |  |  |
|                        |                    | i<br>i<br>i      |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| What are the surro     | <del>-</del>       | Weste            | ern boundary is   |                |            | h is main route int | =                    | and housing,    |  |  |  |  |  |  |  |
| and character of the   | ne site?           | !<br>!<br>!<br>! |                   | with coun      | tryside t  | to south and south  | n west               |                 |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| Aı                     | re there likely to | be any i         | impacts on the    | viability of d | evelopr    | ment in relation to | the following:       |                 |  |  |  |  |  |  |  |
| Market Factors:        |                    |                  | Sufficient dem    | and to encu    | ra daval   | opment would be     | viahle               |                 |  |  |  |  |  |  |  |
| iviai ket i actors.    |                    |                  | Sujjicient deni   | idild to crisu | ic acven   | opinent would be    | VIUDIC               |                 |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| Cost Factors:          |                    |                  | Potential co      | sts related t  | o floodir  | ng and contamina    | tion                 |                 |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| Delivery Factors:      |                    |                  |                   | Yes, sin       | gle deve   | loper               |                      |                 |  |  |  |  |  |  |  |
| Landowner Information: |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| Is the Landowner       |                    | Are the          | re any existing   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| of the site            | Yes                | 1                | Ownership issue   | es/multiple    |            | No                  | Single               | Owner           |  |  |  |  |  |  |  |
| known?                 |                    | landow           |                   |                |            |                     | 3 - 1                |                 |  |  |  |  |  |  |  |
| Do they intend to      | develop or sell t  | he site?         |                   | Sell           |            |                     |                      |                 |  |  |  |  |  |  |  |
|                        |                    |                  |                   | L              |            | When are the        | ey looking to        | 0-5 years       |  |  |  |  |  |  |  |
| Comments:              | ı                  | Proposed         | l on behalf of ov | vner           |            | develop/se          | II the site?         | o s years       |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
|                        |                    |                  | Planning          | Application    | History    |                     |                      |                 |  |  |  |  |  |  |  |
| Are there any plan     | ning application   | s relatin        | g to residential  | use on the     | ite?       |                     | Yε                   | ?\$             |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| If yes, give           | P/2012/00201       | 1/JI/PO -        | Outline applicat  | tion received  | 20.02.2    | 012 to develop 90   | ) dwellinas alona    | with a mix of   |  |  |  |  |  |  |  |
| details:               | , , , , , , ,      | , , -            |                   |                |            | 17/07/2015          | <b>.</b>             | ,               |  |  |  |  |  |  |  |
|                        |                    |                  |                   |                |            |                     |                      |                 |  |  |  |  |  |  |  |
| <u> </u>               |                    |                  | Addition          | al Site Infor  | mation:    |                     |                      |                 |  |  |  |  |  |  |  |
| What is the curren     | it use of the      | <br> <br>        |                   |                | . , .      |                     | . ,                  |                 |  |  |  |  |  |  |  |
| site?                  |                    |                  | Agricultural      | with some f    | arm bui    | lding and resident  | iai properties on    | site            |  |  |  |  |  |  |  |
| Are there any exis     | ting buildings     |                  |                   |                |            | Yes                 |                      |                 |  |  |  |  |  |  |  |
| on the site?           |                    | <br> <br>        |                   |                |            | , cs                |                      |                 |  |  |  |  |  |  |  |
| What was the prev      | vious use of the   |                  |                   |                | U          | nknown              |                      |                 |  |  |  |  |  |  |  |
| cita?                  |                    | •                |                   |                | -          | Unknown             |                      |                 |  |  |  |  |  |  |  |

Site Address: Land east of Hopley Road, between Henhurst

Hill and Anslow, Burton

Site Ref:

21

Site Area (ha): 31 Potential Yield: 930 Related SHLAA Site Ref No's: N/A



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Summary:

restrictions?

Site is outside the settlement boundary and therefore is not deliverable or developable.Site adjacent to SHLAA site no: 4

Within the National Forest

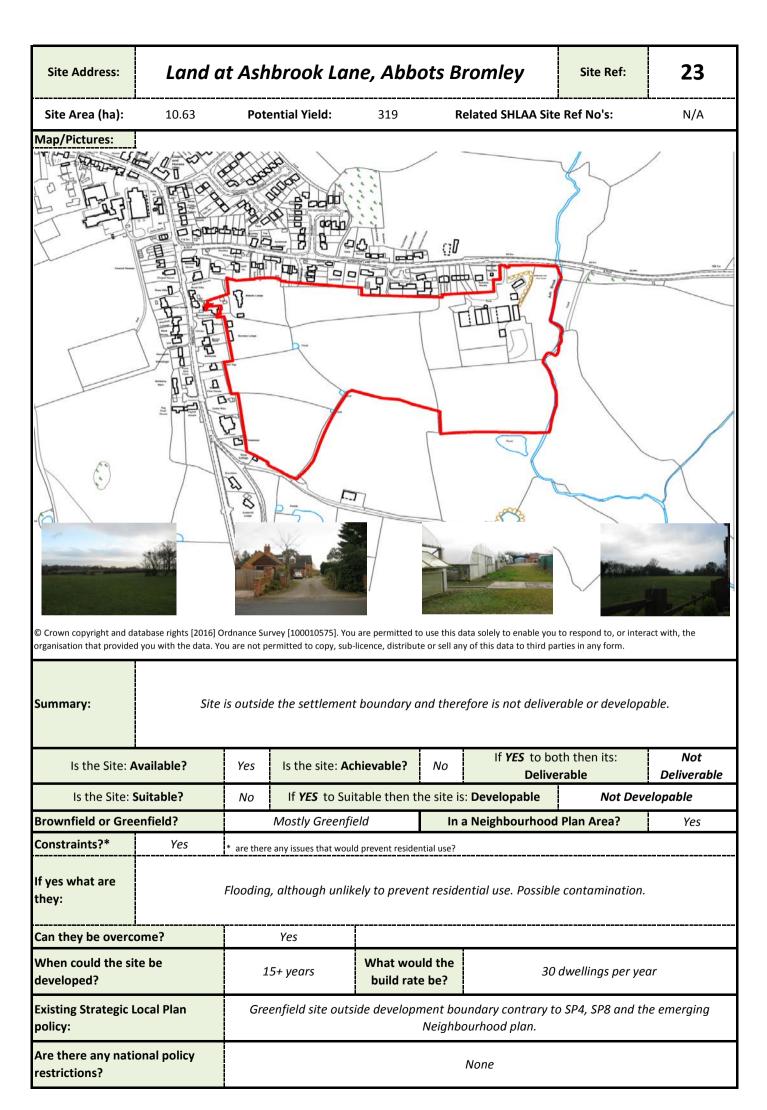
| Is the Site: A  | Available?  | Yes                     | Is the site: <b>Ac</b>  | hievable?        | No         | If <b>YES</b> to bo<br><b>Delive</b> |                   | Not<br>Deliverable |
|---|---|-------------------------|---|------------------|------------|--------------------------------------|-------------------|--------------------|
| Is the Site:  | Suitable?   | No                      | No If <b>YES</b> to Suitable then the site is: <b>Developable</b> Not Developable |                  |            |                                      |                   | elopable           |
| Brownfield or Gre   | enfield?  |                         | Greenfield  |                  | ln :       | a Neighbourhood                      | Plan Area?        | Yes                |
| Constraints?*   | Yes   | * are there             | e any issues that woul  | d prevent reside | ntial use? |                                      |                   |                    |
| If yes what are they:                                     |   | Potential access issue. |   |                  |            |                                      |                   |                    |
| Can they be overc   | ome?  |                         | Yes   |                  |            |                                      |                   |                    |
| When could the si developed?                              |   |                         |   |                  |            |                                      | evelopers on site |                    |
| Existing Strategic policy:                                | Greenfield site outside development boundary contrary to SP4,SP8 and the Neighbourh plan. |                         |   |                  |            | Neighbourhood                        |                   |                    |
| Are there any national policy  Within the National Forest |   |                         |   |                  |            |                                      |                   |                    |

| Are there any physical problems on site |                                      | If yes, what: |  | Access          |                       |   |                  |              |  |
|---|--------------------------------------|---------------|--|-----------------|-----------------------|---|------------------|--------------|--|
| which would                             | affect residenti                     |               | Yes  | Access poss     | sible fro             | om Hopley Road. N<br>site.              | lumber of brooks | and ponds on |  |
|   |                                      |               |  | If yes, what:   |                       |   | Landscape        |              |  |
| Would residentia impact on the          | I development he surrounding are     |               | Yes  | Site is det     | -                     | from edge of Burto<br>Impact on landsca |                  | would have   |  |
| What are the surro                      | _                                    |               | Va   | rious residen   | tial pro <sub>l</sub> | perties and open c                      | rountryside.     |              |  |
| Aı                                      | e there likely to                    | be any i      | npacts on the viability of development in relation to the following: |                 |                       |   |                  |              |  |
| Market Factors:                         |                                      |               |  | Un              | known                 |   |                  |              |  |
| Cost Factors:                           |                                      |               |  | Standard S1     | 06 cont               | ributions                               |                  |              |  |
| Delivery Factors:                       |                                      |               |  | Site considere  | ed not d              | leliverable                             |                  |              |  |
|   |                                      |               | Lando  | wner Informa    | tion:                 |   |                  |              |  |
| Is the Landowner                        |                                      |               | e any existing   |                 |                       |   |                  |              |  |
| of the site                             | Yes                                  |               | Ownership issu   | es/multiple     |                       | No                                      | Single (         | Owner        |  |
| known?                                  | davelan av sall t                    | landow        | ners?  | Sell            |                       |   |                  |              |  |
| Do they intend to                       |                                      | ile site:     |  | <u> </u>        |                       | When are the<br>develop/se              | -                | 0-5 years    |  |
|   |                                      |               | Planning   | Application I   | listory               | !                                       |                  |              |  |
| Are there any plan                      | ning application                     | s relatin     | g to residential   | use on the s    | ite?                  |   | No               | 0            |  |
| If yes, give<br>details:                |                                      |               |  |                 |                       |   |                  |              |  |
|   |                                      |               | Addition   | nal Site Inforn | nation:               |   |                  |              |  |
| What is the current use of the site?    |                                      |               |  |                 |                       | ultural land                            |                  |              |  |
| Are there any exist on the site?        |                                      |               |  |                 | None                  |   |                  |              |  |
| What was the prev<br>site?              | revious use of the Agricultural land |               |  |                 |                       |   |                  |              |  |

### Land between Bag Lane and Jacks Lane, 22 **Site Address:** Site Ref: **Marchington** 2.05 **Potential Yield:** 62 Site Area (ha): **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. The site is adjacent to Summary: two other SHLAA sites (9 & 43). If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Known significant drainage issues they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: plan. Are there any national policy

Part of site is within the Conservation Area

| Are there any ph                 | vsical problems                  | on site   |  | If yes, what:  |          |   |                    |             |
|----------------------------------|----------------------------------|-----------|--|----------------|----------|---|--------------------|-------------|
| which would                      | affect residenti                 |           | No   |                |          | Site is relativ                                 | vely flat          |             |
|                                  |                                  |           |  | If yes, what:  |          |   | Character          |             |
| Would residentia impact on the   | I development he surrounding are |           | Yes  |                | Imp      | act on the charac                               | ter of the village |             |
| What are the surro               | <u> </u>                         | Site I    | lies to the south  | -              |          | age. Roads on two<br>tial to north.             | sides, countrysio  | de and some |
| Aı                               | e there likely to                | be any i  | mpacts on the viability of development in relation to the following: |                |          |   |                    |             |
| Market Factors:                  |                                  |           |  | Un             | known    |   |                    |             |
| Cost Factors:                    |                                  |           |  | No kn          | own co   | sts   |                    |             |
| Delivery Factors:                |                                  |           |  | Site considere | ed not a | leliverable                                     |                    |             |
|                                  |                                  |           | Landov   | wner Informa   | tion:    |   |                    |             |
| Is the Landowner                 |                                  | Are the   | re any existing  |                |          |   |                    |             |
| of the site                      | Yes                              |           | Ownership issue  | es/multiple    |          | No  | Single             | Owner       |
| known?                           |                                  | landow    | ners?  | <u>;</u>       |          |   |                    |             |
| Do they intend to                | develop or sell t                | he site?  |  | Sell           |          | 144   |                    |             |
| Comments:                        |                                  | Prop      | osed by Owner  |                |          | When are they looking to develop/sell the site? |                    |             |
|                                  |                                  |           | Planning   | Application I  | listory  |   |                    |             |
| Are there any plan               | ning application                 | s relatin | g to residential   | use on the s   | te?      |   | Υε                 | 'S          |
| If yes, give<br>details:         | OU/2:                            | 3344/002  | 2 - Outline appli  | cation for res | identia  | l development - W                               | ithdrawn 27/01/    | /2000       |
|                                  |                                  |           | Addition   | al Site Inforn | nation:  |   |                    |             |
| What is the curren site?         | t use of the                     |           | Current  | residential pr | operty   | on site (belonging                              | to owner of site,  | )           |
| Are there any exist on the site? |                                  |           |  |                | Yes      | . dwelling                                      |                    |             |
| What was the prev<br>site?       | ious use of the                  |           |  | Unknown        |          |   |                    |             |



| Are there any ph                 | vsical problems  | on site                |                   | If yes, what:   |                            |                                       | Flood Risk          |                 |  |  |
|----------------------------------|--|------------------------|-------------------|-----------------|----------------------------|---------------------------------------|---------------------|-----------------|--|--|
| = =                              | l affect residenti   |                        | Yes               | Eastern bou     | ındary                     | of site is within flo                 | oodzones 2 and 3    | , access along  |  |  |
| deve                             | elopment?  |                        |                   |                 | Lichfield Rd/Ashbrook Lane |                                       |                     |                 |  |  |
|                                  |  |                        |                   | If yes, what:   |                            |                                       | Character           |                 |  |  |
| Would residentia impact on the   | surrounding are  |                        | Yes               | Developmen      | t of thi                   | s scale would have<br>village         | •                   | haracter of the |  |  |
| What are the surro               | ne site?   |                        | Ashbrook Road     | d to the north  | and w                      | ntial developmen<br>est. Open country | vside to south and  |                 |  |  |
| Aı                               | re there likely to   | be any i               | impacts on the    | viability of de | velopr                     | ment in relation to                   | o the following:    |                 |  |  |
| Market Factors:                  |  |                        |                   | Uni             | known                      |                                       |                     |                 |  |  |
| Cost Factors:                    | C  | ost of inv             | vestigating flood | ding and cont   | aminat                     | ion plus normal S                     | 106 contribution    | S               |  |  |
| Delivery Factors:                |  |                        |                   | Site considere  | d not a                    | leliverable                           |                     |                 |  |  |
|                                  |  |                        | Lando             | wner Informa    | tion:                      |                                       |                     |                 |  |  |
| Is the Landowner                 |  | Are there any existing |                   |                 |                            |                                       | Three owners, s     | site submitted  |  |  |
| of the site                      | Yes  |                        | Ownership issu    | es/multiple     |                            | Yes                                   | on their            |                 |  |  |
| known?  Do they intend to        |  | landow                 | ners?             | Sell            |                            | <u> </u>                              | <u> </u>            |                 |  |  |
| Comments:                        |  |                        | imescale given    | i Jen           |                            | When are the<br>develop/se            | -                   | Unknown         |  |  |
|                                  |  |                        | Planning          | Application H   | listory                    | :                                     |                     |                 |  |  |
| Are there any plan               | ning application   | s relatin              | g to residential  | use on the si   | te?                        |                                       | Ye                  | S               |  |  |
| If yes, give<br>details:         | P/2010/00183/EW - erection of a detached dwelling - Approved 20/04/2010 P/2010/01020/EW - Change of use of existing buildings to form single dwelling- Approved 07/10/20 P/2015/00660 - Outline application to develop land by the erection of up to 80 dwelling- Refused 06/1: due to highway impacts and site outside the settlement boundary (Appeal Withdrawn) |                        |                   |                 |                            |                                       |                     | ed 06/11/2015   |  |  |
|                                  |  |                        | Addition          | nal Site Inform | ation:                     |                                       |                     |                 |  |  |
| site?                            | s the current use of the   |                        |                   |                 |                            | al & Farmsteads                       |                     |                 |  |  |
| Are there any exist on the site? |  | Sor                    | me polytunnels    | and associate   |                            | cultural equipmen<br>uildings.        | nt on part of site. | Some farm       |  |  |
| What was the prev                | vious use of the   |                        |                   | Unknown         |                            |                                       |                     |                 |  |  |



| Are there any physical problems on si |  |           |   | If yes, what:   |           |                                       | Access   |             |  |
|---------------------------------------|--|-----------|---|-----------------|-----------|---------------------------------------|--|-------------|--|
| which would                           | ysical problems<br>  affect residenti<br> lopment? |           | Yes   |                 | field si  | te within Uttoxete                    | r development bo   | oundary.    |  |
|                                       |  |           |   | If yes, what:   |           |                                       |  |             |  |
| Would residentia impact on the        | I development he surrounding are                   |           | No  | No, dev         | elopme    | nt of site would fi<br>residential pr | = :  | en existing |  |
| What are the surro                    | <del>-</del>                                       |           | Count                                       | ryside to sout  | th of sit | e, residential arou                   | and other sides.   |             |  |
| Aı                                    | e there likely to                                  | be any i  | impacts on the                              | viability of de | evelopr   | nent in relation to                   | the following:   |             |  |
| Market Factors:                       |  |           | Sufficient                                  | market to en    | sure de   | velopment is viabl                    | le.  |             |  |
| Cost Factors:                         |  |           | Cost of a                                   | ccess and sta   | ndard S   | 5106 contributions                    | i.   |             |  |
| Delivery Factors:                     |  |           |   | Yes, sing       | le deve   | loper                                 |  |             |  |
|                                       |  |           | Landov                                      | wner Informa    | tion:     |                                       |  |             |  |
| Is the Landowner of the site known?   | Yes  |           | re any existing<br>Ownership issue<br>ners? | es/multiple     |           | No                                    | Single (   | Owner       |  |
| Do they intend to                     |  |           |   | Sell            |           |                                       |  |             |  |
| Comments:                             | <del>-</del>                                       |           | oposed by owne                              | i               |           |                                       | When are they looking to develop/sell the site?  0-5 years |             |  |
|                                       |  |           | Planning                                    | Application I   | listory   |                                       |  |             |  |
| Are there any plan                    | ning application                                   | s relatin | g to residential                            | use on the si   | te?       |                                       | No   | 0           |  |
| If yes, give<br>details:              |  |           |   |                 |           |                                       |  |             |  |
|                                       |  |           | Addition                                    | al Site Inforn  | nation:   |                                       |  |             |  |
| What is the current use of the site?  |  |           |   |                 | Agric     | ultural land                          |  |             |  |
| on the site?                          | re there any existing buildings on the site?       |           |   | None            |           |                                       |  |             |  |
| What was the prev<br>site?            | vious use of the                                   |           |   |                 | Agric     | ultural land                          |  |             |  |

Land at Craythorne Road/Beacon Road, 25 Site Address: Site Ref: Rolleston on Dove **Potential Yield:** 102 Related SHLAA Site Ref No's: Site Area (ha): 3.4 N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access issues they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy None

| Are there any ph                 | vsical problems                 | on site        |                  | If yes, what:                           |                   |  | Contamination     |                  |  |  |  |
|----------------------------------|---------------------------------|----------------|------------------|---|-------------------|--|-------------------|------------------|--|--|--|
| which would                      | affect resident                 |                | Yes              | Site is in o                            | lose pro          | oximity to potenti<br>small part o                         |                   | sources in a     |  |  |  |
|                                  |                                 |                |                  | If yes, what:                           |                   |  | Landscape         |                  |  |  |  |
| Would residentia impact on the   | development h<br>surrounding ar |                | Yes              | , |                   | have impact on lo  |                   | ter              |  |  |  |
| What are the surro               | _                               | Residen        | tial to west and | main part of                            | _                 | to north west of t<br>r directions                         | he site, with ope | n countryside in |  |  |  |
| Aı                               | e there likely to               | be any i       | impacts on the   | viability of d                          | evelopr           | ment in relation to  | o the following:  |                  |  |  |  |
| Market Factors:                  |                                 |                |                  | Un                                      | known             |  |                   |                  |  |  |  |
| Cost Factors:                    |                                 |                |                  | Standar                                 | d S106 (          | costs  |                   |                  |  |  |  |
| Delivery Factors:                |                                 |                |                  | Site considere                          | ed not a          | leliverable  |                   |                  |  |  |  |
|                                  | Landowner Information:          |                |                  |   |                   |  |                   |                  |  |  |  |
| Is the Landowner                 |                                 | 8              | re any existing  |   |                   |  | Three owners      | site suhmitted   |  |  |  |
| of the site                      | Yes                             |                | Ownership issue  | es/multiple                             |                   | Yes Three owners, site submitted on their behalf           |                   |                  |  |  |  |
| known?                           |                                 | landow         | ners?            | <u> </u><br>                            |                   |  | -<br>             |                  |  |  |  |
| Do they intend to Comments:      |                                 | ne siter       |                  | Sell                                    |                   | When are they looking to develop/sell the site?  6- 15 yea |                   |                  |  |  |  |
|                                  |                                 |                | Dlamaina         | Amuliantian                             | liot o m u        |  |                   |                  |  |  |  |
| Are there envelop                |                                 |                |                  | Application                             |                   |  |                   |                  |  |  |  |
| Are there any plan               | application                     | is relatili    | g to residential | use on the s                            |                   |  | N                 | <i>O</i>         |  |  |  |
| If yes, give<br>details:         |                                 |                |                  |   |                   |  |                   |                  |  |  |  |
|                                  |                                 |                | Addition         | al Site Inforr                          | nation:           |  |                   |                  |  |  |  |
| site?                            |                                 |                |                  |   | Agric             | ultural Land   |                   | ·                |  |  |  |
| Are there any exist on the site? |                                 | <br> <br> <br> |                  |   |                   | None   |                   |                  |  |  |  |
| What was the prev                | nous use of the                 |                |                  |   | Agricultural Land |  |                   |                  |  |  |  |

Site Address:

### Short Street, Community Infants School, Stapenhill, Burton upon Trent

Site Ref:

26

Site Area (ha):

0.5

**Potential Yield:** 

15

**Related SHLAA Site Ref No's:** 

N/A



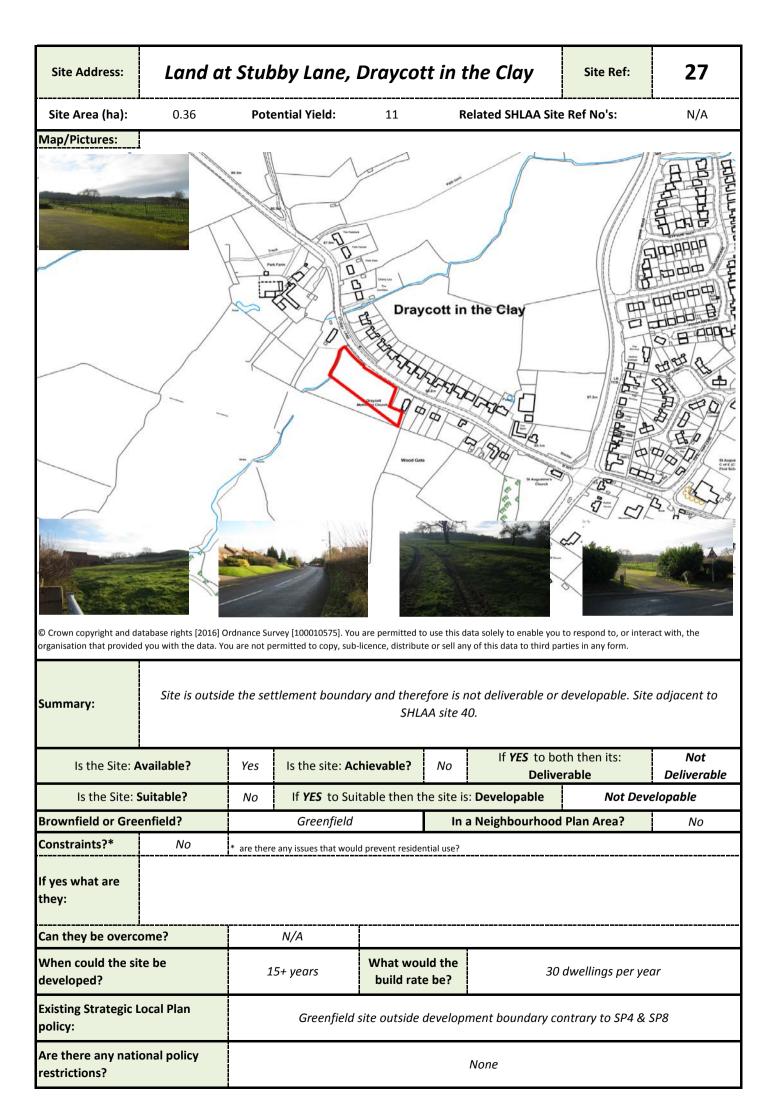
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Summary:

Former school in the middle of residential area. Site is suitable and developable. Site identified for housing in the Stapenhill Neighbourhood Plan.

|   | i<br>!<br>! |   |  |               |            |                                      |                  |                 |
|---|-------------|---|--|---------------|------------|--------------------------------------|------------------|-----------------|
| Is the Site: A  | Available?  | Yes   | Is the site: <b>Ac</b>                                   | hievable?     | Yes        | If <b>YES</b> to bo<br><b>Delive</b> |                  | Deliverable     |
| Is the Site:  | Suitable?   | Yes   | If <b>YES</b> to Sui                                     | itable then t | ne site is | s: <b>Developable</b>                | Develo           | pable           |
| Brownfield or Gre   | enfield?    |   | Brownfield   |               | In         | a Neighbourhood                      | Plan Area?       | Yes             |
| Constraints?*   | No          | * are there   | are there any issues that would prevent residential use? |               |            |                                      |                  |                 |
| If yes what are they: Can they be overc   | ome?        |   |  |               |            |                                      |                  |                 |
| When could the si developed?  |             | C   | 0-5 years  | What wou      |            | Site co.                             | mpleted within a | ı year          |
| Existing Strategic I policy:  | Local Plan  | Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP<br>& DP3 and Neighbourhood Plan |  |               |            |                                      |                  | subject to SP24 |
| Are there any national policy within the National Forest Within the National Forest |             |   |  |               |            |                                      |                  |                 |

| Are there any ph               | vsical problems                  | on site                   |  | If yes, what:  |               |                                  |  |            |  |
|--------------------------------|----------------------------------|---------------------------|--|----------------|---------------|----------------------------------|--|------------|--|
| which would                    | affect residenti                 |                           | No   | Exi            | sting a       | ccess points along               | Baker St and Sh  | ort St     |  |
|                                |                                  |                           |  | If yes, what:  |               |                                  |  |            |  |
| Would residentia impact on the | I development he surrounding are |                           | No   |                | Si            | ite is a previously (            | developed site   |            |  |
| What are the surro             |                                  | Site                      | ? is within predo  | minantly resid |               | area (Stapenhill)<br>ched units. | primarily terrace  | d and semi |  |
| Aı                             | e there likely to                | be any i                  | mpacts on the viability of development in relation to the following: |                |               |                                  |  |            |  |
| Market Factors:                |                                  |                           |  | Uni            | known         |                                  |  |            |  |
| Cost Factors:                  |                                  | Normal S106 contributions |  |                |               |                                  |  |            |  |
| Delivery Factors:              |                                  |                           |  | Yes. only o    | ne dev        | eloper                           |  |            |  |
|                                |                                  |                           | Landov   | wner Informa   | tion:         |                                  |  |            |  |
| Is the Landowner               |                                  | Are the                   | re any existing  |                |               |                                  |  |            |  |
| of the site                    | Yes                              | leases/0                  | Ownership issue  | es/multiple    |               | No                               | Staffs Coun  | ty Council |  |
| known?                         |                                  | landow                    | ners?  | <u> </u>       |               |                                  |  |            |  |
| Do they intend to              | develop or sell t                | he site?                  |  | Sell           |               |                                  |  |            |  |
| Comments:                      |                                  | Site pr                   | oposed by owne   | er             |               |                                  | When are they looking to develop/sell the site?  0-5 years |            |  |
|                                |                                  |                           | Planning   | Application H  | listory:      |                                  |  |            |  |
| Are there any plan             | ning application                 | s relatin                 | g to residential   | use on the si  | te?           |                                  | N  | 0          |  |
| If yes, give<br>details:       |                                  |                           |  |                |               |                                  |  |            |  |
|                                |                                  |                           | Addition   | al Site Inform | nation:       |                                  |  |            |  |
| What is the curren site?       | t use of the                     |                           |  | Former         | infant school |                                  |  |            |  |
| on the site?                   |                                  |                           |  |                |               | Yes                              |  |            |  |
| What was the prev<br>site?     | ious use of the                  |                           |  | Infant school  |               |                                  |  |            |  |



| Are there any ph                              | vsical problems          | on site   |                   | If yes, what:        |                       |                     |                 |
|---|--------------------------|-----------|-------------------|----------------------|-----------------------|---------------------|-----------------|
| = =   | affect resident          |           | No                | Ground levels - so   | ome slope to site, b  | out unlikely to aff | ect residential |
| deve  | elopment?                |           |                   |                      | developn              |                     |                 |
|   |                          |           |                   | If yes, what:        | 1                     | Character           |                 |
| Would residentia                              |                          |           | Yes               |                      | he site is residentia | ıl. development v   | vould have an   |
| impact on the                                 | surrounding ar           | ea?       |                   | <u> </u>             | of the openness of t  | · ·                 |                 |
|   |                          |           |                   |                      |                       |                     |                 |
| What are the surro                            | ounding uses             |           |                   |                      |                       |                     |                 |
| and character of the                          | •                        | Site lie  | s on outskirts of | Draycott in the Cla  | y predominantly su    | ırrounded by ope    | en countryside. |
|   |                          |           |                   |                      |                       |                     |                 |
| Aı  | re there likely to       | be any i  | impacts on the    | viability of develop | ment in relation to   | o the following:    |                 |
|   |                          |           |                   |                      |                       |                     |                 |
| Market Factors:                               |                          |           |                   | Unknowr              | 1                     |                     |                 |
|   |                          |           |                   |                      |                       |                     |                 |
| Cost Factors:                                 |                          |           |                   | Standard S106 con    | tributions            |                     |                 |
| Dalissams Factores                            |                          |           |                   | Site considered not  | dali savalala         |                     |                 |
| Delivery Factors:                             |                          |           | `                 | Site considered not  | aeiiverabie           |                     |                 |
|   |                          | ,         | Landov            | wner Information:    |                       |                     |                 |
| Is the Landowner                              |                          |           | re any existing   |                      |                       |                     |                 |
| of the site                                   | Yes                      |           | Ownership issue   | es/multiple          | No                    |                     |                 |
| known?  |                          | landow    | ners?             | 6-11                 | <u> </u>              |                     | <br>[           |
| Do they intend to                             | develop or sell t        | ne site?  |                   | Sell                 | When are the          | ev looking to       |                 |
| Comments:                                     |                          |           |                   |                      | develop/se            |                     | 0-5 years       |
|   |                          |           |                   |                      |                       |                     |                 |
|   |                          |           | Planning          | Application History  | <i>y</i> :            |                     |                 |
| Are there any plan                            | ning application         | s relatin | g to residential  | use on the site?     |                       | N                   | 0               |
|   |                          |           |                   |                      |                       |                     |                 |
| If yes, give                                  |                          |           |                   |                      |                       |                     |                 |
| details:                                      |                          |           |                   |                      |                       |                     |                 |
|   |                          |           |                   |                      |                       |                     |                 |
|   |                          |           | Addition          | al Site Information  | :                     |                     |                 |
|   | s the current use of the |           |                   |                      | cultural land         |                     |                 |
| site?   |                          |           |                   |                      |                       |                     |                 |
| Are there any existing buildings on the site? |                          |           |                   |                      | None                  |                     |                 |
| What was the prev                             | ious use of the          |           |                   |                      |                       |                     |                 |
| site?   |                          |           |                   | Agricultural land    |                       |                     |                 |

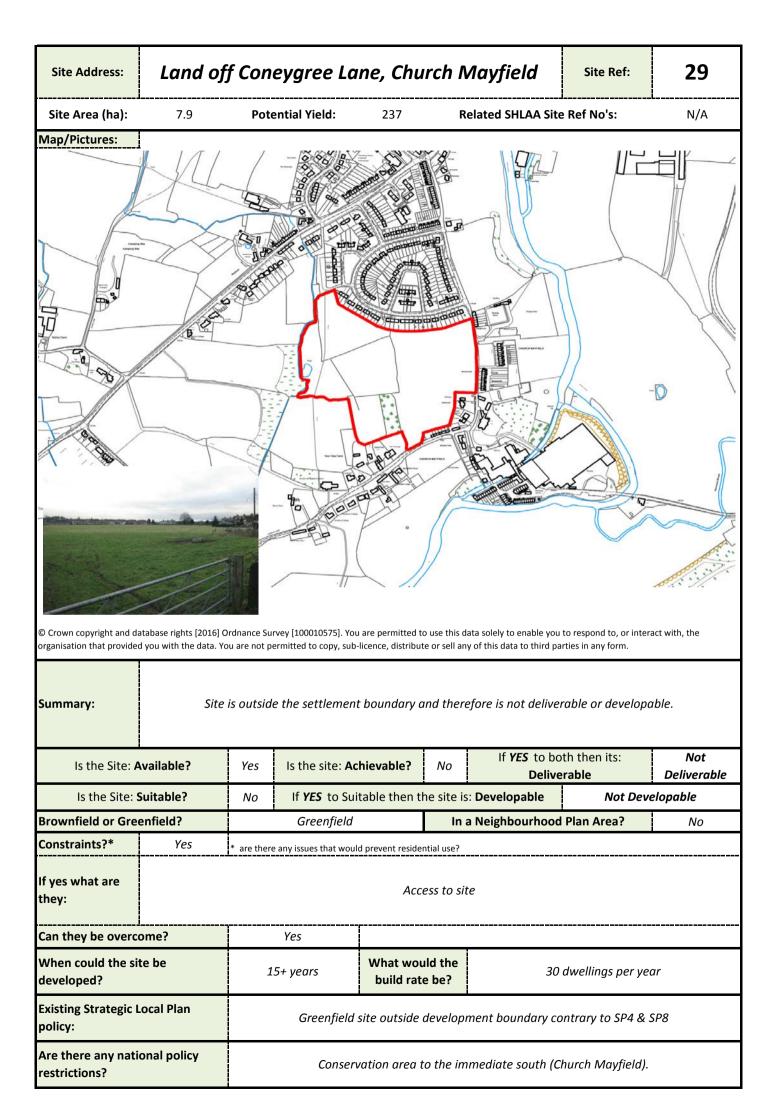
## Land adjacent to All Saints Church, Church 28 **Site Address: Site Ref:** Leigh Site Area (ha): 7.52 **Potential Yield:** 226 **Related SHLAA Site Ref No's:** N/A Map/Pictures: DIM © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Summary:

Site is unsuitable for residential development as Church Leigh is a sparse village with no settlement boundary and few amenities or facilities. The site was originally proposed with adjoining land (number 17) to provide education, recreation, public open space and residential on site.

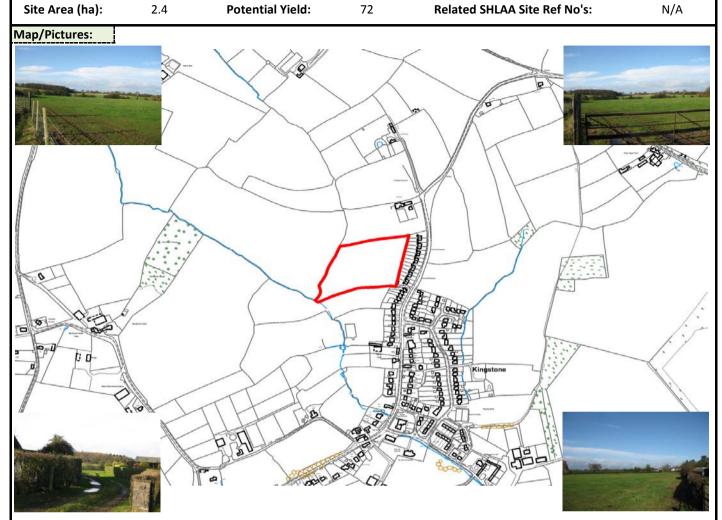
| Is the Site: A                                    | Available? | Yes  | Is the site: Achievable?  |                       | No   | If <b>YES</b> to bo<br><b>Delive</b> |                 | Not<br>Deliverable |  |  |
|---|------------|--|---|-----------------------|------|--------------------------------------|-----------------|--------------------|--|--|
| Is the Site:                                      | Suitable?  | No   | No If YES to Suitable then the site is: Developable Not Develop |                       |      |                                      |                 |                    |  |  |
| Brownfield or Gre                                 | enfield?   |  | Greenfield  |                       | ln : | a Neighbourhood                      | Plan Area?      | No                 |  |  |
| Constraints?*                                     | Yes        | * are there  | re there any issues that would prevent residential use?         |                       |      |                                      |                 |                    |  |  |
| If yes what are<br>they:                          |            | <b>,</b>   | Access issues and adjacent to flood zones                       |                       |      |                                      |                 |                    |  |  |
| Can they be overc                                 | ome?       |  | Yes   |                       |      |                                      |                 |                    |  |  |
| When could the si developed?                      | te be      | 1  | 5+ years  | What wou<br>build rat |      | 30                                   | dwellings per y | ear                |  |  |
| Existing Strategic   policy:                      | Local Plan | Greenfield site outside development boundary contrary to SP4 & SP8 |   |                       |      |                                      |                 |                    |  |  |
| Are there any national policy restrictions?  None |            |  |   |                       |      |                                      |                 |                    |  |  |

| Are there any ph                 | vsical problems                  | on site                         |                   | If yes, what:  |          |                                      | Access           |                  |  |  |
|----------------------------------|----------------------------------|---------------------------------|-------------------|--|----------|--------------------------------------|------------------|------------------|--|--|
| which would                      | l affect residenti<br>lopment?   |                                 | Yes               |  |          | Access is:                           | sues             |                  |  |  |
|                                  |                                  |                                 |                   | If yes, what:  |          |                                      | Landscape        |                  |  |  |
| Would residentia impact on the   | I development he surrounding are |                                 | Yes               | Wo   | uld be s | ignificant impact                    | on landscape ch  | aracter          |  |  |
| What are the surro               | _                                | Small ru                        | ıral village with |  |          | dential developm<br>open countryside | =                | site. Village to |  |  |
| Aı                               | e there likely to                | be any i                        | mpacts on the     | viability of de                                      | evelopr  | ment in relation to                  | o the following: |                  |  |  |
| Market Factors:                  |                                  |                                 |                   | Un   | known    |                                      |                  |                  |  |  |
| Cost Factors:                    |                                  | Standard S106 contributions     |                   |  |          |                                      |                  |                  |  |  |
| Delivery Factors:                |                                  | Site considered not deliverable |                   |  |          |                                      |                  |                  |  |  |
|                                  |                                  |                                 | Landov            | wner Informa   | tion:    |                                      |                  |                  |  |  |
| Is the Landowner                 |                                  | Are the                         | e any existing    |  |          |                                      |                  |                  |  |  |
| of the site                      | Yes                              |                                 | Ownership issue   | es/multiple  |          | No                                   |                  |                  |  |  |
| known?                           |                                  | landowi                         | ners?             | <u> </u>   |          |                                      | <u> </u>         |                  |  |  |
| Do they intend to                | develop or sell t                | he site?                        |                   | Sell   |          | <b>14</b> /1                         |                  |                  |  |  |
| Comments:                        | Site                             | e promot                        | ed on behalf of   | When are they looking to develop/sell the site?  0-5 |          |                                      |                  |                  |  |  |
|                                  |                                  |                                 | Planning          | Application I  | listory: |                                      |                  |                  |  |  |
| Are there any plan               | ning application                 | s relatin                       | g to residential  | use on the s   | ite?     |                                      | N                | o                |  |  |
| If yes, give<br>details:         |                                  |                                 |                   |  |          |                                      |                  |                  |  |  |
|                                  |                                  |                                 | Addition          | al Site Inforn                                       | nation:  |                                      |                  |                  |  |  |
| What is the curren site?         | t use of the                     |                                 |                   |  | Agric    | ultural land                         |                  |                  |  |  |
| Are there any exist on the site? |                                  |                                 |                   |  |          | None                                 |                  |                  |  |  |
| What was the prevaite?           | vious use of the                 |                                 |                   |  | Agric    | ultural land                         |                  |                  |  |  |



| Are there any ph                 | vsical problems  | on site  |                   | If yes, what:    |        |                          | Infrastructure    |                 |  |
|----------------------------------|--|--|-------------------|------------------|--------|--------------------------|-------------------|-----------------|--|
| which would                      | l affect residenti<br>elopment?  |  | Yes               |                  |        | Lack of infras           | tructure          |                 |  |
|                                  |  |  |                   | If yes, what:    |        |                          | Character         |                 |  |
| Would residentia impact on the   | I development he surrounding are   |  | Yes               | Large devel      | lopme  | nt could impact o        | n the character ( | of the village. |  |
| What are the surro               | _  | Site i   | lies to the south | of Church May    | /field | (rural village), sur     | rounded by agric  | ultural land.   |  |
| Aı                               | re there likely to   | be any i   | impacts on the    | viability of dev | elopr/ | nent in relation to      | the following:    |                 |  |
| Market Factors:                  |  |  |                   | Unkı             | nown   |                          |                   |                 |  |
| Cost Factors:                    |  | Standard S106 contributions, plus infrastructure requirements. |                   |                  |        |                          |                   |                 |  |
| Delivery Factors:                |  | Site considered not deliverable                                |                   |                  |        |                          |                   |                 |  |
|                                  |  |  | Landov            | wner Informati   | ion:   |                          |                   |                 |  |
| Is the Landowner                 |  | !  | re any existing   |                  |        |                          |                   |                 |  |
| of the site                      | Yes  |  | Ownership issue   | es/multiple      |        | No                       |                   |                 |  |
| known?                           |  | landow   | ners?             | <u> </u>         |        |                          |                   |                 |  |
| Do they intend to                | develop or sell t  | he site?   |                   | Sell             |        | When are they looking to |                   |                 |  |
| Comments:                        | Site <sub>l</sub>  | proposed   |                   |                  |        | develop/se               | -                 | 0-5 years       |  |
|                                  |  |  | Planning          | Application Hi   | story: |                          |                   |                 |  |
| Are there any plan               | ning application   | s relatin  | g to residential  | use on the site  | e?     |                          | Υє                | ?S              |  |
| If yes, give<br>details:         | P/2013/00998 - Application to erect 5 dwellings in the corner of the site - Withdrawn 19/09/2013 |  |                   |                  |        |                          |                   |                 |  |
|                                  |  |  | Addition          | al Site Informa  | ation: |                          |                   |                 |  |
| What is the curren site?         | t use of the   |  |                   |                  | Agric  | ultural land             |                   |                 |  |
| Are there any exist on the site? |  |  |                   |                  |        | None                     |                   |                 |  |
| What was the prev<br>site?       | vious use of the   |  |                   |                  | Agric  | ultural land             |                   |                 |  |

# Site Address: Land adjacent to Council Houses, Kingstone, Uttoxeter Site Ref: 30



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

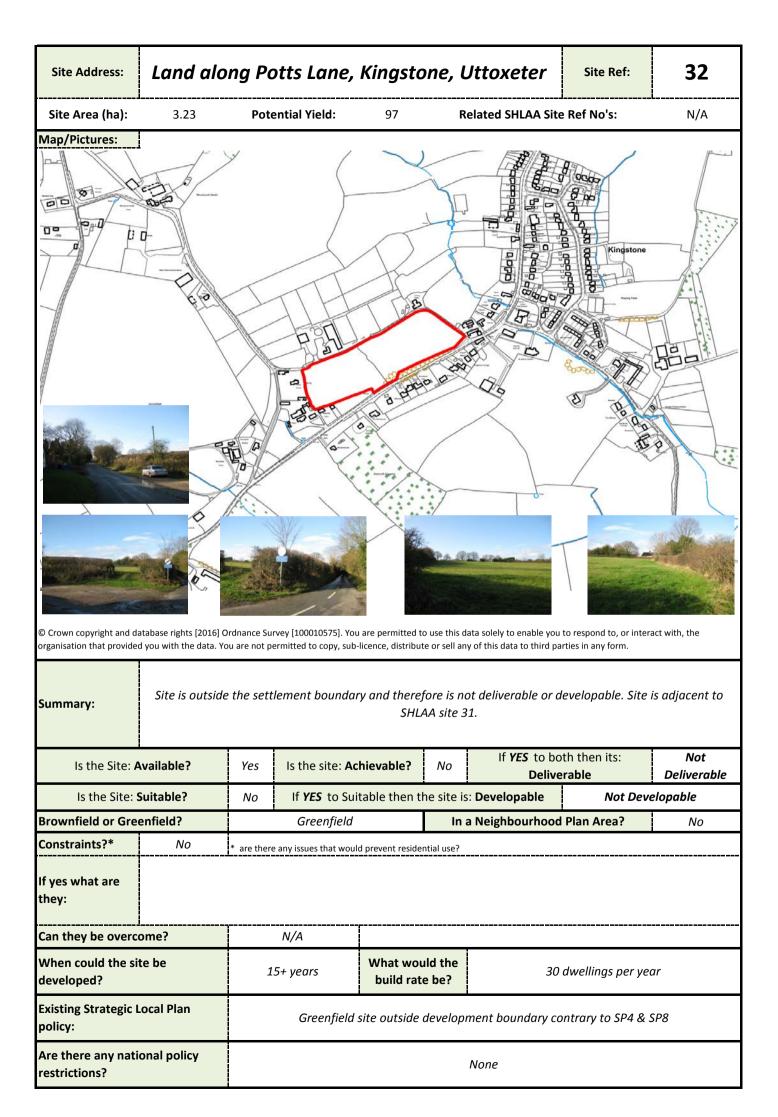
| Is the Site: A                   | Available?  | Yes  | Is the site: Ac  | hievable?     | No         | If <b>YES</b> to bo<br><b>Delive</b> |            | Not<br>Deliverable |  |  |
|----------------------------------|-------------|--|--|---------------|------------|--------------------------------------|------------|--------------------|--|--|
| Is the Site:                     | Suitable?   | No   | If <b>YES</b> to Sui                                     | table then tl | he site is | : Developable                        | Not Dev    | elopable           |  |  |
| Brownfield or Gre                | enfield?    |  | Greenfield   |               | ln a       | a Neighbourhood                      | Plan Area? | No                 |  |  |
| Constraints?*                    | Yes         | * are there  | are there any issues that would prevent residential use? |               |            |                                      |            |                    |  |  |
| If yes what are they:            |             |  | Access Issues  |               |            |                                      |            |                    |  |  |
| Can they be overc                | ome?        |  | Yes  |               |            |                                      |            |                    |  |  |
| When could the si<br>developed?  | te be       | 15+ years What would the build rate be? 30 dwellings per year      |  |               |            |                                      |            |                    |  |  |
| Existing Strategic I policy:     | Local Plan  | Greenfield site outside development boundary contrary to SP4 & SP8 |  |               |            |                                      |            |                    |  |  |
| Are there any nati restrictions? | onal policy | Part of site is Grade 2 Agricultural Land.                         |  |               |            |                                      |            |                    |  |  |

| Are there any ph                 | vsical problems                | on site                         |                  | If yes, what:  |          |                            |                    |                |  |  |
|----------------------------------|--------------------------------|---------------------------------|------------------|----------------|----------|----------------------------|--------------------|----------------|--|--|
|                                  | affect residenti               |                                 | No               | No, flat si    | te. Sing | le track access alr        | eady exists onto   | site between   |  |  |
| deve                             | elopment?                      |                                 |                  |                |          | existing pro               | perties            |                |  |  |
|                                  |                                |                                 |                  | If yes, what:  |          |                            | Character          |                |  |  |
| Would residentia impact on the   | development he surrounding are |                                 | Yes              | Develo         | pment    | would have an ad           | lverse impact on   | the area.      |  |  |
| What are the surro               | _                              |                                 | Residential pr   | roperties to e | ast of s | ite, open countrys         | ide in other dired | rtions         |  |  |
| Aı                               | e there likely to              | be any i                        | mpacts on the    | viability of d | evelopr  | ment in relation to        | the following:     |                |  |  |
| Market Factors:                  |                                |                                 |                  | Un             | known    |                            |                    |                |  |  |
| Cost Factors:                    |                                |                                 |                  |                | No       |                            |                    |                |  |  |
| Delivery Factors:                |                                | Site considered not deliverable |                  |                |          |                            |                    |                |  |  |
|                                  |                                |                                 | Landov           | wner Informa   | tion:    |                            |                    |                |  |  |
| Is the Landowner                 | .,                             |                                 | e any existing   |                |          | .,                         | Land currently     | let on grazing |  |  |
| of the site<br>known?            | Yes                            | leases/C<br>landowi             | Ownership issue  | es/multiple    |          | Yes                        | leas               |                |  |  |
| Do they intend to                |                                |                                 | 1013:            | Sell           |          |                            |                    |                |  |  |
| Comments:                        |                                |                                 |                  | 1              |          | When are the<br>develop/se | -                  | 0-5 years      |  |  |
|                                  |                                |                                 | Planning         | Application    | listory  |                            |                    |                |  |  |
| Are there any plan               | ning application               | s relatin                       | g to residential | use on the s   | ite?     |                            | N                  | o              |  |  |
| If yes, give<br>details:         |                                |                                 |                  |                |          |                            |                    |                |  |  |
|                                  |                                |                                 | Addition         | al Site Inforr | nation:  |                            |                    |                |  |  |
| What is the curren site?         | t use of the                   |                                 |                  |                | Agrice   | ultural Land               |                    |                |  |  |
| Are there any exist on the site? | ting buildings                 |                                 |                  |                | None     |                            |                    |                |  |  |
| What was the previous            | ious use of the                | <b></b>                         |                  |                | Agric    | ultural Land               | <b></b>            | <b></b>        |  |  |

### Land adjacent to Cherry Trees, Kingstone, 31 **Site Address:** Site Ref: Uttoxeter **Related SHLAA Site Ref No's: Potential Yield:** 27 Site Area (ha): 0.89 N/A Map/Pictures: D D © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site 32. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Potential access and flooding issues they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed over two years build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy

None

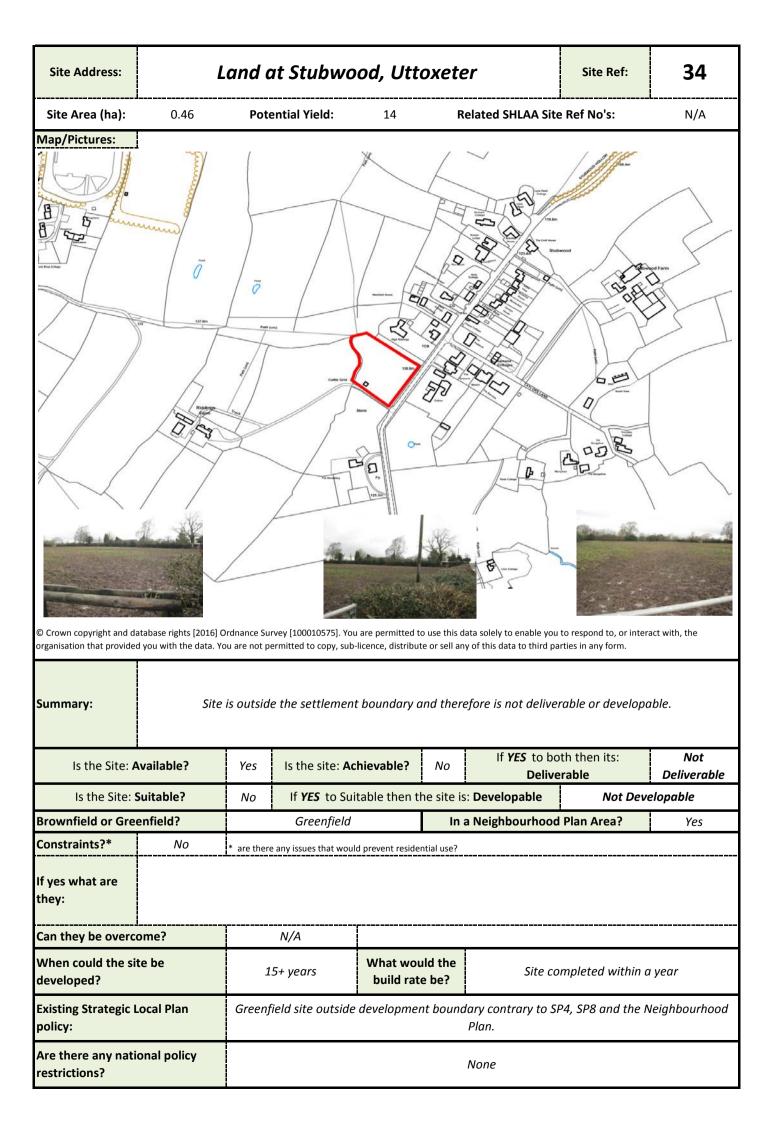
| Are there any ph                | vsical problems                  | on site  |                  | If yes, what:   |         | Тор                                   | oography & Acce  | ss             |  |  |
|---------------------------------|----------------------------------|--|------------------|-----------------|---------|---------------------------------------|------------------|----------------|--|--|
| which would                     | d affect residenti<br>elopment?  |  | Yes              | Possible to     | pograpi | hical constraints<br>single track     |                  | would be via a |  |  |
|                                 |                                  |  |                  | If yes, what:   |         |                                       | Landscape        |                |  |  |
| Would residentia impact on the  | I development he surrounding are |  | Yes              | Site is not v   | _       | om much of the v<br>ugh impact on lar |                  | -              |  |  |
| What are the surro              | _                                |  | Small villag     | ge, residentiai | to easi | t of site and open                    | countryside beyo | ond            |  |  |
| А                               | re there likely to               | be any i   | mpacts on the    | viability of de | evelopr | ment in relation to                   | o the following: |                |  |  |
| Market Factors:                 |                                  |  |                  | Un              | known   |                                       |                  |                |  |  |
| Cost Factors:                   | Standard S106 c                  | ndard S106 contributions, although would need to ensure infrastructure to support development is in plac |                  |                 |         |                                       |                  |                |  |  |
| Delivery Factors:               |                                  | Site considered not deliverable  |                  |                 |         |                                       |                  |                |  |  |
|                                 |                                  |  | Landov           | wner Informa    | tion:   |                                       |                  |                |  |  |
| Is the Landowner                |                                  |  | e any existing   |                 |         |                                       |                  |                |  |  |
| of the site                     | Yes                              |  | Ownership issue  | es/multiple     |         | Yes                                   |                  |                |  |  |
| known?  Do they intend to       | dovolop or coll t                | landowi  | ners?            | Sell            |         |                                       | <u> </u>         |                |  |  |
| Comments:                       |                                  |  |                  | <u> </u>        |         | When are the<br>develop/se            |                  | 0-5 years      |  |  |
|                                 |                                  |  | Planning         | Application I   | listory |                                       |                  |                |  |  |
| Are there any plar              | ning application                 | s relatin  | g to residential | use on the s    | te?     |                                       | Yε               | ?s             |  |  |
| If yes, give<br>details:        |                                  |  |                  |                 |         |                                       |                  |                |  |  |
|                                 |                                  |  | Addition         | al Site Inforn  | nation: |                                       |                  |                |  |  |
| What is the currer site?        | nt use of the                    | ·  |                  | <b></b>         | Agric   | ultural land                          |                  | ·              |  |  |
| Are there any exis on the site? |                                  |  |                  |                 |         | None                                  |                  |                |  |  |
| What was the pressite?          | vious use of the                 |  |                  |                 | Agric   | ultural land                          |                  |                |  |  |



| Are there any ph                    | vsical problems                             | on site                     |  | If yes, what   |          |  |                  |           |  |
|-------------------------------------|---|-----------------------------|--|----------------|----------|--|------------------|-----------|--|
| which would                         | which would affect residential development? |                             | No   |                |          |  |                  |           |  |
|                                     |   |                             |  | If yes, what   |          |  | Character        |           |  |
| Would residentia impact on the      | l development h<br>surrounding ar           | 1                           | Yes  | -              | _        | the village, develo<br>and could impact                      | -                | =         |  |
| What are the surro                  | <del>-</del>                                | <u>.</u>                    |  | ide of the roo | id, and  | n a predominantly<br>to the north east.<br>yond adjacent roa | Open countryside |           |  |
| Aı                                  | e there likely to                           | be any i                    | mpacts on the                              | viability of d | evelopr  | ment in relation to  | the following:   |           |  |
| Market Factors:                     |   |                             |  | Ur             | known    |  |                  |           |  |
| Cost Factors:                       |   | Standard S106 contributions |  |                |          |  |                  |           |  |
| Delivery Factors:                   | Site considered not deliverable             |                             |  |                |          |  |                  |           |  |
|                                     |   |                             | Lando                                      | wner Informa   | ation:   |  |                  |           |  |
| Is the Landowner of the site known? | Yes   | 8                           | e any existing<br>Ownership issud<br>ners? | es/multiple    |          | Yes Single owner, but let on grazi<br>licences.              |                  |           |  |
| Do they intend to                   | develop or sell t                           | he site?                    |  | Sell           |          |  |                  |           |  |
| Comments:                           |   |                             |  | <del></del>    |          | When are the<br>develop/se                                   | -                | 0-5 years |  |
|                                     |   |                             | Planning                                   | Application    | History: |  |                  |           |  |
| Are there any plan                  | ning application                            | ns relatin                  | g to residential                           | use on the s   | ite?     |  | N                | 0         |  |
| If yes, give<br>details:            |   |                             |  |                |          |  |                  |           |  |
|                                     |   |                             | Addition                                   | al Site Inforr | nation:  |  |                  |           |  |
| What is the curren site?            |   |                             |  |                | Agric    | ultural land   |                  |           |  |
| Are there any exist on the site?    |   |                             |  |                | U        | nknown<br>   |                  |           |  |
| What was the prevaite?              | rious use of the                            |                             |  |                | Agric    | ultural land   |                  |           |  |

### Land south of Walford Road, Rolleston on 33 Site Address: Site Ref: Dove Site Area (ha): 7.5 **Potential Yield:** 225 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No In a Neighbourhood Plan Area? **Brownfield or Greenfield?** Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access onto the site is an issues. Additional costs of relocating electric cables running through site. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan. Are there any national policy None restrictions?

| Are there any phy                | vsical problems                  | on site  |                    | If yes, what:    | l      |                           | Access            |                |  |  |
|----------------------------------|----------------------------------|--|--------------------|------------------|--------|---------------------------|-------------------|----------------|--|--|
| which would                      | affect residenti                 |  | Yes                |                  |        | No direct access          | s to the site     |                |  |  |
|                                  |                                  |  |                    | If yes, what:    |        |                           | Landscape         |                |  |  |
| Would residentia impact on the   | I development he surrounding are |  | Yes                | V                | Vould  | have impact on lo         | andscape charac   | ter            |  |  |
| What are the surro               | _                                | Residen  | itial to the north | of the site, op  | en coi | untryside beyond.<br>site | Electric cables r | unning through |  |  |
| Aı                               | e there likely to                | be any i   | impacts on the     | viability of dev | elopn  | nent in relation to       | o the following:  |                |  |  |
| Market Factors:                  |                                  |  |                    | Unkr             | nown   |                           |                   |                |  |  |
| Cost Factors:                    | Resolving acc                    | Resolving access issues and relocating underground of electricity cables and standard S106 contributions |                    |                  |        |                           |                   |                |  |  |
| Delivery Factors:                |                                  | Site considered not deliverable  |                    |                  |        |                           |                   |                |  |  |
|                                  |                                  |  | Landov             | vner Informati   | on:    |                           |                   |                |  |  |
| Is the Landowner                 |                                  | Are the  | re any existing    |                  |        |                           |                   |                |  |  |
| of the site                      | Yes                              | leases/0   | Ownership issue    | es/multiple      |        | No                        | Single            | Owner          |  |  |
| known?                           |                                  | landow   | ners?              |                  |        |                           |                   |                |  |  |
| Do they intend to                | develop or sell t                | he site?   |                    | Sell             |        |                           |                   |                |  |  |
| Comments:                        |                                  |  |                    |                  |        | When are the develop/se   |                   | 6- 15 years    |  |  |
|                                  |                                  |  | Planning           | Application His  | story: |                           |                   |                |  |  |
| Are there any plan               | ning application                 | s relatin  | g to residential   | use on the site  | ?      |                           | N                 | 0              |  |  |
| If yes, give<br>details:         |                                  |  |                    |                  |        |                           |                   |                |  |  |
|                                  |                                  |  | Addition           | al Site Informa  | tion:  |                           |                   |                |  |  |
| What is the curren site?         | Agricultural land                |  |                    |                  |        |                           |                   |                |  |  |
| Are there any exist on the site? |                                  |  |                    |                  | Ui     | nknown<br>                |                   |                |  |  |
| What was the prev                | ious use of the                  |  |                    |                  | Agric  | ultural land              |                   |                |  |  |

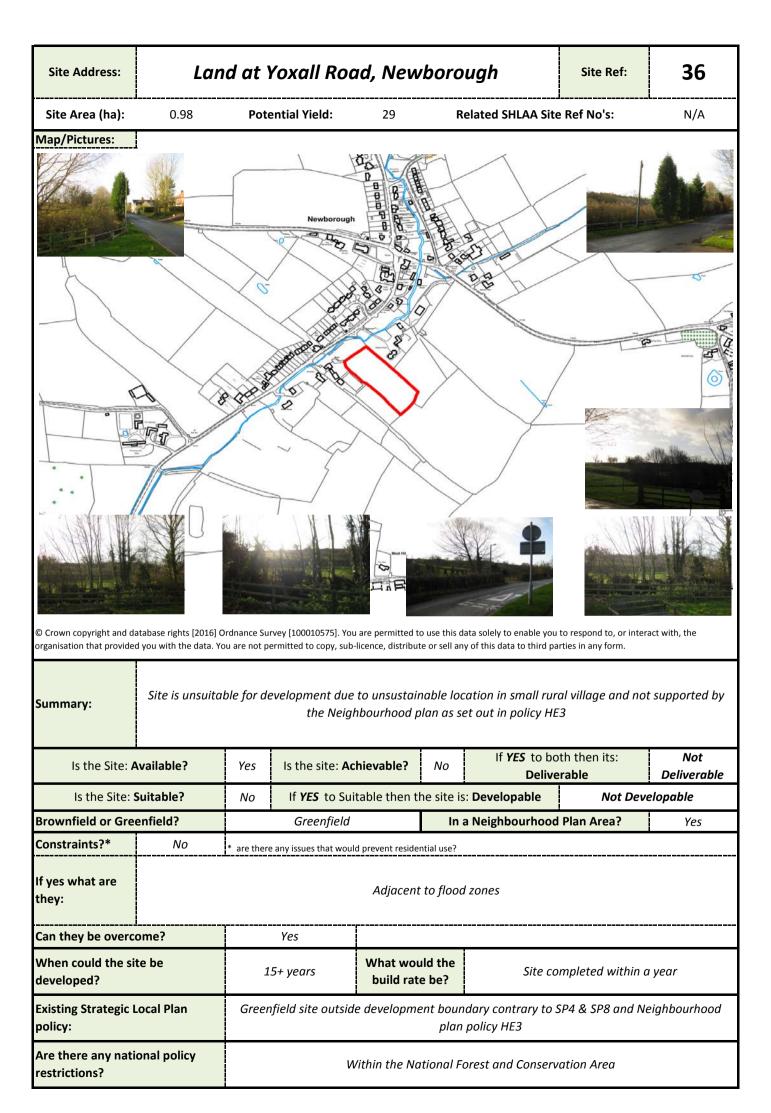


| Are there any ph                  | vsical problems                                 | on site  |                  | If yes, what:     |          |                         |                  |           |  |  |
|-----------------------------------|---|--|------------------|-------------------|----------|-------------------------|------------------|-----------|--|--|
|                                   | affect residenti                                |  | No               | <br>              |          |                         |                  |           |  |  |
| deve                              | elopment?                                       |  |                  |                   |          |                         |                  |           |  |  |
|                                   |   |  |                  | If yes, what:     |          |                         | Landscape        |           |  |  |
| Would residentia<br>impact on the | I development he surrounding are                |  | Yes              |                   | ı        | mpact on landsca        | pe character     |           |  |  |
| What are the surro                |   | Ri   | ural in characte | r. Site lies to t |          | th of Stubwood, a       | rea is predomina | ntly open |  |  |
| Aı                                | e there likely to                               | be any i   | impacts on the   | viability of de   | velopr   | nent in relation to     | the following:   |           |  |  |
| Market Factors:                   |   |  |                  | Un                | known    |                         |                  |           |  |  |
| Cost Factors:                     |   | Cost of infrastructure and Standard S106 contributions |                  |                   |          |                         |                  |           |  |  |
| Delivery Factors:                 |   | Site considered not deliverable                        |                  |                   |          |                         |                  |           |  |  |
|                                   |   |  | Landov           | wner Informa      | tion:    |                         |                  |           |  |  |
| Is the Landowner                  |   | Are the  | re any existing  |                   |          |                         |                  |           |  |  |
| of the site                       | Yes   |  | Ownership issue  | es/multiple       |          | No                      |                  |           |  |  |
| known?                            |   | landow   | ners?            | <u></u>           |          |                         |                  |           |  |  |
| Do they intend to                 | develop or sell t                               | he site?   |                  | Sell              |          | 144 .1                  |                  |           |  |  |
| Comments:                         |   |  |                  |                   |          | When are the develop/se |                  | 0-5 years |  |  |
|                                   |   |  | Planning         | Application I     | listory: |                         |                  |           |  |  |
| Are there any plan                | ning application                                | s relatin  | g to residential | use on the si     | te?      |                         | N                | 0         |  |  |
| If yes, give<br>details:          |   |  |                  |                   |          |                         |                  |           |  |  |
|                                   |   |  | Addition         | al Site Inform    | nation:  |                         |                  |           |  |  |
| What is the curren site?          | at is the current use of the  Agricultural land |  |                  |                   |          |                         |                  |           |  |  |
| Are there any exist on the site?  |   | ·  |                  | U                 | nknown   |                         |                  |           |  |  |
| What was the prevsite?            | vious use of the                                |  |                  |                   | Agric    | ultural land            |                  |           |  |  |

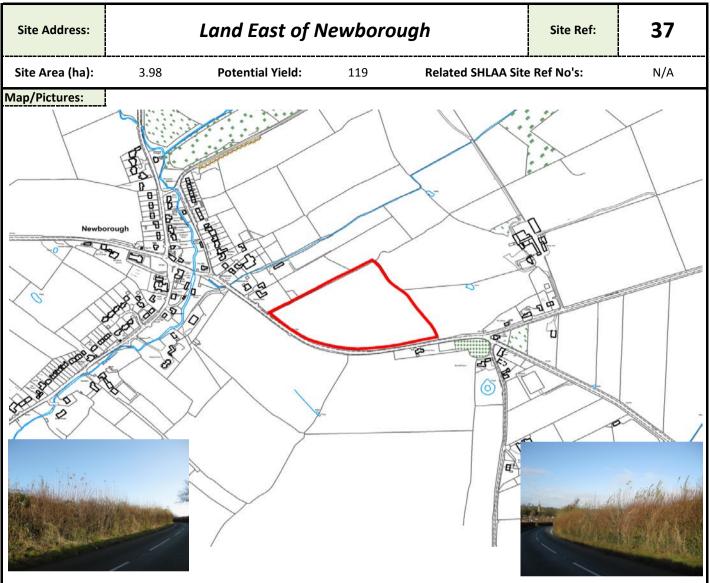
### Land between Church Lane and Yoxall Road, **35** Site Address: Site Ref: Newborough **Potential Yield:** 141 Site Area (ha): 4.7 Related SHLAA Site Ref No's: N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is unsuitable for development due to unsustainable location in small rural village and not supported by Summary: the Neighbourhood plan. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Drainage, although unlikely to prevent residential use they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 and Neighbourhood plan policy HE3 policy: Are there any national policy

Within the Conservation Area and adjacent to the National Forest

| Are there any ph                 | vsical problems                  | on site   |                  | If yes, what:   |          | Oth                                       | er, Please specify | ·               |  |  |
|----------------------------------|----------------------------------|---|------------------|-----------------|----------|---|--------------------|-----------------|--|--|
| which would                      | affect residenti<br>lopment?     |   | Yes              | Changes in      | _        | d levels and possil<br>revent residential | _                  | es, unlikely to |  |  |
|                                  |                                  |   |                  | If yes, what:   |          |   | Landscape          |                 |  |  |
| Would residentia impact on the   | I development he surrounding are |   | Yes              |                 |          | Yes, on landscap                          | e character        |                 |  |  |
| What are the surro               |                                  |   | Rural village. C | Open countrys.  | ide to v | vest of site, reside                      | ential to east and | south.          |  |  |
| Aı                               | e there likely to                | be any i  | mpacts on the    | viability of de | velopr   | nent in relation to                       | o the following:   |                 |  |  |
| Market Factors:                  |                                  |   |                  | Uni             | known    |   |                    |                 |  |  |
| Cost Factors:                    |                                  | Standard S106 contributions, perhaps infrastructure |                  |                 |          |   |                    |                 |  |  |
| Delivery Factors:                |                                  |   |                  | Site considere  | d not a  | leliverable                               |                    |                 |  |  |
|                                  |                                  |   | Lando            | wner Informa    | tion:    |   |                    |                 |  |  |
| Is the Landowner                 |                                  | !   | e any existing   |                 |          |   |                    |                 |  |  |
| of the site                      | Yes                              |   | Ownership issu   | es/multiple     |          | No  | Single             | Owner           |  |  |
| known?                           |                                  | landowi   | ners?            | <u> </u>        |          |   |                    |                 |  |  |
| Do they intend to                | develop or sell t                | ne site?  |                  | Sell            |          | When are the                              | y looking to       |                 |  |  |
| Comments:                        |                                  |   |                  |                 |          | develop/se                                |                    | 6- 15 years     |  |  |
|                                  |                                  |   | Planning         | Application F   | listory: |   |                    |                 |  |  |
| Are there any plan               | ning application                 | s relatin   | g to residential | use on the si   | te?      |   | N                  | o               |  |  |
| If yes, give<br>details:         |                                  |   |                  |                 |          |   |                    |                 |  |  |
|                                  |                                  |   | Addition         | nal Site Inform | nation:  |   |                    |                 |  |  |
| What is the curren site?         | t use of the                     |   |                  |                 | Agric    | ultural land                              |                    |                 |  |  |
| Are there any exist on the site? |                                  |   |                  |                 |          | None                                      |                    |                 |  |  |
| What was the previous site?      | vious use of the                 |   |                  |                 | Agric    | ultural land                              |                    |                 |  |  |



|                                  |                                 |   |  | If yes, what:  |          | Tou                     | oography & Acce                        | SS              |  |  |
|----------------------------------|---------------------------------|---|--|--|----------|-------------------------|--|-----------------|--|--|
| Are there any ph                 | =                               |   | .,   |  |          |                         |  |                 |  |  |
|                                  | l affect resident               | ıaı   | Yes  | There is a si  | ight sio | pe upwards to the       | -                                      | and there is no |  |  |
| deve                             | elopment?                       |   |  |  |          | current access          | onto site.                             |                 |  |  |
|                                  |                                 |   |  | If yes, what:  |          |                         | Character                              |                 |  |  |
| Would residentia                 | l development h                 | ave an  | Vaa  | Development over whole of site would project into countryside more |          |                         |  |                 |  |  |
| impact on the                    | surrounding ar                  | ea?   | Yes  | than existing development, and would be out of character with the  |          |                         |  |                 |  |  |
|                                  |                                 |   |  | mainly linear character of the village                             |          |                         |  |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
| What are the surro               | ounding uses                    |   |  |  |          |                         |  |                 |  |  |
| and character of the             | _                               |   | Residential development is primarily along one main road in the village. |  |          |                         |  |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
| Δ.                               | re there likely to              | he any i  | y impacts on the viability of development in relation to the following:  |  |          |                         |  |                 |  |  |
|                                  |                                 | DE ally   | impacts on the   | viability of di  | evelopi  |                         | o the following.                       |                 |  |  |
| Market Factors:                  |                                 |   |  | Un   | known    |                         |  |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
| Cost Factors:                    |                                 | Standard S106 contributions, unlikely to affect viability |  |  |          |                         |  |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
| Delivery Factors:                | Site considered not deliverable |   |  |  |          |                         |  |                 |  |  |
| Delivery Factors.                | Site considered not deliverable |   |  |  |          |                         |  |                 |  |  |
|                                  |                                 |   | Landov   | wner Informa   | ition:   |                         |  |                 |  |  |
| Is the Landowner                 |                                 | Are the   | re any existing  |  |          |                         | ,————————————————————————————————————— |                 |  |  |
| of the site                      | Yes                             |   | Ownership issue  | es/multiple  |          | No                      |  |                 |  |  |
| known?                           |                                 | landow  | ners?  | <u> </u>   | ,        |                         | j<br>                                  |                 |  |  |
| Do they intend to                | develop or sell t               | he site?  |  | Sell   |          |                         |  |                 |  |  |
|                                  |                                 |   |  |  | İ        | When are the develop/se | -                                      | Unknown         |  |  |
| Comments:                        |                                 |   |  |  |          | uevelop/se              | ii tile site:                          |                 |  |  |
|                                  |                                 |   | Planning   | Application  | History  |                         |  |                 |  |  |
| Are there any plan               | ning application                | s relatin   |  |  |          |                         | N                                      |                 |  |  |
| , are there any plan             | 8 approation                    |   |  |  |          |                         | ļ                                      |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
| If yes, give details:            |                                 |   |  |  |          |                         |  |                 |  |  |
| details:                         |                                 |   |  |  |          |                         |  |                 |  |  |
|                                  |                                 |   |  |  |          |                         |  |                 |  |  |
|                                  |                                 |   | Addition   | al Site Inforn   | nation:  |                         |  |                 |  |  |
| What is the curren               | t use of the                    |   |  |  | Open     | countryside             |  |                 |  |  |
| site?                            | ting huildings                  |   |  |  |          |                         |  |                 |  |  |
| Are there any exist on the site? | ung punaings                    |   | None   |  |          |                         |  |                 |  |  |
| What was the prev                | vious use of the                |   |  |  |          |                         |  |                 |  |  |
| site?                            |                                 |   |  |  | Open     | countryside             |  |                 |  |  |



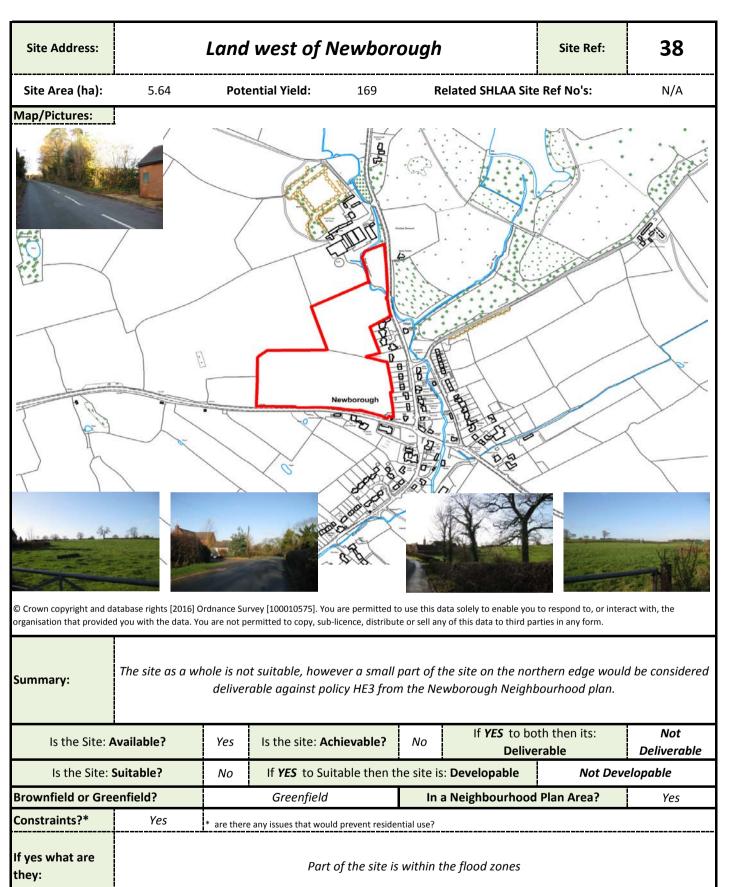
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Summary:

Site is unsuitable for development due to unsustainable location in small rural village and not supported by the Neighbourhood plan as set out in policy HE3

| Is the Site: A                   | Available?  | Yes         | Is the site: <b>A</b> | chievable?         | No   | If <b>YES</b> to bo<br><b>Delive</b> |                  | Not<br>Deliverable |  |
|----------------------------------|-------------|-------------|-----------------------|--------------------|--|--------------------------------------|------------------|--------------------|--|
| Is the Site:                     | Suitable?   | No          | If <b>YES</b> to Su   | itable then t      | he site is   | : Developable                        | Not Dev          | elopable           |  |
| Brownfield or Gre                | enfield?    |             | Greenfield            |                    | ln :   | a Neighbourhood                      | Plan Area?       | Yes                |  |
| Constraints?*                    | No          | * are there | e any issues that wou | ld prevent reside  | ntial use?   |                                      |                  |                    |  |
| If yes what are<br>they:         |             | ·           |                       |                    |  |                                      |                  |                    |  |
| Can they be overc                | ome?        |             | N/A                   |                    |  |                                      |                  |                    |  |
| When could the si developed?     | te be       | 1           | 5+ years              | What wou build rat |  | 30                                   | dwellings per ye | ear                |  |
| Existing Strategic policy:       | Local Plan  | Greer       | nfield site outsid    | le developm        |  | dary contrary to S<br>policy HE3     | SP4 & SP8 and N  | eighbourhood       |  |
| Are there any nati restrictions? | onal policy |             | Withir                | n National Fo      | ntional Forest & adjacent to the Conservation Area |                                      |                  |                    |  |

| Are there any physical problems on si | on site                          |           | If yes, what                           | :              | Тор      | pography & Access                           |                  |                 |  |
|---------------------------------------|----------------------------------|-----------|--|----------------|----------|---|------------------|-----------------|--|
| which would                           | d affect residenti<br>elopment?  |           | Yes                                    | ī              |          | nto site, although<br>to east of site, also | =                | -               |  |
|                                       |                                  |           |  | If yes, what   | :        |   |                  |                 |  |
| Would residentia impact on the        | I development he surrounding are |           | No                                     | If front b     | -        | hedge was retain<br>kely to shield mos      | =                | ad into site is |  |
| What are the surro                    | _                                | Site      | is south east o                        | _              |          | ential separated fr<br>ther directions ald  |                  | west. Open      |  |
| A                                     | re there likely to               | be any i  | impacts on the                         | viability of o | levelopr | ment in relation t                          | o the following: |                 |  |
| Market Factors:                       |                                  |           |  | U              | nknown   |   |                  |                 |  |
| Cost Factors:                         |                                  |           |  | Standard S2    | 106 cont | ributions.                                  |                  |                 |  |
| Delivery Factors:                     | Site considered not deliverable  |           |  |                |          |   |                  |                 |  |
|                                       |                                  |           | Lando                                  | wner Inform    | ation:   |   |                  |                 |  |
| Is the Landowner of the site known?   | Yes                              |           | re any existing<br>Ownership issuners? | es/multiple    |          | Yes Agri-Env Agreement, months notice to    |                  |                 |  |
| Do they intend to                     |                                  |           |  | Sell           | <u>L</u> |   |                  |                 |  |
| Comments:                             |                                  |           |  | <u> </u>       |          | When are the<br>develop/se                  |                  | 0-5 years       |  |
|                                       |                                  |           | Planning                               | Application    | History  |   |                  |                 |  |
| Are there any plan                    | ning application                 | s relatin | g to residentia                        | l use on the   | site?    |   | N                | 0               |  |
| If yes, give<br>details:              |                                  |           |  |                |          |   |                  |                 |  |
|                                       |                                  |           | Addition                               | nal Site Infor | mation:  |   |                  |                 |  |
| What is the current use of the site?  |                                  |           |  |                | Agric    | ultural Land                                |                  |                 |  |
| Are there any exis                    |                                  |           |  |                |          | None  |                  |                 |  |
| What was the previous site?           | vious use of the                 |           |  |                | Agric    | ultural Land                                |                  |                 |  |



Can they be overcome?

When could the site be developed?

Existing Strategic Local Plan policy:

Are there any national policy restrictions?

Yes

What would the build rate be?

What would the build rate be?

30 dwellings per year

By and the Neighbourhood plan.

Partially in the Conservation Area

| Ava Abava avu ub                     |   |                             |  | If yes, what:  |         |   |                  |                   |  |
|--------------------------------------|---|-----------------------------|--|----------------|---------|---|------------------|-------------------|--|
|                                      | ysical problems of affect residenticle<br>elopment? |                             | No   | There is a s   | _       | ope within the site<br>blem. Two separa   | =                | vould not be a    |  |
|                                      |   |                             |  | If yes, what:  |         |   | Character        |                   |  |
| Would residentia impact on the       | l development he surrounding are                    |                             | Yes  | Too much o     | -       | ment within villag<br>triment of the vill |                  | e its size to the |  |
| What are the surro                   | -   | 501                         | illage mainly housing, with a school and public house in close proximity. Road to the other ithern boundary of the site, countryside to the west, north west, and south west. It pment in village is mainly along one road, development on site would extend this to west. |                |         |   |                  |                   |  |
| A                                    | re there likely to                                  | be any                      | impacts on the   | viability of d | evelopr | ment in relation t                        | o the following: |                   |  |
| Market Factors:                      |   |                             |  | Un             | known   |   |                  |                   |  |
| Cost Factors:                        |   | Standard S106 contributions |  |                |         |   |                  |                   |  |
| Delivery Factors:                    | Site considered not deliverable                     |                             |  |                |         |   |                  |                   |  |
|                                      | ,   |                             | Landov   | wner Informa   | ition:  |   |                  |                   |  |
| Is the Landowner                     |   |                             | re any existing  |                |         |   |                  |                   |  |
| of the site                          |   |                             | Ownership issue  | es/multiple    |         | No  |                  |                   |  |
| known?  Do they intend to            | i   | landow                      | ners?  | Sell           |         |   | <u> </u>         | <br>[             |  |
| Comments:                            |   |                             |  | i Jen          |         | When are the<br>develop/se                | -                | 0-5 years         |  |
|                                      |   |                             | Planning   | Application I  | History | :   |                  |                   |  |
| Are there any plan                   | ning application                                    | s relatin                   | g to residential   | use on the s   | ite?    |   | N                | o                 |  |
| If yes, give<br>details:             |   |                             |  |                |         |   |                  |                   |  |
|                                      |   |                             | Addition   | al Site Inforn | nation: |   |                  |                   |  |
| What is the current use of the site? |   |                             |  |                | Agrio   | cultural use                              |                  |                   |  |
| Are there any exist on the site?     |   |                             |  |                |         | None                                      |                  |                   |  |
| What was the previous site?          | vious use of the                                    | Agricultural land           |  |                |         |   |                  |                   |  |

#### Land East of Draycott in the Clay **39 Site Address:** Site Ref: **Related SHLAA Site Ref No's:** Site Area (ha): 9.98 **Potential Yield:** 300 N/A Map/Pictures: Draycott in the Cla © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. The central part of the site (2.2ha) is considered developable as it is within the Settlement boundary, however Summary: the northern and southern parts are outside the settlement boundary and therefore not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Mix Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Topographical issues. Access would need to be improved. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8

The site is subject to an Agri-Environment Scheme, it is also adjacent to the national forest

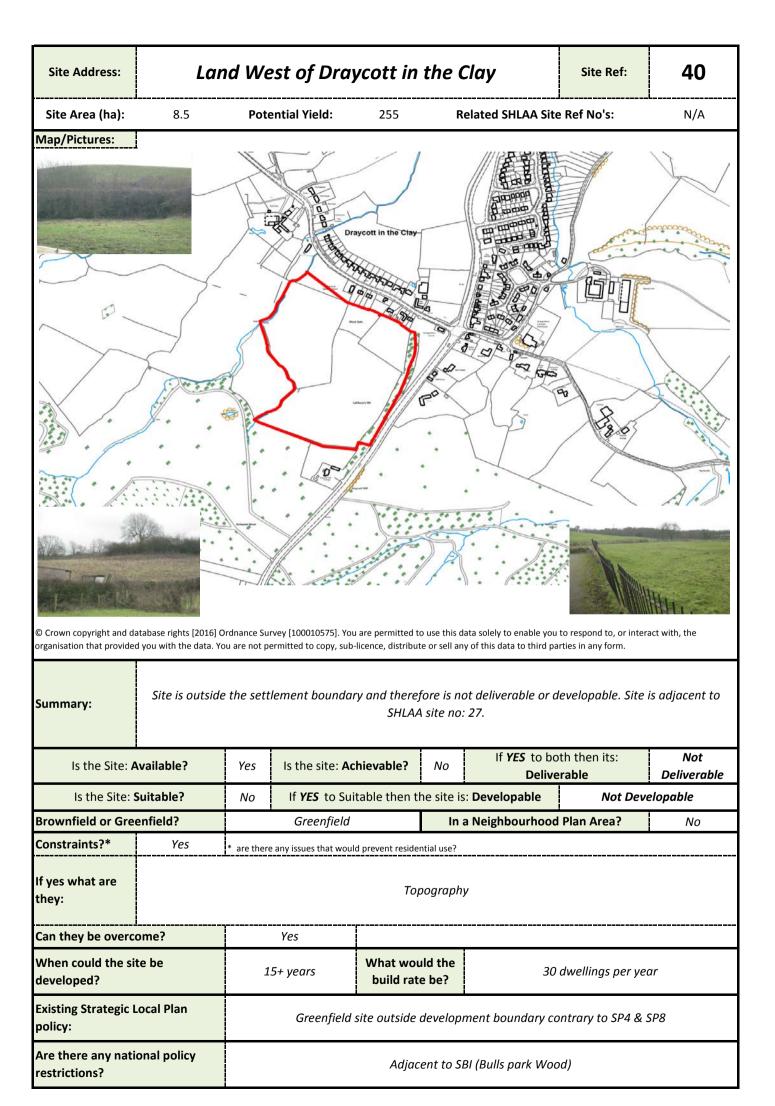
boundary.

policy:

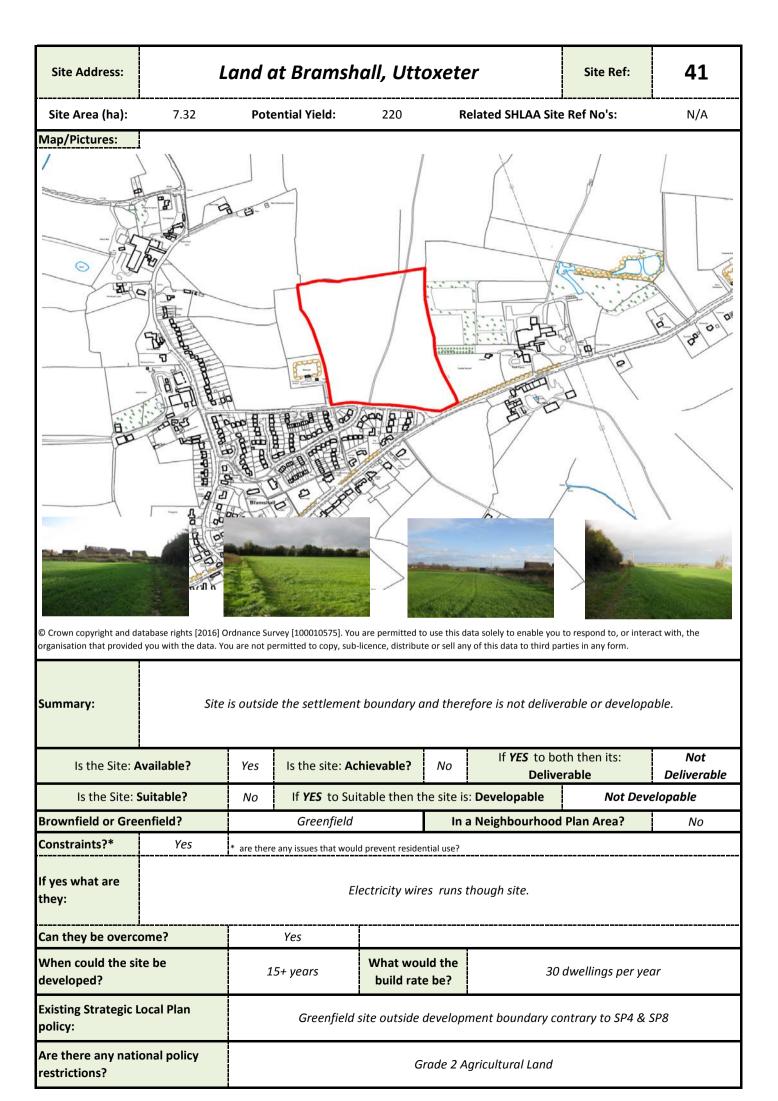
restrictions?

Are there any national policy

| Are there any phy                | rical problems                   | on sito                   |  | If yes, what:   |                   | Τομ                 | oography & Acces   | SS             |  |
|----------------------------------|----------------------------------|---------------------------|--|---|-------------------|---------------------|--|----------------|--|
| • •                              |                                  | Ī                         | Vos  | Brook run   | ning thi          | ough site and a n   | umber of steep s   | lopes on site. |  |
|                                  | affect residenti                 | al                        | Yes  | Ī   | _                 | from Pipehay lar    |  | · ·            |  |
| deve                             | lopment?                         |                           |  |   | •                 | improvem            |  |                |  |
|                                  |                                  | i<br>I                    |  | If yes, what:   |                   | r                   | Character  |                |  |
| Would residential impact on the  | development h<br>surrounding are |                           | Yes  |   |                   | ould be beyond e    |  | velopment.     |  |
| What are the surro               | ne site?                         | west<br>design<br>period. | t. The site is sub<br>ation per se but<br>Arrangements | Intryside to the North, Farm to the east, School to the south, with residential to the The site is subject to an Agri-Environment Scheme. This is not an environmental ion per se but an agreement to maintain the land in a specific state for a specified rrangements can be made within any 24 month period to bring this use to an end. |                   |                     |  |                |  |
| Ar                               | e there likely to                | be any i                  | mpacts on the  | viability of de   | evelopn           | nent in relation to | o the following:   |                |  |
| Market Factors:                  |                                  |                           |  | Un  | known             |                     |  |                |  |
| Cost Factors:                    |                                  |                           |  | Standard S1   | 06 cont           | ributions           |  |                |  |
| Delivery Factors:                | Site considered not deliverable  |                           |  |   |                   |                     |  |                |  |
|                                  |                                  |                           | Landov   | wner Informa  | tion:             |                     |  |                |  |
| Is the Landowner                 |                                  | Are ther                  | re any existing  |   |                   |                     | Agri Eny Agrage  | mont noods 24  |  |
| of the site                      | Yes                              | leases/C                  | Ownership issue  | es/multiple   |                   | Yes                 | Agri-Env Agreer<br>months noti                             |                |  |
| known?                           |                                  | landowr                   | ners?  |   |                   |                     | ווטוונווג ווטנו  | ce to ceuse    |  |
| Do they intend to                | develop or sell t                | he site?                  |  | Sell  |                   |                     |  |                |  |
| Comments:                        |                                  |                           |  | L   |                   |                     | When are they looking to develop/sell the site?  0-5 years |                |  |
|                                  |                                  |                           | Planning   | Application I   | listory:          |                     |  |                |  |
| Are there any plan               | ning application                 | s relatin                 | g to residential                                       | use on the si   | ite?              |                     | N  | 0              |  |
| If yes, give                     |                                  |                           |  |   |                   |                     | <b></b>  |                |  |
| details:                         |                                  |                           |  |   |                   |                     |  |                |  |
|                                  |                                  |                           | Addition   | al Site Inforn  | nation:           |                     |  |                |  |
| What is the curren               | t use of the                     |                           |  |   | Agric             | ultural land        |  |                |  |
| Are there any exist on the site? |                                  |                           |  |   | Farm buildings    |                     |  |                |  |
| What was the previsite?          | vious use of the                 |                           |  |   | Agricultural land |                     |  |                |  |



| Are there any ph                     | vsical problems                  | on site                         |   | If yes, what:   |          | Τομ                        | ography & Access                               |              |  |
|--------------------------------------|----------------------------------|---------------------------------|---|-----------------|----------|----------------------------|--|--------------|--|
| which would                          | I affect residenti               |                                 | Yes   | N               | o obvio  | us access. South c         | f site is a steep s                            | lope.        |  |
|                                      |                                  |                                 |   | If yes, what:   |          |                            | Character                                      |              |  |
| Would residentia impact on the       | I development he surrounding are | i                               | Yes   | Yes, this       | site wo  | ould significantly i       | ncrease the size (                             | of Draycott  |  |
| What are the surro                   |                                  | Mix                             | c of agricultural                           | and residenti   | al uses  | around the site, ι         | inused church ne                               | ar the site. |  |
| A                                    | re there likely to               | be any i                        | mpacts on the                               | viability of de | velopr   | ment in relation to        | the following:                                 |              |  |
| Market Factors:                      |                                  |                                 |   | Un              | known    |                            |  |              |  |
| Cost Factors:                        |                                  | Related                         | l to topographic                            | cal/infrastruct | ure issi | ues. Standard S10          | 6 contributions                                |              |  |
| Delivery Factors:                    | Site considered not deliverable  |                                 |   |                 |          |                            |  |              |  |
|                                      |                                  |                                 | Landov                                      | wner Informa    | tion:    |                            |  |              |  |
| Is the Landowner of the site known?  | Yes                              | •                               | re any existing<br>Ownership issue<br>ners? | es/multiple     |          | Yes                        | Lease on field, could ceas<br>within 24 months |              |  |
| Do they intend to                    | develop or sell t                | he site?                        |   | Sell            |          |                            |  |              |  |
| Comments:                            |                                  | Site pr                         | oposed by owne                              | er              |          | When are the<br>develop/se |  | 0-5 years    |  |
|                                      |                                  |                                 | Planning                                    | Application I   | listory  |                            |  |              |  |
| Are there any plan                   | ning application                 | s relatin                       | g to residential                            | use on the si   | te?      |                            | N  | 0            |  |
| If yes, give<br>details:             | es, give                         |                                 |   |                 |          |                            |  |              |  |
|                                      |                                  |                                 | Addition                                    | al Site Inforn  | nation:  |                            |  |              |  |
| What is the current use of the site? |                                  |                                 |   |                 | Agric    | ultural Land               |  |              |  |
| Are there any exis                   |                                  |                                 |   |                 | U        | nknown                     |  |              |  |
| What was the prev<br>site?           | vious use of the                 | us use of the Agricultural Land |   |                 |          |                            |  |              |  |

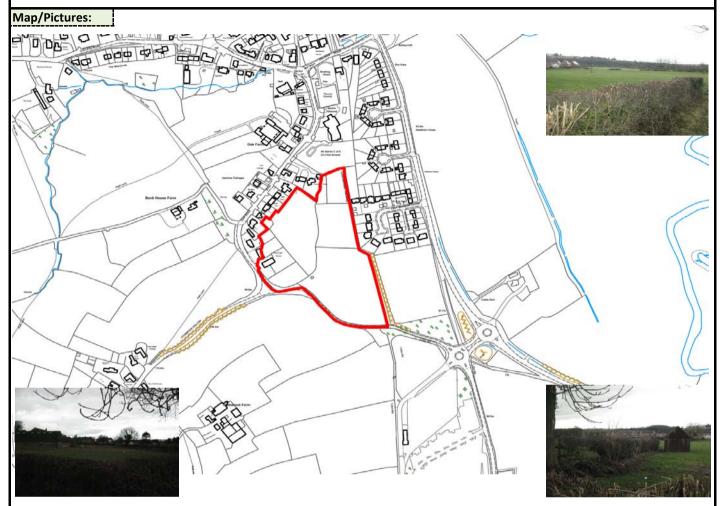


| Are there any phy                    | sical problems                   | on site            |                          | If yes, what:       |                         |                       |              |
|--------------------------------------|----------------------------------|--------------------|--------------------------|---------------------|-------------------------|-----------------------|--------------|
| which would                          | affect residenti<br>lopment?     |                    | No                       | Access available    | No other problem road   | = -                   | wnwards from |
|                                      |                                  |                    |                          | If yes, what:       |                         | Landscape             |              |
| Would residential impact on the      | development h<br>surrounding are |                    | Yes                      |                     | Impact on landsco       | ape character.        |              |
| What are the surro                   | _                                | ŀ                  | Residential uses         | to the south of the | site, site mainly su    | irrounded by cou      | ntryside.    |
| Ar                                   | e there likely to                | be any i           | impacts on the           | viability of develo | oment in relation t     | o the following:      |              |
| Market Factors:                      |                                  |                    |                          | Unknow              | n                       |                       |              |
| Cost Factors:                        | In ac                            | ddition to         | o standard S106          | contributions, cos  | ts related to electri   | city wires within     | site.        |
| Delivery Factors:                    | Site considered not deliverable  |                    |                          |                     |                         |                       |              |
|                                      |                                  |                    | Landov                   | wner Information:   |                         |                       |              |
| Is the Landowner                     |                                  |                    | re any existing          |                     |                         |                       |              |
| of the site<br>known?                | Yes                              | leases/0<br>landow | Ownership issue<br>ners? | es/multiple         | No                      | i<br>!<br>!<br>!<br>! |              |
| Do they intend to                    | develop or sell t                | he site?           |                          | Sell                |                         |                       |              |
| Comments:                            |                                  |                    |                          |                     | When are the develop/se |                       | Unknown      |
|                                      |                                  |                    | Planning                 | Application Histor  | y:                      |                       |              |
| Are there any plan                   | ning application                 | s relatin          | g to residential         | use on the site?    |                         | N                     | 0            |
| If yes, give<br>details:             |                                  |                    |                          |                     |                         |                       |              |
|                                      |                                  |                    | Addition                 | al Site Information | n:                      |                       |              |
| What is the current use of the site? |                                  |                    |                          | Agri                | cultural Land           |                       |              |
| Are there any exist on the site?     |                                  |                    |                          |                     | None                    |                       |              |
| What was the prev<br>site?           | vious use of the                 |                    |                          |                     | Unknown                 |                       |              |

## Land off Oak Road, Denstone Site Ref:

42

Site Area (ha): 3.47 Potential Yield: 104 Related SHLAA Site Ref No's: N/A



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#### Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable, however a very small part on the corner of Oak Road is identified within the settlement boundary amendment in the Denstone Neighbourhood plan. Site adjacent to SHLAA Site no:66.

| Is the Site:             | Is the Site: Available? |   | Is the site: <b>Ac</b>      | :hievable?   | vable? No If YES to both then its:  Deliverable Deli |                 |                    |              |
|--------------------------|-------------------------|---|-----------------------------|--|--|-----------------|--------------------|--------------|
| Is the Site:             | Suitable?               | No If <b>YES</b> to Suitable then the site is: <b>Developable</b> |                             | e then the site is: <b>Developable</b>   |  |                 | elopable           |              |
| Brownfield or Gre        | enfield?                | i<br>!<br>!   | Greenfield                  |  | ln a   | a Neighbourhood | ood Plan Area? Yes |              |
| Constraints?*            | Yes                     | * are there any issues that would prevent residential use?        |                             |  |  |                 |                    |              |
|                          |                         |   |                             | ding the site are rural lanes and may be considered to be incapabl<br>carrying additional traffic. |  |                 |                    |              |
| If yes what are<br>they: | Highway/acc             | ess. All i  | roads surroundii            | 3  |  | ,               | considered to be   | incapable of |
| •                        |                         | ess. All i  | roads surroundii<br><br>Yes | 3  |  | ,               | considered to be   | ncapable of  |

Are there any national policy restrictions?

**Existing Strategic Local Plan** 

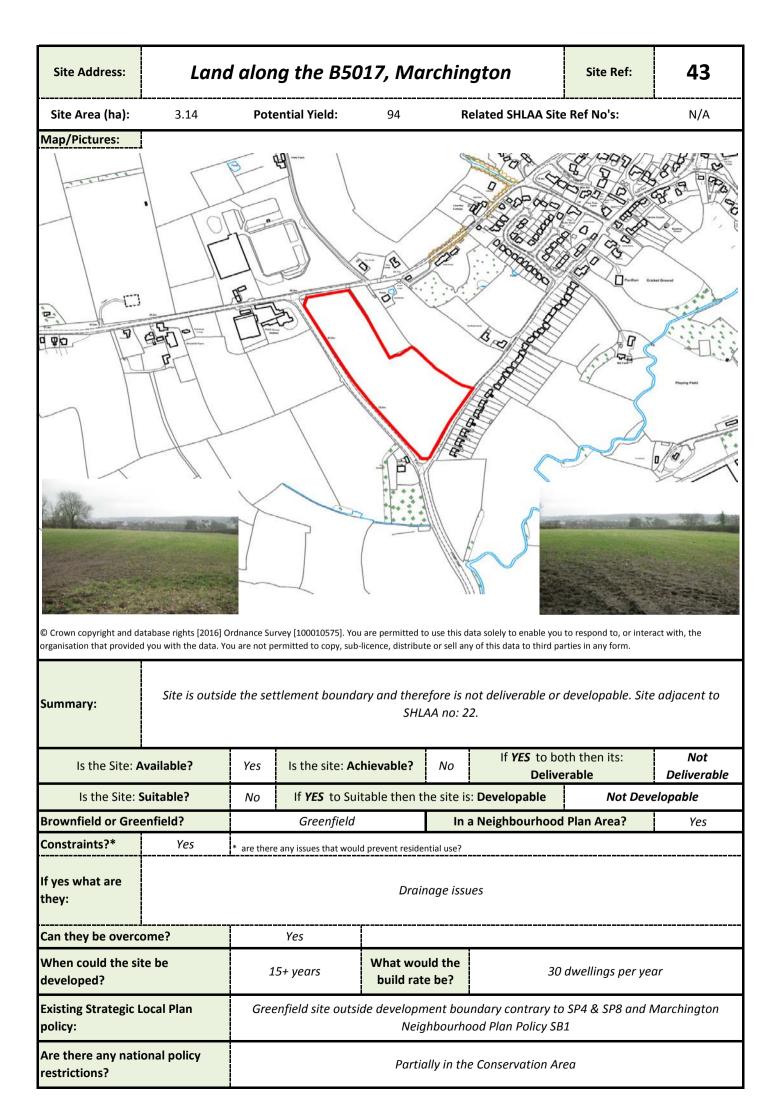
policy:

The eastern part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.

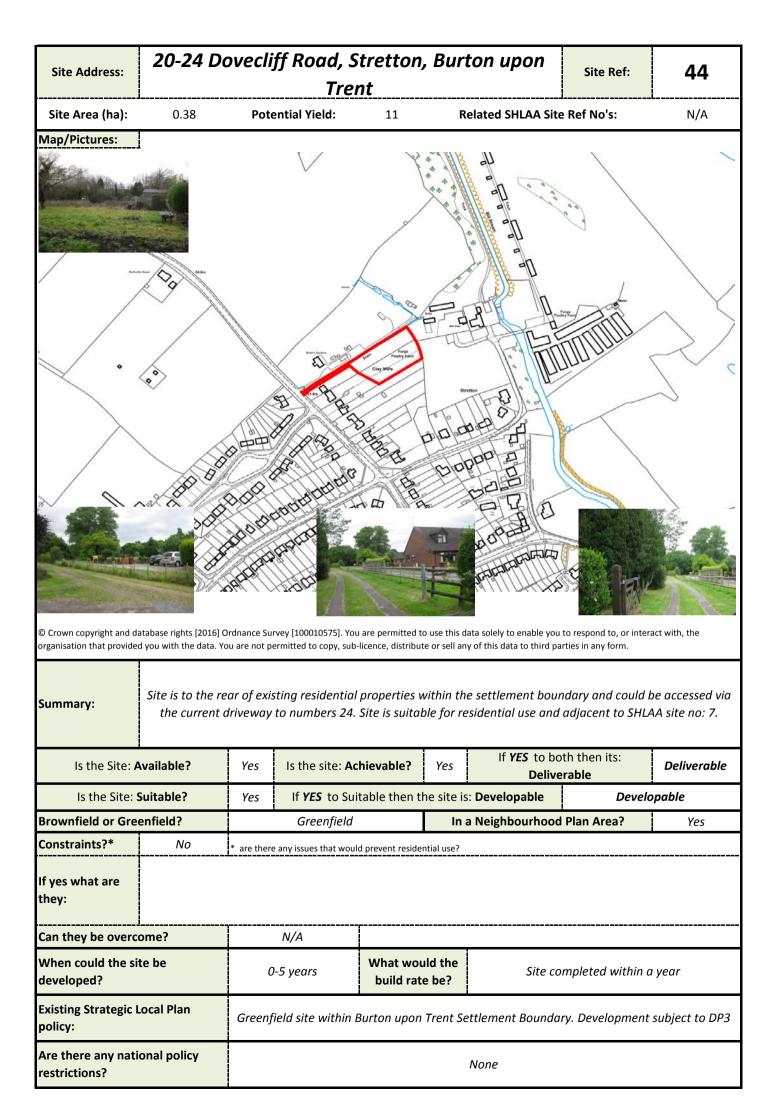
Greenfield site outside development boundary contrary to SP4 & SP8 and Denstone

Neighbourhood Plan policy SB1.

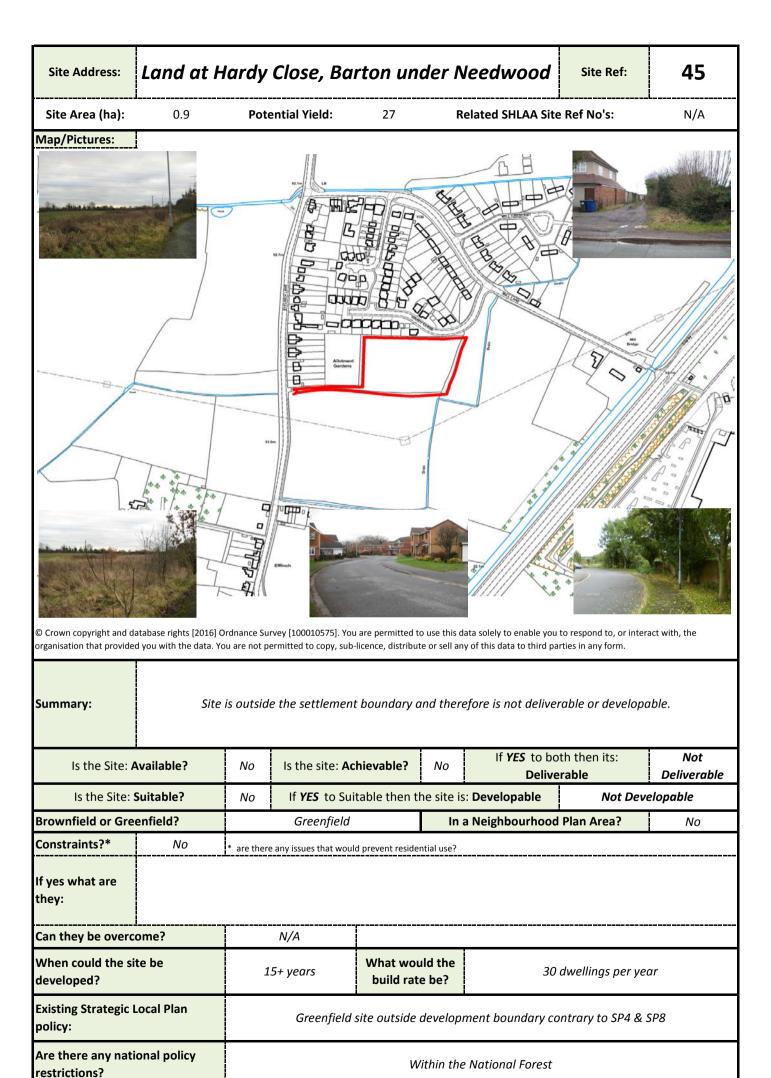
|                                     |  |           |   | If yes, what:   |         |                            | Access            |             |
|-------------------------------------|--|-----------|---|-----------------|---------|----------------------------|-------------------|-------------|
|                                     | ysical problems of affect residentical properties.                 |           | Yes   |                 | rom aa  | ljacent road, whic         |                   | provement.  |
|                                     |  |           |   | If yes, what:   |         |                            | Landscape         |             |
| Would residentia<br>impact on the   | l development h<br>surrounding are                                 | i i       | Yes   | This wo         | uld be  | a further encroacl         | nment into the co | ountryside. |
| What are the surro                  | ne site?   |           |   |                 | -       | ent to Denstone \          |                   | o the north |
| Aı                                  | re there likely to   | be any i  | impacts on the                              | viability of de | evelopr | nent in relation to        | o the following:  |             |
| Market Factors:                     |  |           |   | Un              | known   |                            |                   |             |
| Cost Factors:                       | Access costs and Standard S106 contributions                       |           |   |                 |         |                            |                   |             |
| Delivery Factors:                   | Site considered not deliverable                                    |           |   |                 |         |                            |                   |             |
|                                     |  |           | Landov                                      | wner Informa    | tion:   |                            |                   |             |
| Is the Landowner of the site known? | Yes  | i         | re any existing<br>Ownership issue<br>ners? | es/multiple     |         | No                         | Immediatel        | y available |
| Do they intend to                   | develop or sell t  | he site?  |   | Sell            |         |                            |                   |             |
| Comments:                           |  |           |   | <u>i </u>       |         | When are the<br>develop/se |                   | 0-5 years   |
|                                     |  |           | Planning                                    | Application I   | listory |                            |                   |             |
| Are there any plan                  | ning application   | s relatin | g to residential                            | use on the si   | te?     |                            | N                 | 0           |
| If yes, give<br>details:            | olanning applications relating to residential use on the site?  No |           |   |                 |         |                            |                   |             |
|                                     |  |           | Addition                                    | al Site Inforn  | nation: |                            |                   |             |
| What is the curren site?            | t use of the   |           |   |                 | Agric   | ultural land               |                   |             |
| Are there any exist on the site?    |  |           |   |                 |         | None                       |                   |             |
| What was the previous site?         | ious use of the  |           |   |                 | Agric   | ultural land               |                   |             |



| Are there any ph                 | vsical problems                  | on site                         |                   | If yes, what:   |           |  | Infrastructure    |             |  |
|----------------------------------|----------------------------------|---------------------------------|-------------------|---|-----------|--|-------------------|-------------|--|
| which would                      | affect residenti                 |                                 | Yes               |   | Pos       | sible infrastructur                        | re requirements.  |             |  |
|                                  |                                  |                                 |                   | If yes, what:   |           |  | Character         |             |  |
| Would residentia impact on the   | I development he surrounding are |                                 | Yes               |   |           | Impact on landsca                          | pe character      |             |  |
| What are the surro               |                                  | Agricu                          |                   | -   |           | the site, with resic<br>Lane) is within Co |                   |             |  |
| Aı                               | e there likely to                | be any i                        | impacts on the    | he viability of development in relation to the following: |           |  |                   |             |  |
| Market Factors:                  |                                  |                                 |                   | Un  | known     |  |                   |             |  |
| Cost Factors:                    | Possibl                          | e additio                       | onal infrastructu | ıre costs due i   | to remo   | te location. Stand                         | lard S106 contrib | outions     |  |
| Delivery Factors:                | Site considered not deliverable  |                                 |                   |   |           |  |                   |             |  |
|                                  |                                  |                                 | Landov            | wner Informa  | tion:     |  |                   |             |  |
| Is the Landowner                 |                                  | Are the                         | re any existing   |   |           |  |                   |             |  |
| of the site                      | Yes                              |                                 | Ownership issue   | es/multiple   |           | No   |                   |             |  |
| known?                           |                                  | landow                          | ners?             | <u>,</u>  |           |  |                   |             |  |
| Do they intend to                | develop or sell t                | he site?                        |                   | Sell  |           |  |                   |             |  |
| Comments:                        |                                  |                                 |                   |   |           | When are the develop/se                    |                   | 6- 15 years |  |
|                                  |                                  |                                 | Planning          | Application I   | listory   |  |                   |             |  |
| Are there any plan               | ning application                 | s relatin                       | g to residential  | use on the si   | te?       |  | Yε                | ?s          |  |
| If yes, give<br>details:         | OU/23344                         | /002 - 0                        | utline planning   | application fo  | or resido | ential developmer                          | nt - withdrawn 27 | 7/01/2000   |  |
|                                  |                                  |                                 | Addition          | nal Site Inforn   | nation:   |  |                   |             |  |
| What is the curren site?         |                                  |                                 |                   |   | Agric     | ultural Land                               |                   |             |  |
| Are there any exist on the site? |                                  |                                 |                   |   |           | None                                       |                   |             |  |
| What was the prevaite?           | vious use of the                 | us use of the Agricultural Land |                   |   |           |  |                   |             |  |



| Are there any ph               | veical problems  | on site   |                   | If yes, what   |           | Flo                              | ood Risk & Acces.   | s                |
|--------------------------------|--|-----------|-------------------|----------------|-----------|----------------------------------|---------------------|------------------|
| = =                            | l affect resident  |           | Yes               | There is a     | field dra | inage ditch borde                | ering the site. Acc | ess may be to    |
| deve                           | elopment?  |           |                   |                | r         | narrow to support                | a yield of 11.      | ·                |
|                                |  |           |                   | If yes, what   |           |                                  |                     |                  |
| Would residentia impact on the | l development h<br>surrounding ar  |           | No                |                | Site is   | to the rear of res               | idential properti   | <br>2S           |
| What are the surro             | <del>-</del>   | Residen   | tial properties t | o the south a  |           | cultural buildings<br>north west | to the east. Oper   | n countryside to |
| Aı                             | re there likely to   | be any i  | impacts on the    | viability of d | evelopr   | nent in relation to              | o the following:    |                  |
| Market Factors:                |  |           |                   | Ur             | known     |                                  |                     |                  |
| Cost Factors:                  |  | None      |                   |                |           |                                  |                     |                  |
| Delivery Factors:              | Unknown  |           |                   |                |           |                                  |                     |                  |
|                                |  |           | Landov            | wner Informa   | tion:     |                                  |                     |                  |
| Is the Landowner               |  | Are the   | re any existing   |                |           |                                  |                     |                  |
| of the site                    | Yes  | 7         | Ownership issue   | es/multiple    |           | No                               |                     |                  |
| known?                         |  | landow    | ners?             | <br>           |           |                                  |                     |                  |
| Do they intend to              | develop or sell t  | he site?  |                   | Sell           |           | 144 .1                           |                     |                  |
| Comments:                      |  |           |                   |                |           | When are the develop/se          |                     | 0-5 years        |
|                                |  |           | Planning          | Application    | listory:  |                                  |                     |                  |
| Are there any plan             | ning application   | s relatin | g to residential  | use on the s   | ite?      |                                  | Υe                  | ?5               |
| If yes, give<br>details:       | OU/20059/004 - Outline application for a residential development - approved 23/05/2005. PA/14748/007 - erection of 1 dwelling - approved 14/03/2001. (both proposals do not appear to have commenced). |           |                   |                |           |                                  |                     |                  |
|                                |  |           | Addition          | al Site Inforr | nation:   |                                  |                     |                  |
| What is the curren site?       | t use of the   |           |                   | Land to        | the red   | ar of existing gard              | ens                 |                  |
| Are there any exison the site? |  |           | U                 | nknown         |           |                                  |                     |                  |
| What was the prev<br>site?     | vious use of the Unknown   |           |                   |                |           |                                  |                     |                  |



| Are there any ph                                  | vsical problems                       | on site   |                   | If yes, what:   |             |                     | None              |                 |  |  |  |
|---|---------------------------------------|-----------|-------------------|---|-------------|---------------------|-------------------|-----------------|--|--|--|
| = =   | l affect residenti                    |           | No                |   |             |                     |                   |                 |  |  |  |
| deve  | elopment?                             |           |                   |   |             |                     |                   |                 |  |  |  |
|   |                                       |           |                   | Impact on the landscape character  lies residential properties and to the east and south the land is open agricultural land.  iability of development in relation to the following:  Unknown  Standard S106 contributions |             |                     |                   |                 |  |  |  |
| Would residentia                                  | = = = = = = = = = = = = = = = = = = = |           | Yes               | }   |             |                     |                   |                 |  |  |  |
| impact on the                                     | surrounding ar                        | ea?       |                   |   | ım          | pact on the lanas   | cape cnaracter    |                 |  |  |  |
|   |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
| What are the surre                                | =                                     | To the    | north of the site | e lies resident   |             |                     | east and south tl | ne land is open |  |  |  |
| and character of the                              | ne site?                              |           |                   |   | agricu      | ultural land.       |                   |                 |  |  |  |
|   |                                       |           |                   |   |             |                     | .1 6 11 1         |                 |  |  |  |
| A   | re there likely to                    | be any    | impacts on the    | viability of de   | evelopr     | ment in relation to | o the following:  |                 |  |  |  |
| Market Factors:                                   |                                       |           |                   | Un  | known       |                     |                   |                 |  |  |  |
| Cost Factors:                                     |                                       |           |                   | Standard S1   | 06 cont     | ributions           |                   |                 |  |  |  |
|   |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
| Delivery Factors:                                 | Site considered not deliverable       |           |                   |   |             |                     |                   |                 |  |  |  |
|   |                                       |           | Landov            | wner Informa  | tion:       |                     |                   |                 |  |  |  |
| Is the Landowner                                  |                                       |           | re any existing   |   |             |                     |                   |                 |  |  |  |
| of the site                                       | Yes                                   |           | Ownership issue   | es/multiple   |             | No                  |                   |                 |  |  |  |
| known?  |                                       | landow    | ners?             | Sell  |             |                     |                   |                 |  |  |  |
| Do they intend to                                 |                                       | ne site?  |                   | Sell  |             | When are the        | ev looking to     |                 |  |  |  |
| Comments:   |                                       |           |                   |   |             | develop/se          |                   | 0-5 years       |  |  |  |
|   |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
|   |                                       |           |                   | Application I   |             | :                   |                   |                 |  |  |  |
| Are there any plan                                | ning application                      | s relatin | g to residential  | use on the s  | ite?        |                     | N                 | o<br>           |  |  |  |
|   |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
| If yes, give                                      |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
| details:  |                                       |           |                   |   |             |                     |                   |                 |  |  |  |
|   |                                       |           | المثالة لم ه      | al Cita Info  |             |                     |                   |                 |  |  |  |
| What is the surren                                | t use of the                          |           | Addition          | al Site Inforn  | nation:     |                     |                   |                 |  |  |  |
| What is the current use of the site?  The land is |                                       |           |                   |   | current     | ly used for allotm  | ent use           |                 |  |  |  |
| Are there any exis                                | ting buildings                        |           |                   |   | ,,          | nknown              |                   |                 |  |  |  |
| on the site?                                      |                                       |           |                   |   | Unknown<br> |                     |                   |                 |  |  |  |
| What was the prev                                 | vious use of the                      |           |                   |   | U           | nknown              |                   |                 |  |  |  |
| site?   |                                       | i         |                   |   |             |                     |                   | CHRIOWH         |  |  |  |

## Land at Stone Road, Uttoxeter

Site Ref:

46

Site Area (ha):

**Site Address:** 

3.96

**Potential Yield:** 

119

**Related SHLAA Site Ref No's:** 

N/A



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

| Is the Site: A                                 | vailable?   | Yes        | Is the site: Achievable?             |                               | No                                      | If <b>YES</b> to bo<br><b>Delive</b> |                 | Not<br>Deliverable |
|--|-------------|------------|--------------------------------------|-------------------------------|---|--------------------------------------|-----------------|--------------------|
| Is the Site: <b>S</b>                          | uitable?    | No         | If <b>YES</b> to Sui                 | itable then tl                | the site is: <b>Developable Not Dev</b> |                                      | velopable       |                    |
| Brownfield or Gree                             | nfield?     |            | Greenfield In a Neighbourhood Plan A | In a Neighbourhood Plan Area? |   |                                      | Yes             |                    |
| Constraints?*                                  | No          | * are ther | e any issues that woul               | ld prevent reside             | ntial use?                              |                                      |                 |                    |
| If yes what are<br>they:<br>Can they be overco | me?         | <u></u>    | N/A                                  |                               |   |                                      |                 |                    |
| When could the sit developed?                  | e be        | 1          | 5+ years                             | What wou<br>build rate        |   | 30                                   | dwellings per y | ear                |
| Existing Strategic Lopolicy:                   | ocal Plan   | Greenj     | field site outside                   | developmer                    |   | lary contrary to SF<br>policy L2.    | P4, SP8 and the | Neighbourhood      |
| Are there any nation                           | onal policy |            |                                      | None                          |   |                                      |                 |                    |

| Are there any ph                        | vsical problems                       | on site   |                   | If yes, what   |            | Oth   | er, Please specify | ·                                       |  |  |
|---|---------------------------------------|---|-------------------|----------------|------------|---|--------------------|---|--|--|
|   | ysicai problems<br>I affect residenti |   | Yes               | There are      | mature     | trees on the site v   | which may affect   | the desian in                           |  |  |
|   | elopment?                             |   | 763               | 1              |            |   |                    | =                                       |  |  |
|   |                                       |   |                   |                |            | 044   | Di                 |   |  |  |
| NA/accid manidamaia                     | l davalanmant h                       |   |                   | If yes, what   |            | 06 contributions.  not deliverable  n:  No Staffordshire County Council  When are they looking to develop/sell the site?  0-5 years |                    |   |  |  |
| Would residentia                        | surrounding ar                        |   | Yes               | The site is a  | lso with   | nin the Picknall val  | ley, which is a lo | cally important                         |  |  |
| impact on the                           | . surrounding ar                      | cu.   |                   |                |            | landsca <sub>l</sub>  | oe.                |   |  |  |
|   |                                       | i   |                   | <u>į</u>       |            |   |                    |   |  |  |
| What are the surre                      | ounding uses                          | 1   |                   |                |            |   | =                  | -                                       |  |  |
| and character of the                    | _                                     | the noi   |                   |                |            | =   |                    | hed residential                         |  |  |
|   |                                       |   | are               | ea which is lo | cated w    | est of Uttoxeter to   | own centre.        |   |  |  |
| A                                       | re there likely to                    | be any i  | impacts on the    | viability of d | evelopr    | ment in relation to   | the following:     |   |  |  |
|   |                                       | <u>-</u> -  |                   |                | <u>.</u> _ |   |                    |   |  |  |
| Market Factors:                         |                                       |   |                   | Ur             | known      |   |                    |   |  |  |
|   |                                       |   |                   |                |            |   |                    |   |  |  |
| Cost Factors:                           |                                       |   | Sta               | andard Sectio  | n 106 c    | ontributions.   |                    |   |  |  |
|   |                                       |   |                   |                |            |   |                    |   |  |  |
| Delivery Factors:                       |                                       |   |                   | Site consider  | ed not d   | deliverable   |                    |   |  |  |
| Landowner Information:                  |                                       |   |                   |                |            |   |                    |   |  |  |
| Is the Landowner Are there any existing |                                       |   |                   |                |            |   |                    |   |  |  |
| of the site                             | Yes                                   | Ī   | Dwnership issu    | es/multinle    |            | No  | Staffordshire (    | County Council                          |  |  |
| known?                                  |                                       | landow  | =                 |                |            |   |                    | , |  |  |
| Do they intend to                       | develop or sell t                     | he site?  |                   | Sell           |            |   |                    |   |  |  |
|   |                                       |   |                   | <b>4</b>       |            |   |                    | 0-5 years                               |  |  |
| Comments:                               | Site has b                            | een decl  | ared surplus to   | requirements   | ;          | develop/se  | II the site?       | ,                                       |  |  |
|   |                                       |   | Dlanning          | Application    | History    |   |                    |   |  |  |
| Are there any plan                      | ning application                      | s rolatio   |                   |                |            |   |                    |   |  |  |
| Are there any plan                      | illing application                    | is relatili   | g to residential  | use on the s   | ite:       |   |                    |   |  |  |
|   |                                       |   |                   |                |            |   |                    |   |  |  |
| If yes, give                            |                                       |   |                   |                |            |   |                    |   |  |  |
| details:                                |                                       |   |                   |                |            |   |                    |   |  |  |
|   |                                       |   |                   |                |            |   |                    |   |  |  |
| Additional Site Information:            |                                       |   |                   |                |            |   |                    |   |  |  |
| What is the curren                      | t use of the                          |   |                   | Sit            | te is vac  | cant and unused   |                    |   |  |  |
| site? Are there any exis                | existing huildings                    |   |                   |                |            |   |                    |   |  |  |
| on the site?                            | None                                  |   |                   |                |            |   |                    |   |  |  |
| What was the prev                       | vious use of the                      | Previou   | ısly the site has | been used fo   | r agricu   | Iltural purposes an   | nd has been let o  | ut on a grazina                         |  |  |
| site?                                   |                                       | pus use of the Previously the site has been used for agricultural purposes and has been let out on a grazing license. |                   |                |            |   |                    |   |  |  |

#### Land at Dunstall Road, Barton under 47 **Site Address:** Site Ref: Needwood 13 **Related SHLAA Site Ref No's:** Site Area (ha): 0.42 **Potential Yield:** N/A Map/Pictures: under-Needwood © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Within the National Forest. Part of the site is within the Conservation Area and grade 2

agricultural land.

restrictions?

| Are there any phy                   | Are there any physical problems on site |           |  | If yes, what:     |                   |                            |                    |             |  |
|-------------------------------------|---|-----------|--|-------------------|-------------------|----------------------------|--------------------|-------------|--|
| which would                         | affect resident                         |           | No                                     |                   |                   |                            |                    |             |  |
|                                     |   |           |  | If yes, what:     |                   | ī                          | Character          |             |  |
| Would residentia impact on the      | development h<br>surrounding ar         |           | Yes                                    |                   | on tl             | he rural character         |                    | e village   |  |
| What are the surro                  | _                                       | Pre       | edominantly rui                        | ral area. Countr  | yside             | to North, West ar          | nd East residentic | ıl to south |  |
| Aı                                  | e there likely to                       | be any i  | mpacts on the                          | viability of dev  | elopr             | ment in relation to        | the following:     |             |  |
| Market Factors:                     |   |           |  | Unkn              | own               |                            |                    |             |  |
| Cost Factors:                       |   |           |  | Standard S106     | cont              | ributions                  |                    |             |  |
| Delivery Factors:                   |   |           |  | Site considered   | not d             | leliverable                |                    |             |  |
|                                     |   |           | Lando                                  | wner Information  | on:               |                            |                    |             |  |
| Is the Landowner of the site known? | Yes                                     |           | re any existing<br>Ownership issumers? | es/multiple       |                   | No                         | Single (           | Owner       |  |
| Do they intend to                   | develop or sell t                       |           |  | Sell              |                   |                            |                    |             |  |
| Comments:                           |   |           |  | <u>i</u>          |                   | When are the<br>develop/se | -                  | 0-5 years   |  |
|                                     |   |           | Planning                               | Application His   | tory              |                            |                    |             |  |
| Are there any plan                  | ning application                        | s relatin | g to residentia                        | l use on the site | ?                 |                            | N                  | ס           |  |
| If yes, give<br>details:            |   |           |  |                   |                   |                            |                    |             |  |
|                                     |   |           | Addition                               | nal Site Informa  | tion:             |                            |                    |             |  |
| What is the curren site?            |   |           |  | r the             | keeping of horses | ·                          |                    |             |  |
| Are there any exist on the site?    |   |           |  |                   | U                 | Unknown                    |                    |             |  |
| What was the prev<br>site?          | ious use of the Unknown                 |           |  |                   |                   |                            |                    |             |  |

#### Land at Manor Farm, Tutbury 48 **Site Address:** Site Ref: Site Area (ha): 0.57 **Potential Yield:** 17 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site 49. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Northern part of the site is within the flood zones they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed within a year developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Conservation Area

restrictions?

| Are there any ph                 | vsical problems                  | on site                     |                  | If yes, what              |          |   | Topography           |                |  |  |
|----------------------------------|----------------------------------|-----------------------------|------------------|---------------------------|----------|---|----------------------|----------------|--|--|
| which would                      | l affect residenti<br>elopment?  |                             | Yes              | Topograp                  | hy - ste | ep slope. Part of s                                     | site is within flood | l zones 2 & 3  |  |  |
|                                  |                                  |                             |                  | If yes, what              |          | C   | onservation Area     |                |  |  |
| Would residentia impact on the   | I development he surrounding are |                             | Yes              |                           |          | Site is in a conser                                     | vation area.         |                |  |  |
| What are the surro               | _                                | Site                        | lies on the edg  | e of Tutbury v            | _        | in a predominanti<br>rvation area                       | ly residential area  | within the     |  |  |
| Ai                               | re there likely to               | be any i                    | mpacts on the    | viability of d            | evelopr  | nent in relation t                                      | o the following:     |                |  |  |
| Market Factors:                  |                                  |                             |                  | Ur                        | known    |   |                      |                |  |  |
| Cost Factors:                    |                                  | Standard S106 contributions |                  |                           |          |   |                      |                |  |  |
| Delivery Factors:                |                                  |                             |                  | Site consider             | ed not a | leliverable   |                      |                |  |  |
|                                  |                                  |                             | Lando            | wner Informa              | tion:    |   |                      |                |  |  |
| Is the Landowner                 |                                  | Are the                     | e any existing   |                           |          |   | Single Owner, bu     | ıt mav he some |  |  |
| of the site                      | Yes                              | -                           | Ownership issu   | es/multiple               | Yes      | tenancies link  | -                    |                |  |  |
| known?                           |                                  | landowi                     | ners?            | <u></u>                   |          |   |                      |                |  |  |
| Do they intend to                | develop or sell t                | he site?                    |                  | Sell                      |          |   |                      |                |  |  |
| Comments:                        |                                  |                             |                  |                           |          | When are the develop/se                                 | -                    | 0-5 years      |  |  |
|                                  |                                  |                             | Planning         | Application               | History: |   |                      |                |  |  |
| Are there any plan               | ning application                 | s relatin                   | g to residential | use on the s              | ite?     |   | Ye                   | S              |  |  |
| If yes, give<br>details:         | PA/14283/003 -                   | - Applica                   | tion to erect on | e dwelling - F<br>Area an |          | ) 16/08/2006 due<br>vays.                               | to impacts on th     | e Conservation |  |  |
|                                  |                                  |                             | Addition         | al Site Inforr            | nation:  |   |                      |                |  |  |
| What is the curren               | t use of the                     | _                           | =                | -                         | ny 24 n  | agricultural use<br>nonth period to b<br>ies to an end. |                      | -              |  |  |
| Are there any exist on the site? |                                  |                             |                  |                           |          | No  |                      |                |  |  |
| What was the prev<br>site?       | vious use of the                 | Ous use of the Unknown      |                  |                           |          |   |                      |                |  |  |

# Land adjacent to Manor Farm, Tutbury Site Ref: 49

Site Area (ha): 2.28 Potential Yield: 68 Related SHLAA Site Ref No's: N/A



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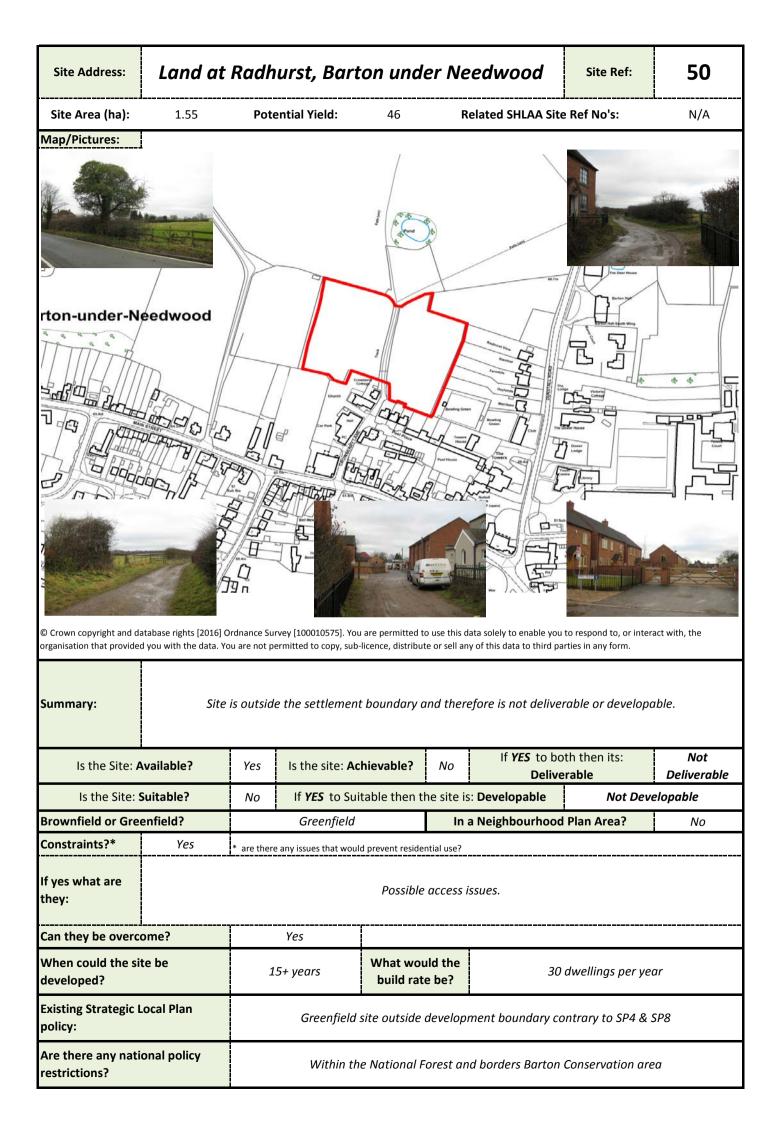
#### Summary:

**Site Address:** 

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 48.

| Is the Site: A                   | Available?  | Yes  | Is the site: <b>Ac</b>                                   | hievable?   | No | If <b>YES</b> to bo<br><b>Delive</b> |  | Not<br>Deliverable |  |  |
|----------------------------------|-------------|--|--|---|----|--------------------------------------|--|--------------------|--|--|
| Is the Site:                     | Suitable?   | No   | If <b>YES</b> to Sui                                     | Suitable then the site is: <b>Developable</b> Not Developable |    |                                      |  |                    |  |  |
| Brownfield or Gre                | enfield?    |  | Greenfield   | enfield In a Neighbourhood Plan Area?                         |    |                                      |  | No                 |  |  |
| Constraints?*                    | Yes         | * are there  | are there any issues that would prevent residential use? |   |    |                                      |  |                    |  |  |
| If yes what are they:            |             | Access to the site could be an issue and located within flood zones. |  |   |    |                                      |  |                    |  |  |
| Can they be overc                | ome?        |  | Yes  |   |    |                                      |  |                    |  |  |
| When could the si developed?     | te be       | 1  | 5+ years   | What would the build rate be?  30 dwellings per year          |    |                                      |  |                    |  |  |
| Existing Strategic I policy:     | Local Plan  | Greenfield site outside development boundary contrary to SP4 & SP8   |  |   |    |                                      |  | SP8                |  |  |
| Are there any nati restrictions? | onal policy | Conservation Area  |  |   |    |                                      |  |                    |  |  |

| Are there any physical problems o                   |              | ı site    |   | If yes, what                           |           | Тор                                | oography & Acces                               | ss               |  |
|---|--------------|-----------|---|--|-----------|------------------------------------|--|------------------|--|
| which would affect<br>developmen                    | residential  | ı         | Yes                                       | Access to th                           | e site co | ould be problemat<br>adjacent to M |  | eep slope and is |  |
|   |              | i         |   | If yes, what                           |           | C                                  | onservation Area                               |                  |  |
| Would residential develo                            | <del>-</del> |           | No  |  |           | Site is in a conser                | vation area.                                   |                  |  |
| What are the surrounding and character of the site? |              | Site lies |   | -                                      |           | conservation ared                  |  | rards the south  |  |
| Are there   | likely to b  | e any i   | mpacts on the                             | viability of d                         | evelopi   | ment in relation t                 | o the following:                               |                  |  |
| Market Factors:                                     |              |           |   | Ur                                     | known     |                                    |  |                  |  |
| Cost Factors:                                       |              |           |   | Standard S1                            | 06 cont   | tributions                         |  |                  |  |
| Delivery Factors:                                   |              |           |   | Site consider                          | ed not d  | deliverable                        |  |                  |  |
|   |              |           | Lando                                     | wner Inform                            | ition:    |                                    |  |                  |  |
| Is the Landowner of the site known?                 | 'es le       |           | e any existing<br>Ownership issu<br>ners? |  |           | No                                 | Single (                                       | Owner            |  |
| Do they intend to develor                           | or sell the  | e site?   |   | Sell                                   |           |                                    |  |                  |  |
| Comments:   |              |           |   | ······································ |           |                                    | re they looking to O-5 years op/sell the site? |                  |  |
|   |              |           | Planning                                  | g Application                          | History   | :                                  |  |                  |  |
| Are there any planning ap                           | plications   | relating  | g to residentia                           | I use on the s                         | ite?      |                                    | N  | 0                |  |
| If yes, give<br>details:                            |              |           |   |  |           |                                    |  |                  |  |
|   |              |           | Additio                                   | nal Site Infori                        | nation:   |                                    |  |                  |  |
| What is the current use or site?                    |              | gricult   | ural use, but a                           | rrangements (                          |           | made within any 2<br>an end.       | 4 month period t                               | o bring this use |  |
| Are there any existing bui on the site?             |              |           |   |  |           | None<br>                           |  |                  |  |
| What was the previous us site?                      | se of the    |           |   |  | Agric     | ultural land                       |  |                  |  |



| Are there any ph                | ysical problems                   | on site                         |                 | If yes, what    | :<br>        |  | Access            |              |  |  |  |
|---------------------------------|-----------------------------------|---------------------------------|-----------------|-----------------|--------------|--|-------------------|--------------|--|--|--|
| which would                     | l affect resident                 |                                 | Yes             | Current         | access       | through Crowberr   | ry Lane may not l | e sufficient |  |  |  |
|                                 |                                   |                                 |                 | If yes, what    |              |  | Character         |              |  |  |  |
| Would residentia impact on the  | l development h<br>surrounding ar |                                 | Yes             |                 |              |  |                   |              |  |  |  |
| What are the surro              | _                                 | ı                               | =               | he site and th  | ere is a     | , it is close to the<br>relatively new res<br>south of the site. |                   | =            |  |  |  |
| A                               | re there likely to                | be any                          | impacts on the  | viability of d  | evelopi      | ment in relation t   | o the following:  |              |  |  |  |
| Market Factors:                 |                                   |                                 |                 | Ur              | ıknown       |  |                   |              |  |  |  |
| Cost Factors:                   |                                   | Standard S106 contributions     |                 |                 |              |  |                   |              |  |  |  |
| Delivery Factors:               |                                   | Site considered not deliverable |                 |                 |              |  |                   |              |  |  |  |
| Landowner Information:          |                                   |                                 |                 |                 |              |  |                   |              |  |  |  |
| Is the Landowner                | Are there any existing            |                                 |                 |                 |              |  |                   |              |  |  |  |
| of the site                     | Yes                               |                                 | Ownership issu  | es/multiple     |              | No   |                   |              |  |  |  |
| known?                          |                                   | landow                          | ners?           |                 |              |  | <u> </u>          |              |  |  |  |
| Do they intend to               | develop or sell t                 | he site?                        |                 | Sell            |              | When are the   | ov looking to     |              |  |  |  |
| Comments:                       |                                   |                                 |                 |                 |              | When are the develop/se  | -                 | 0-5 years    |  |  |  |
|                                 |                                   |                                 | Planning        | Application     | History      |  |                   |              |  |  |  |
| Are there any plan              | ning application                  | s relatin                       | g to residentia | l use on the s  | ite?         |  | Ν                 | o            |  |  |  |
| If yes, give<br>details:        |                                   |                                 |                 |                 |              |  |                   |              |  |  |  |
|                                 |                                   |                                 | Addition        | nal Site Infori | nation:      |  |                   |              |  |  |  |
| What is the curren              | t use of the                      |                                 |                 | Agric           | ultural land |  |                   |              |  |  |  |
| Are there any exis on the site? |                                   |                                 |                 |                 |              | None   |                   |              |  |  |  |
| What was the previous           | ious use of the Agricultural land |                                 |                 |                 |              |  |                   |              |  |  |  |

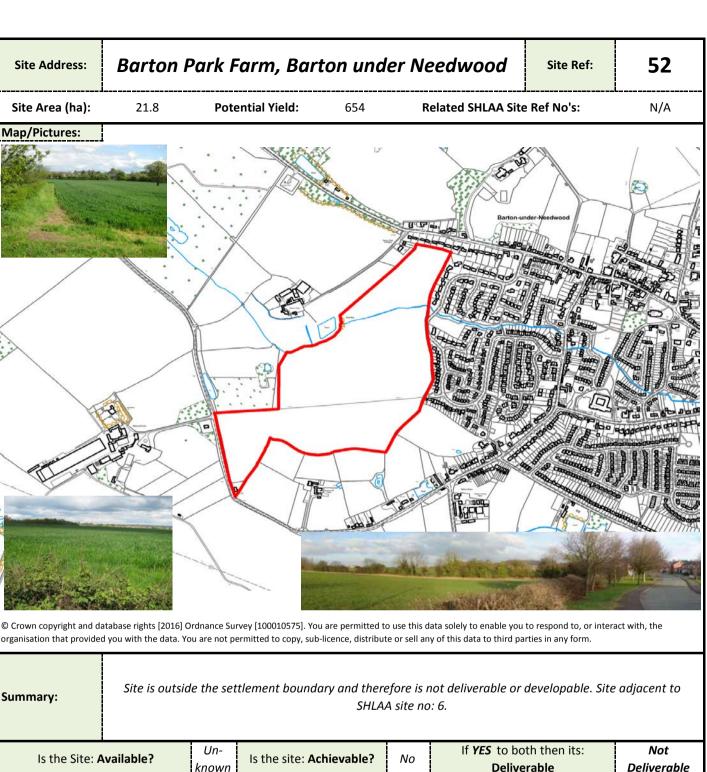
### Roycroft Lodge, Uttoxeter **51 Site Address:** Site Ref: **Related SHLAA Site Ref No's:** Site Area (ha): 3.1 **Potential Yield:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to Summary: SHLAA Site no: 15 & 89. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No In a Neighbourhood Plan Area? **Brownfield or Greenfield?** Mostly Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 30 dwellings per year 15+ years developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood policy: Plan.

None

Are there any national policy

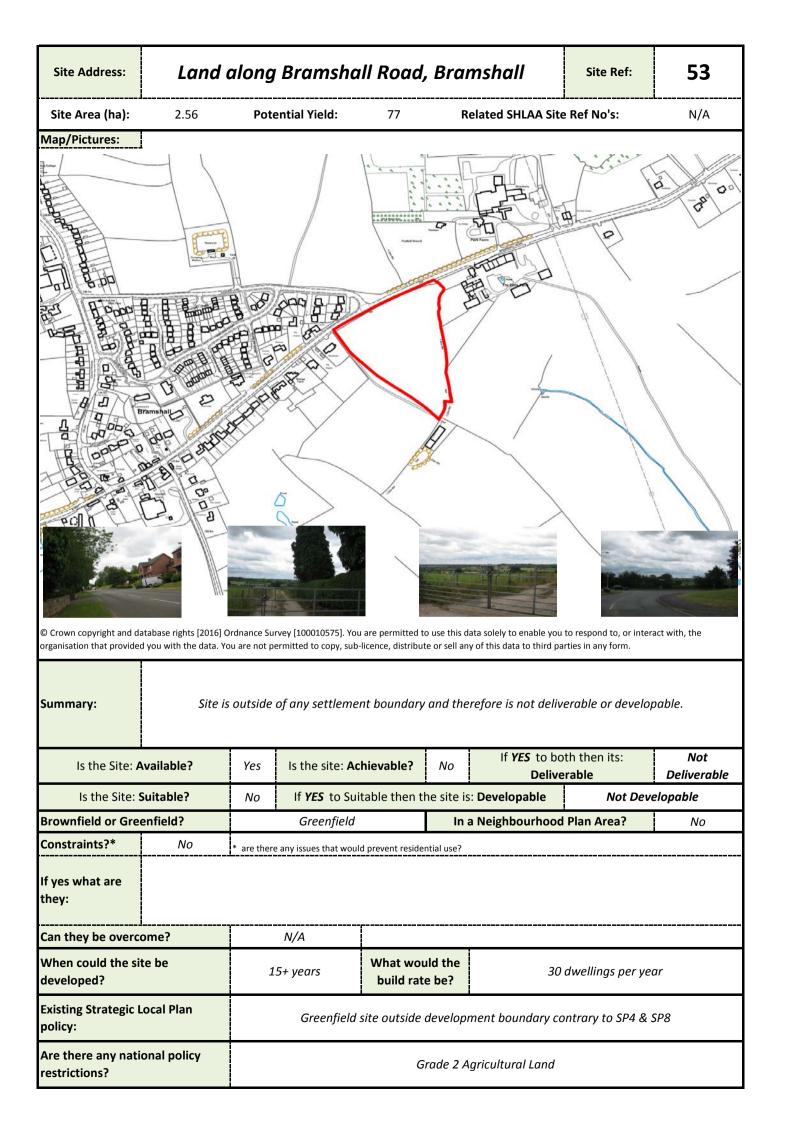
restrictions?

| Are there any nhy                   | Are there any physical problems on site   | on site     |                                  | If yes, what:     |         |                                   |                   |                 |  |
|-------------------------------------|---|-------------|----------------------------------|-------------------|---------|-----------------------------------|-------------------|-----------------|--|
| which would                         | l affect residenti<br>lopment?  | ı           | No                               |                   |         |                                   |                   |                 |  |
|                                     |   | ]<br>[<br>] |                                  | If yes, what:     |         |                                   | Character         |                 |  |
| Would residentia impact on the      | I development he surrounding are  |             | Yes                              | Would hav         | e imp   | act on the charact<br>Picknall Vo | •                 | side and the    |  |
| What are the surro                  |   | Resid       | ential to the no                 | orth and a new (  |         | opment to the eas<br>r directions | t, with open cour | ntryside in all |  |
| Aı                                  | e there likely to   | be any i    | mpacts on the                    | viability of dev  | /elopr  | ment in relation to               | the following:    |                 |  |
| Market Factors:                     |   |             |                                  | Unki              | nown    |                                   |                   |                 |  |
| Cost Factors:                       |   |             |                                  | Standard S10      | 6 cont  | ributions                         |                   |                 |  |
| Delivery Factors:                   |   |             |                                  | Site considerea   | l not d | leliverable                       |                   |                 |  |
|                                     |   |             | Lando                            | wner Informati    | ion:    |                                   |                   |                 |  |
| Is the Landowner of the site known? | Yes   |             | e any existing<br>Ownership issu | es/multiple       |         | No                                | Single (          | owner           |  |
| Do they intend to                   |   |             | 1013:                            | Sell              |         | <u>-</u>                          |                   |                 |  |
| Comments:                           |   |             | oposed by own                    | <u> </u>          |         | When are the<br>develop/se        | 11-5 Vears        |                 |  |
|                                     |   |             | Planning                         | Application Hi    | istory  | :                                 |                   |                 |  |
| Are there any plan                  | ning application  | s relatin   | g to residentia                  | l use on the site | e?      |                                   | Ye                | 'S              |  |
| If yes, give<br>details:            | P/2015/00961 - Outline application for the erection of up to 6 dwellings - Withdrawn 13/10/2015 |             |                                  |                   |         |                                   |                   |                 |  |
|                                     |   |             | Addition                         | nal Site Informa  | ation:  |                                   |                   |                 |  |
| What is the curren site?            |   |             |                                  | Resident          | ial pro | pperty - still occup              | ied<br>           |                 |  |
| Are there any exist on the site?    |   |             |                                  |                   |         | Yes                               |                   |                 |  |
| What was the previous site?         | vious use of the Unknown  |             |                                  |                   |         |                                   |                   |                 |  |

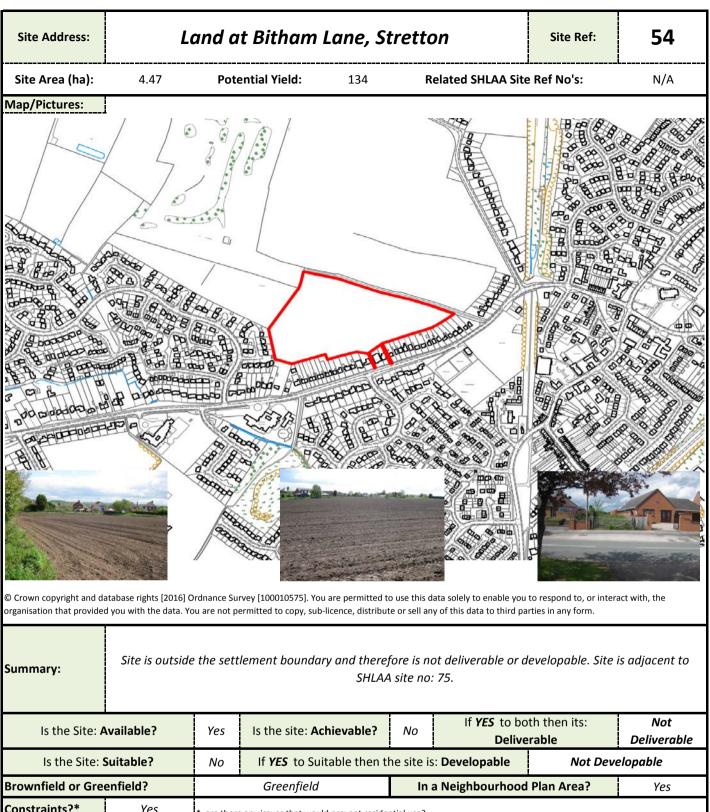


| Is the Site: <b>A</b>   | vailable? | Un-<br>known   | Is the site: Ac  | hievable?   | No   | If <b>YES</b> to bo<br><b>Delive</b> |            | Not<br>Deliverable |  |
|---|-----------|--|--|---|--|--------------------------------------|------------|--------------------|--|
| Is the Site: \$   | Suitable? | No   | If <b>YES</b> to Sui                                     | If YES to Suitable then the site is: Developable  Not Developable |  |                                      |            |                    |  |
| Brownfield or Gree  | enfield?  |  | Greenfield   |   | In a   | a Neighbourhood                      | Plan Area? | No                 |  |
| Constraints?*   | Yes       | * are there  | are there any issues that would prevent residential use? |   |  |                                      |            |                    |  |
| If yes what are<br>they:  |           | <del></del>  | Part of the site is covered by floodzone 2 & 3           |   |  |                                      |            |                    |  |
| Can they be overco  | ome?      |  | Yes  |   |  |                                      |            |                    |  |
| When could the site developed?  | te be     | 1.   | 5+ years   |   | hat would the uild rate be?  30 dwellings per year |                                      |            |                    |  |
| Existing Strategic L<br>policy:   | ocal Plan | Greenfield site outside development boundary contrary to SP4 & SP8 |  |   |  |                                      |            | SP8                |  |
| Are there any national policy within the National Forest Within the National Forest |           |  |  |   |  |                                      |            |                    |  |

| Are there any ph                     | vsical problems                               | on site   |                    | If yes, what:    |          |                                | Flood Risk        |               |
|--------------------------------------|---|-----------|--------------------|------------------|----------|--------------------------------|-------------------|---------------|
| which would                          | affect residenti                              | ı         | Yes                |                  |          | Some issues with               | h flood risk.     |               |
|                                      |   |           |                    | If yes, what:    |          |                                | Character         |               |
| Would residentia impact on the       | I development he surrounding are              |           | Yes                |                  | Signifi  | cant impact on la              | ndscape characte  | er.           |
| What are the surro                   |   | Resider   | ntial to the east  | , open country   |          | o the south and we<br>e north. | est with ribbon d | evelopment to |
| Aı                                   | e there likely to                             | be any i  | mpacts on the      | viability of de  | velopn   | nent in relation to            | the following:    |               |
| Market Factors:                      |   |           |                    | Unl              | known    |                                |                   |               |
| Cost Factors:                        | No une  | xpected ( | costs likely on th | nis site other t | han us   | ual infrastructure             | and s106 contrib  | utions.       |
| Delivery Factors:                    |   |           |                    | Site considere   | d not a  | leliverable                    |                   |               |
|                                      |   |           | Landov             | wner Informa     | tion:    |                                |                   |               |
| Is the Landowner                     |   | Are ther  | e any existing     |                  |          |                                |                   |               |
| of the site                          | Unknown                                       | _         | Ownership issue    | es/multiple      |          | Unknown                        |                   |               |
| known?                               |   | landow    | ners?              | <u> </u>         | :        |                                |                   |               |
| Do they intend to                    | develop or sell t                             | he site?  |                    | Unknow           | n        |                                |                   |               |
| Comments:                            |   |           |                    |                  |          | When are the develop/se        | -                 | Unknown       |
|                                      |   |           | Planning           | Application H    | listory: |                                |                   |               |
| Are there any plan                   | ning application                              | s relatin | g to residential   | use on the si    | te?      |                                | N                 | o             |
| If yes, give<br>details:             |   |           |                    |                  |          |                                |                   |               |
|                                      |   |           | Addition           | al Site Inform   | ation:   |                                |                   |               |
| What is the current use of the site? |   |           |                    |                  | Agric    | ultural land                   |                   |               |
| on the site?                         | Are there any existing buildings on the site? |           |                    |                  |          |                                |                   | <b>_</b>      |
| What was the previite?               | vious use of the                              |           |                    |                  | Agric    | ultural land                   |                   |               |



| Are there any phy                    | Are there any physical problems on site | on site   |                  | If yes, what:   |          |                                    |   |              |  |
|--------------------------------------|---|---|------------------|-----------------|----------|------------------------------------|---|--------------|--|
| which would                          | affect residenti                        | 1   | No               |                 |          |                                    |   |              |  |
|                                      |   |   |                  | If yes, what:   |          |                                    | Character   |              |  |
| Would residential impact on the      | development h<br>surrounding ar         |   | Yes              | Residentia      | l develo | opment would hav<br>character of t |   | mpact on the |  |
| What are the surro                   | _                                       | Εc  | dge of settleme  | nt to the wes   | t and fa | rm complex to the                  | e east. Fields to t                               | he south.    |  |
| Ar                                   | e there likely to                       | be any i  | mpacts on the    | viability of de | evelopr  | ment in relation to                | the following:                                    |              |  |
| Market Factors:                      |   |   |                  | Un              | known    |                                    |   |              |  |
| Cost Factors:                        |   |   |                  | Normal S10      | 16 contr | ibutions                           |   |              |  |
| Delivery Factors:                    |   |   |                  | Site considere  | ed not a | leliverable                        |   |              |  |
|                                      |   | ,   | Lando            | wner Informa    | tion:    |                                    |   |              |  |
| Is the Landowner of the site known?  | Yes                                     | Are there any existing leases/Ownership issues/multiple landowners? |                  |                 |          | No                                 | Single (  | Owner        |  |
| Do they intend to                    | develop or sell t                       | he site?  |                  | Sell            |          |                                    |   |              |  |
| Comments:                            |   |   |                  | <u> </u>        |          |                                    | are they looking to 0-5 years elop/sell the site? |              |  |
|                                      |   |   | Planning         | Application I   | listory  |                                    |   |              |  |
| Are there any plan                   | ning application                        | s relatin   | g to residential | use on the s    | ite?     |                                    | N   | 0            |  |
| If yes, give<br>details:             |   |   |                  |                 |          |                                    |   |              |  |
|                                      |   |   | Addition         | nal Site Inforn | nation:  |                                    |   |              |  |
| What is the current use of the site? |   |   |                  |                 | Agric    | ultural land                       |   |              |  |
| Are there any exist on the site?     |   |   |                  |                 |          | None                               |   |              |  |
| What was the previous                | Agricultural land                       |   |                  |                 |          |                                    |   |              |  |

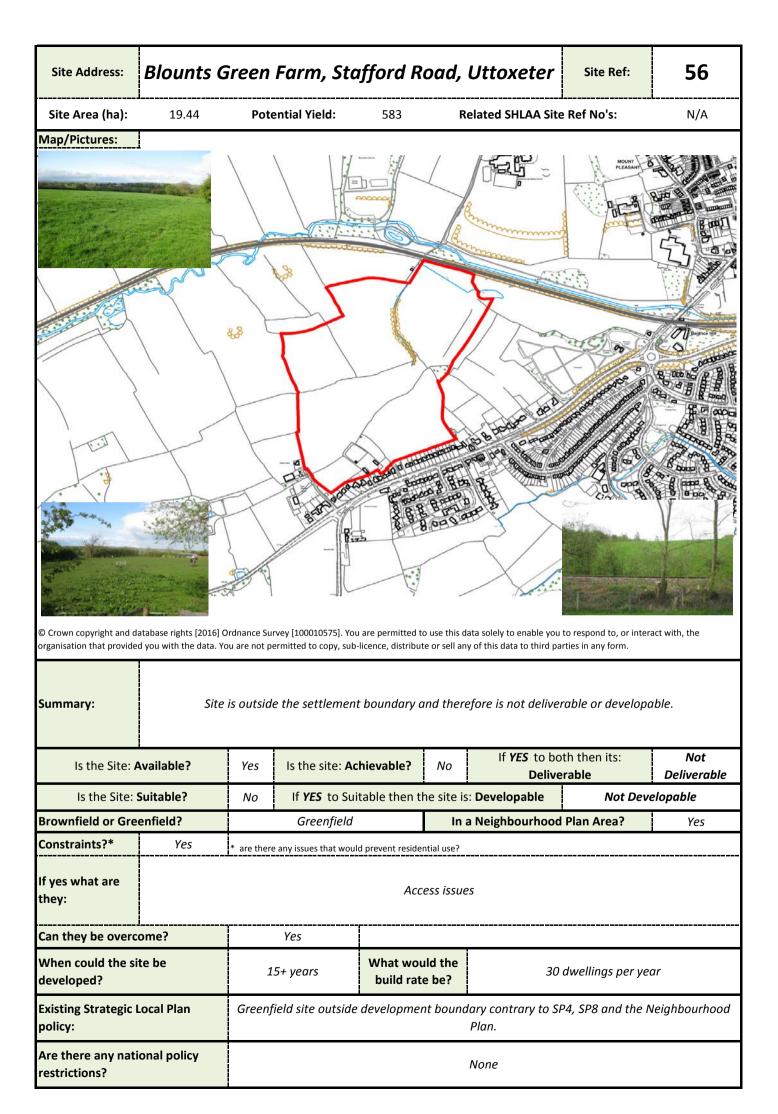


| Is the Site: A               | Available?   | Yes   | Yes Is the site: Achievable? No Deliverable Deliverable  |                        |            |                       | Deliverable |               |  |
|------------------------------|--------------|---|--|------------------------|------------|-----------------------|-------------|---------------|--|
| Is the Site:                 | Suitable?    | No  | If <b>YES</b> to Sui                                     | itable then th         | ne site is | : Developable         | Not Deve    | elopable      |  |
| Brownfield or Gre            | enfield?     | Greenfield In a Neighbourhood Plan Area?  |  |                        | Yes        |                       |             |               |  |
| Constraints?*                | Yes          | * are there   | are there any issues that would prevent residential use? |                        |            |                       |             |               |  |
| If yes what are<br>they:     |              |   | Access to this site is poor.                             |                        |            |                       |             |               |  |
| Can they be overc            | ome?         |   | Yes  |                        |            |                       |             |               |  |
| When could the si developed? | te be        | 1   | 5+ years   | What wou<br>build rate |            | 30 dwellings per year |             |               |  |
| Existing Strategic policy:   | Local Plan   | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbour<br>Plan.      |  |                        |            |                       |             | leighbourhood |  |
| Are there any nati           | ional policy | Most of the site is Grade 2 Agricultual Land and site is adjacent to the National Forest boundary |  |                        |            |                       |             |               |  |

| -  |  |            |                 |   |   |                      |  |                   |  |  |  |
|--|--|------------|-----------------|---|---|----------------------|--|-------------------|--|--|--|
| Are there any ph                         | vsical problems  | on site    |                 | If yes, what  | :   |                      | Access                                       |                   |  |  |  |
|  | d affect residenti   |            | Yes             | Proposed  | access  | looks insufficient i | but could be resc                            | olved with the    |  |  |  |
|  | elopment?  |            |                 | <u>'</u>  | demolition of one of the adjacent properties. |                      |  |                   |  |  |  |
|  |  |            |                 | If yes, what  | :   |                      | Landscape                                    |                   |  |  |  |
| Would residentia                         | •  |            | Yes             | Proposed access looks insufficient but could be resolv demolition of one of the adjacent properties.  If yes, what:  Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Landscape Residential development would have an impact on the result this part of Stretton.  Standard Solds contributions  One developer on site  Downer Information:  Sues/multiple  No  Sell  When are they looking to develop/sell the site?  Yes  To develop up to 425 dwellings - Refused 23/07/2015 due to |   |                      |  | e rural nature of |  |  |  |
| impact on the                            | e surrounding ar   | ea?        | . 20            |   |   |                      | · · · · · · · · · · · · · · · · · · ·        |                   |  |  |  |
| What are the surre<br>and character of t | _  | Site is b  | ounded by hou   |   |   | · ·                  | ant golf course to                           | o the North and   |  |  |  |
| А  | re there likely to   | be any     | impacts on the  | viability of d  | evelopi                                       | ment in relation t   | o the following:                             |                   |  |  |  |
| Market Factors:                          | There ar   | e other lo | arge permitted  | development   | within  | the vicinity that m  | nay impact on the                            | e market          |  |  |  |
| Cost Factors:                            |  |            |                 | Standard Si   | .06 cont                                      | ributions            |  |                   |  |  |  |
| Delivery Factors:                        |  |            |                 | One dev   | eloper o                                      | on site              |  |                   |  |  |  |
| Landowner Information:                   |  |            |                 |   |   |                      |  |                   |  |  |  |
| Is the Landowner                         |  |            | re any existing |   |   |                      |  |                   |  |  |  |
| of the site<br>known?                    | Yes  | leases/0   |                 | es/multiple   |   | No                   |  |                   |  |  |  |
| Do they intend to                        |  |            | ileis:          | Sell  |   |                      | <u>                                     </u> | <br>              |  |  |  |
|  |  |            |                 |   |   | When are the         | ey looking to                                | 0.5               |  |  |  |
| Comments:                                |  |            |                 |   |   | develop/se           | ell the site?                                | 0-5 years         |  |  |  |
|  |  |            | Planning        | Application   | History                                       |                      |  |                   |  |  |  |
| Are there any plar                       | ning application   | s relatin  | g to residentia | l use on the s  | ite?  |                      | Υe   | 25                |  |  |  |
| If yes, give<br>details:                 | P/2014/00818 - Outline application to develop up to 425 dwellings - Refused 23/07/2015 due to site being outside the settlement boundary and loss of agricultural land. Appealed and dismissed following a public inquiry. |            |                 |   |   |                      |  |                   |  |  |  |
|  |  |            | Addition        | nal Site Infor  | mation:                                       |                      |  |                   |  |  |  |
| What is the currer site?                 |  |            |                 |   | Agric   | ultural land         |  |                   |  |  |  |
| Are there any exis on the site?          |  |            |                 |   |   | None                 |  |                   |  |  |  |
| What was the pressite?                   | vious use of the   |            |                 |   | Agric   | ultural land         |  |                   |  |  |  |

#### Land at Bagots View, Abbots Bromley **55 Site Address:** Site Ref: Site Area (ha): 3.16 **Potential Yield:** 95 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access would be key to delivery of the site. they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy: Are there any national policy Most of the site is Grade 2 Agriculural Land and site is adjacent to the Abbots Bromley restrictions? Conservation Area

| Are there any ph                 | vsical problems                | on sita                         |  | If yes, what:    |         |                                      | Access           |                 |  |  |
|----------------------------------|--------------------------------|---------------------------------|--|------------------|---------|--------------------------------------|------------------|-----------------|--|--|
| which would                      | affect residenti<br>lopment?   |                                 | Yes  | Access p         | oor fr  | om both Schoolhc                     | ouse Lane and Ho | ırley Lane.     |  |  |
|                                  |                                |                                 | Access poor from both Schoolhouse Lane and Harley Land  If yes, what:  Other, Please specify  Further encroachment into the countryside would have an impexisting residents.  It yes, what:  Further encroachment into the countryside would have an impexisting residents.  It yes, what:  Other, Please specify  Further encroachment into the countryside would have an impexisting residents.  It yes, what:  Other, Please specify  Further encroachment into the countryside would have an impexisting residents.  Outher, Please specify  Further encroachment into the countryside would have an impexisting residents.  Unknown  Standard Store development in relation to the following:  Unknown  Standard S106 Contributions  Site considered not deliverable  Landowner Information:  The any existing of the plant of the plan |                  |         |                                      |                  |                 |  |  |
| Would residentia impact on the   | development he surrounding are |                                 | Yes  | Further encro    | achm    |                                      | =                | re an impact on |  |  |
| What are the surro               | <del>-</del>                   | Low                             | density resident   |                  |         |                                      | =                | orth. School,   |  |  |
| Aı                               | e there likely to              | be any i                        | impacts on the   | viability of dev | velopr  | nent in relation to                  | the following:   |                 |  |  |
| Market Factors:                  |                                |                                 |  | Unk              | nown    |                                      |                  |                 |  |  |
| Cost Factors:                    |                                |                                 |  | Standard S10     | 6 Cont  | ributions                            |                  |                 |  |  |
| Delivery Factors:                |                                | Site considered not deliverable |  |                  |         |                                      |                  |                 |  |  |
| Landowner Information:           |                                |                                 |  |                  |         |                                      |                  |                 |  |  |
| Is the Landowner                 |                                | Are the                         | re any existing  |                  |         |                                      |                  |                 |  |  |
| of the site                      | Yes                            |                                 | _  | es/multiple      |         | No                                   |                  |                 |  |  |
| known?                           |                                | landow                          | ners?  | <u>,</u>         |         |                                      |                  | r               |  |  |
| Do they intend to                | develop or sell t              | he site?                        |  | Sell             |         |                                      |                  |                 |  |  |
| Comments:                        |                                |                                 |  |                  |         |                                      | -                | 0-5 years       |  |  |
|                                  |                                |                                 | Planning   | Application Hi   | istory: |                                      |                  |                 |  |  |
| Are there any plan               | ning application               | s relatin                       | g to residential   | use on the sit   | e?      |                                      | Υε               | ?s              |  |  |
| If yes, give<br>details:         | OU/01551/005                   | - Outline                       |  |                  |         | nall corner of the and landscape imp |                  | 5/05/2005 due   |  |  |
|                                  |                                |                                 | Addition   | al Site Informa  | ation:  |                                      |                  |                 |  |  |
| site?                            |                                |                                 |  |                  |         | ultural land                         |                  |                 |  |  |
| Are there any exist on the site? |                                |                                 |  |                  |         | None                                 |                  |                 |  |  |
| What was the prev                | nous use of the                |                                 |  |                  | Agric   | ultural land                         |                  |                 |  |  |



|                                     | Are there any physical problems on site        |                             |   | If yes, what:   |         |   | Access                                 |                 |  |  |
|-------------------------------------|--|-----------------------------|---|-----------------|---------|---|--|-----------------|--|--|
| which would                         | ysical problems<br>affect resident<br>lopment? |                             | Yes   |                 |         | Current farm acc  | ess is poor.                           |                 |  |  |
|                                     |  |                             |   | If yes, what:   |         |   | Landscape                              |                 |  |  |
| Would residentia<br>impact on the   | l development h<br>surrounding ar              |                             | Yes   | This part of    | area. 1 | oxeter is attractive<br>The site is also not<br>In would create a s<br>countrys | well contacted t<br>ignificant protru  | to the built up |  |  |
| What are the surro                  | _  | •                           | and north east,                             | separated by    | the De  | e but also the cem<br>orby Crewe railway<br>o the boundary is                   | line. Stafford Ro                      |                 |  |  |
| Aı                                  | e there likely to                              | be any                      | impacts on the                              | viability of de | velopr  | nent in relation to   | o the following:                       |                 |  |  |
| Market Factors:                     |  |                             |   | Unk             | nown    |   |  |                 |  |  |
| Cost Factors:                       |  | Standard S106 contributions |   |                 |         |   |  |                 |  |  |
| Delivery Factors:                   | Site considered not deliverable                |                             |   |                 |         |   |  |                 |  |  |
|                                     |  |                             | Lando                                       | wner Informat   | tion:   |   |  |                 |  |  |
| Is the Landowner of the site known? | Yes  |                             | re any existing<br>Ownership issuo<br>ners? | es/multiple     |         | Unknown   |  |                 |  |  |
| Do they intend to                   | develop or sell t                              | he site?                    |   | Sell            |         |   |  |                 |  |  |
| Comments:                           |  |                             |   | <u> </u>        |         |   | ney looking to O-5 years ell the site? |                 |  |  |
|                                     |  |                             | Planning                                    | Application H   | istory  |   |  | •               |  |  |
| Are there any plan                  | ning application                               | s relatin                   | g to residential                            | use on the sit  | te?     |   |  | lo              |  |  |
| If yes, give<br>details:            | If yes, give                                   |                             |   |                 |         |   |  |                 |  |  |
|                                     |  |                             | Addition                                    | al Site Inform  | ation:  |   |  |                 |  |  |
| What is the curren site?            |  |                             |   |                 | Agric   | ultural land  |  |                 |  |  |
| Are there any exist on the site?    |  |                             |   |                 | U       | nknown<br>  |  |                 |  |  |
| What was the previous               | vious use of the                               |                             |   |                 | Agric   | ultural land  |  |                 |  |  |

#### Land off Goose Lane, Abbots Bromley **57 Site Address:** Site Ref: Site Area (ha): 1.00 **Potential Yield:** 30 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access issues they: Can they be overcome? Yes When could the site be What would the 15+ years Site completed over two years developed? build rate be? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8

Conservation Area

policy:

restrictions?

Are there any national policy

| Are there any physical problems on site |                                 |                             |                                    | If yes, what                     | :                    |   | Access                                  |                 |  |  |  |
|---|---------------------------------|-----------------------------|------------------------------------|----------------------------------|----------------------|---|---|-----------------|--|--|--|
| which would                             | l affect resident               |                             | Yes                                |                                  |                      | Potential issues v  | with access                             |                 |  |  |  |
|   |                                 |                             |                                    | If yes, what                     | :                    | Othe  | er, Please specify                      | ·               |  |  |  |
| Would residentia                        | l development h                 | ave an                      | V                                  | Residenti                        | al devel             | opment on two sid   | des. However, th                        | is would be a   |  |  |  |
| impact on the                           | surrounding ar                  | ea?                         | Yes                                | further i                        | ncursio              | n into the countrys   | side increasing th                      | e density of    |  |  |  |
|   |                                 |                             |                                    |                                  |                      | development in ti   | his location.                           |                 |  |  |  |
| What are the surro                      | _                               | residen                     | tial and comme<br>ary to the north | ercial building<br>nern resident | gs. Howe<br>ial area | of the southern bo<br>ever the area is lar<br>separated by a na<br>bordered by a care | rgely rural in cha<br>arrow heavily hed | racter with the |  |  |  |
| Aı                                      | re there likely to              | be any i                    | mpacts on the                      | viability of d                   | evelopr              | ment in relation to   | the following:                          |                 |  |  |  |
| Market Factors:                         |                                 |                             |                                    | Ui                               | nknown               |   |   |                 |  |  |  |
| Cost Factors:                           |                                 | Standard S106 contributions |                                    |                                  |                      |   |   |                 |  |  |  |
| Delivery Factors:                       | Site considered not deliverable |                             |                                    |                                  |                      |   |   |                 |  |  |  |
| Landowner Information:                  |                                 |                             |                                    |                                  |                      |   |   |                 |  |  |  |
| Is the Landowner                        |                                 | Are the                     | e any existing                     |                                  |                      |   |   |                 |  |  |  |
| of the site                             | Yes                             | •                           | Ownership issue                    | es/multiple                      |                      | No  |   |                 |  |  |  |
| known?                                  |                                 | landowi                     | ners?                              | ز<br>دا                          |                      | <u>-</u>  |   |                 |  |  |  |
| Do they intend to                       | develop or sell t               | he site?                    |                                    | Unkno                            | vn                   |   |   |                 |  |  |  |
| Comments:                               |                                 |                             |                                    |                                  |                      | When are the develop/se   |   | Unknown         |  |  |  |
|   |                                 |                             | Planning                           | Application                      | History              |   |   |                 |  |  |  |
| Are there any plan                      | ning application                | s relatin                   | g to residential                   | use on the                       | ite?                 |   | N                                       | 0               |  |  |  |
| If yes, give<br>details:                |                                 |                             |                                    |                                  |                      |   |   |                 |  |  |  |
|   |                                 |                             | Addition                           | al Site Infor                    | mation:              |   |   |                 |  |  |  |
| What is the curren site?                | t use of the                    |                             |                                    | C                                | pen cou              | ıntryside/fields.   |   |                 |  |  |  |
| Are there any exist on the site?        |                                 | _                           |                                    |                                  | U                    | nknown  |   |                 |  |  |  |
| What was the prev                       | vious use of the                |                             |                                    |                                  | U                    | nknown  |   |                 |  |  |  |

**Site Address:** 

#### Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)

**Site Ref:** 

58

Site Area (ha):

0.39

**Potential Yield:** 

12

**Related SHLAA Site Ref No's:** 

N/A



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**Summary:** 

restrictions?

Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 59 & 60.

|                             |              | STEAN SILE TIO 3. 35 & 00.   |  |   |            |                 |                        |        |  |  |  |  |
|-----------------------------|--------------|--|--|---|------------|-----------------|------------------------|--------|--|--|--|--|
| Is the Site: A              | Available?   | No   | Is the site: <b>Ac</b>                                   | the site: Achievable? Yes If YES to both then its:  Deliverable |            |                 | Not<br>Deliverable     |        |  |  |  |  |
| Is the Site:                | Suitable?    | Yes  | If <b>YES</b> to Sui                                     | table then t  | he site is | : Developable   | evelopable Developable |        |  |  |  |  |
| Brownfield or Gre           | enfield?     |  | Brownfield   |   | ln :       | a Neighbourhood | ood Plan Area? Yes     |        |  |  |  |  |
| Constraints?*               | Yes          | * are there  | are there any issues that would prevent residential use? |   |            |                 |                        |        |  |  |  |  |
| If yes what are they:       |              | <b>.</b>   | Listed building, contamination and ownership issues      |   |            |                 |                        |        |  |  |  |  |
| Can they be over            | ome?         |  | Yes  |   |            |                 |                        |        |  |  |  |  |
| When could the sideveloped? | ite be       | 6-   | - 15 years   | What woo  |            | Site co.        | mpleted within         | a year |  |  |  |  |
| Existing Strategic policy:  | Local Plan   | Housing allocation in SP4  |  |   |            |                 |                        |        |  |  |  |  |
| Are there any nat           | ional policy | Within the National Forest and there is a Listed Building on site. |  |   |            |                 |                        |        |  |  |  |  |

| Are there any phy  | sical problems   | on site            |                      | If yes, what:   |         | Oth                                  | er, Please specify | <i>'</i>      |  |  |
|--|--|--------------------|----------------------|-----------------|---------|--------------------------------------|--------------------|---------------|--|--|
| which would  | affect residenti<br>opment?                                    |                    | Yes                  | The site in     | cludes  | a listed building o                  | and is within the  | Flood zones.  |  |  |
|  |  |                    |                      | If yes, what:   |         |                                      | Character          |               |  |  |
| Would residential impact on the  | ' <del>-</del> '   |                    | Yes                  | i               |         | elopment would in                    | larger scheme (w   | =             |  |  |
|  |  |                    |                      |                 |         | 59, 60 and/                          | or 72)             |               |  |  |
| What are the surro   | _  | Site is l          | oounded to the (     | =               | -       | o the west by Kwi<br>orth and south. | k Fit and retail a | nd commercial |  |  |
| Are  | e there likely to  | be any i           | impacts on the       | viability of de | velopr  | nent in relation to                  | the following:     |               |  |  |
| Market Factors:  |  |                    | Land val             | ue likely to be | low ar  | nd currently in use                  |                    |               |  |  |
| Cost Factors:  | Possible high mitigation costs and standard S106 contributions |                    |                      |                 |         |                                      |                    |               |  |  |
| Delivery Factors:  Likely to come forward as a phase of a larger development |  |                    |                      |                 |         |                                      |                    |               |  |  |
| Landowner Information:   |  |                    |                      |                 |         |                                      |                    |               |  |  |
| Is the Landowner   |  |                    | re any existing      |                 |         |                                      |                    |               |  |  |
| of the site<br>known?  | Yes  | leases/0<br>landow | Ownership issueners? | es/multiple     | ,       | Yes                                  | Multiple sites     | and owners    |  |  |
| Do they intend to d  | evelop or sell t   | he site?           |                      | Sell            |         |                                      |                    |               |  |  |
| Comments:  |  |                    |                      |                 |         | When are the develop/se              |                    | 0-5 years     |  |  |
|  |  |                    | Planning             | Application H   | istory: |                                      |                    |               |  |  |
| Are there any planr  | ning application   | s relatin          | g to residential     | use on the sit  | e?      |                                      | N                  | o             |  |  |
| If yes, give<br>details:   |  |                    |                      |                 |         |                                      |                    |               |  |  |
|  |  |                    | Addition             | al Site Inform  | ation:  |                                      |                    |               |  |  |
| What is the current site?  |  |                    |                      |                 | Coach   | department<br>                       |                    |               |  |  |
| Are there any existi on the site?  |  |                    |                      |                 |         | Yes                                  |                    |               |  |  |
| What was the previ   | Railway building associated with sidings.                      |                    |                      |                 |         |                                      |                    |               |  |  |

Site Address:

## Land at Derby Road, Burton on Trent (Tile Store/Kwik fit & adjacent land)

Site Ref:

59

Site Area (ha):

1.02

**Potential Yield:** 

31

**Related SHLAA Site Ref No's:** 

N/A



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Summary:

Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 58 & 60.

|  | i<br>!       |   |                            |                          |            |                                      |                           |                    |  |  |
|--|--------------|---|----------------------------|--------------------------|------------|--------------------------------------|---------------------------|--------------------|--|--|
| Is the Site: A                           | Available?   | No  | Is the site: <b>A</b> c    | Is the site: Achievable? |            | If <b>YES</b> to be<br><b>Delive</b> |                           | Not<br>Deliverable |  |  |
| Is the Site:                             | Suitable?    | Yes   | If <b>YES</b> to Su        | itable then t            | he site is | : Developable                        | Devel                     | lopable            |  |  |
| Brownfield or Gre                        | enfield?     |   | Brownfield                 |                          | In         | a Neighbourhood                      | ighbourhood Plan Area? Ye |                    |  |  |
| Constraints?*                            | Yes          | * are there   | e any issues that wou      | ld prevent reside        | ntial use? |                                      |                           |                    |  |  |
| If yes what are they:  Can they be overc | ome?         | Existing tenants and possible ownership issue. Proximity to flood zones.  Yes |                            |                          |            |                                      |                           |                    |  |  |
| When could the si                        |              | 6-  | 15 years                   | What wor                 |            | Site co                              | empleted within           | a year             |  |  |
| Existing Strategic   policy:             | Local Plan   |   | Housing allocation in SP4  |                          |            |                                      |                           |                    |  |  |
| Are there any nati restrictions?         | ional policy |   | Within the National Forest |                          |            |                                      |                           |                    |  |  |

|                                  |                    |           |                   | If yes, what:      |                   | Oth                 | er, Please specify              | <b>'</b>        |  |  |
|----------------------------------|--------------------|-----------|-------------------|--------------------|-------------------|---------------------|---------------------------------|-----------------|--|--|
| Are there any ph                 | -                  |           |                   | Site is under      | utili             | sed, having been p  | partially cleared.              | However it is   |  |  |
|                                  | l affect residenti | ial       | Yes               | Ī                  |                   | nd the Pets at Hor  |                                 |                 |  |  |
| deve                             | elopment?          |           |                   |                    |                   | to be reloc         |                                 |                 |  |  |
|                                  |                    |           |                   | If yes, what:      |                   | Oth                 | er, Please specify              | ·               |  |  |
| Would residentia                 |                    |           | Yes               | Development        | in th             | is site and adjacer | nt sites 58 and 60              | ) would help to |  |  |
| impact on the                    | surrounding ar     | ea?       |                   |                    |                   | e area in line with |                                 | -               |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| What are the surro               | ounding uses       |           | Cita is alasa ta  | +h a rail          | 1 0+1-            | on commonstal       | te recidential                  | nasita          |  |  |
| and character of th              | ne site?           |           | Site is close to  | the railway and    | otne              | er commercial uni   | is, residentiai op <sub>l</sub> | oosite.         |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| Aı                               | e there likely to  | be any i  | impacts on the    | viability of deve  | elopr             | ment in relation to | the following:                  |                 |  |  |
| Market Factors:                  |                    |           | Land val          | ue likely to be lo | w ar              | nd currently in use |                                 |                 |  |  |
|                                  |                    |           |                   | -                  |                   | ·                   |                                 |                 |  |  |
| Cost Factors:                    |                    | F         | Possible high mit | tigation costs ar  | nd st             | andard S106 conti   | ributions                       |                 |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| Delivery Factors:                |                    |           | Likely to come    | forward as a pl    | nase              | of a larger develo  | pment                           |                 |  |  |
| ,                                |                    |           | •                 |                    |                   | ,                   |                                 |                 |  |  |
| Landowner Information:           |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| Is the Landowner                 | I Index            |           | re any existing   | (manulain I -      |                   | Unknows             |                                 |                 |  |  |
| of the site<br>known?            | Unknown            | leases/C  | Ownership issue   | es/multiple        |                   | Unknown             |                                 |                 |  |  |
| Do they intend to                | develop or sell t  |           | 110131            | Unknown            |                   |                     |                                 |                 |  |  |
|                                  |                    | c site:   |                   | JIIKIIOWII         |                   | When are the        | y looking to                    | I I m I m       |  |  |
| Comments:                        |                    |           |                   |                    |                   | develop/se          | 1                               | Unknown         |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
|                                  |                    |           |                   | Application His    |                   |                     |                                 |                 |  |  |
| Are there any plan               | ning application   | s relatin | g to residential  | use on the site    | ?                 |                     | N                               | 0               |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| If yes, give                     |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| details:                         |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
|                                  |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
|                                  |                    |           | Addition          | al Site Informat   | tion:             |                     |                                 |                 |  |  |
| What is the curren               | t use of the       |           | Retail            | and                | Sui Generis Units |                     |                                 |                 |  |  |
| site?                            |                    |           |                   |                    |                   |                     |                                 |                 |  |  |
| Are there any exist on the site? | ting buildings     |           |                   |                    |                   | Yes                 |                                 |                 |  |  |
| What was the prev                | ious use of the    |           |                   |                    |                   |                     |                                 |                 |  |  |
| site?                            | nous use of tile   |           |                   |                    | U                 | nknown              |                                 |                 |  |  |

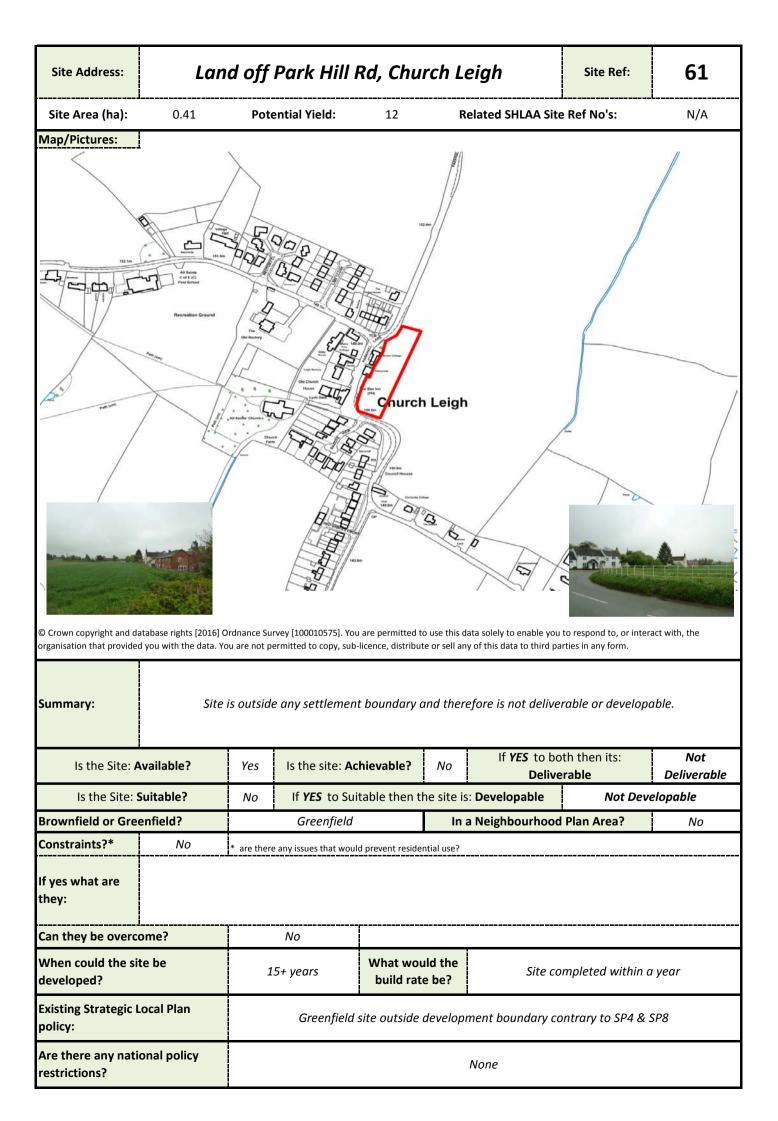
#### Land at Derby Road, Burton on Trent (Rykneld 60 **Site Address:** Site Ref: Metals) Site Area (ha): 0.47 **Potential Yield: Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to Summary: SHLAA site no's: 58, 59 & 72. If **YES** to both then its: Not Un-Is the Site: Available? Is the site: Achievable? Yes known **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable **Brownfield or Greenfield?** Brownfield In a Neighbourhood Plan Area? Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible contamination. Existing tenants and possible ownership issue. Proximity to flood zones. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Housing allocation in SP4 policy:

Within the National Forest

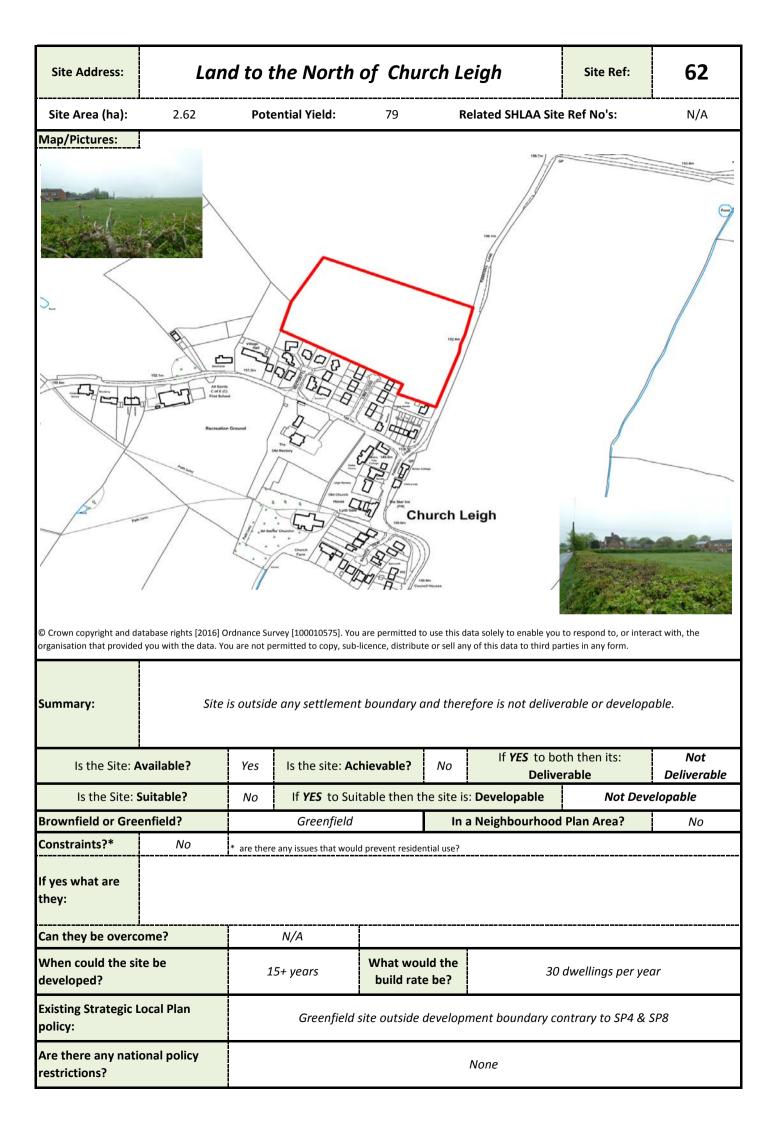
Are there any national policy

restrictions?

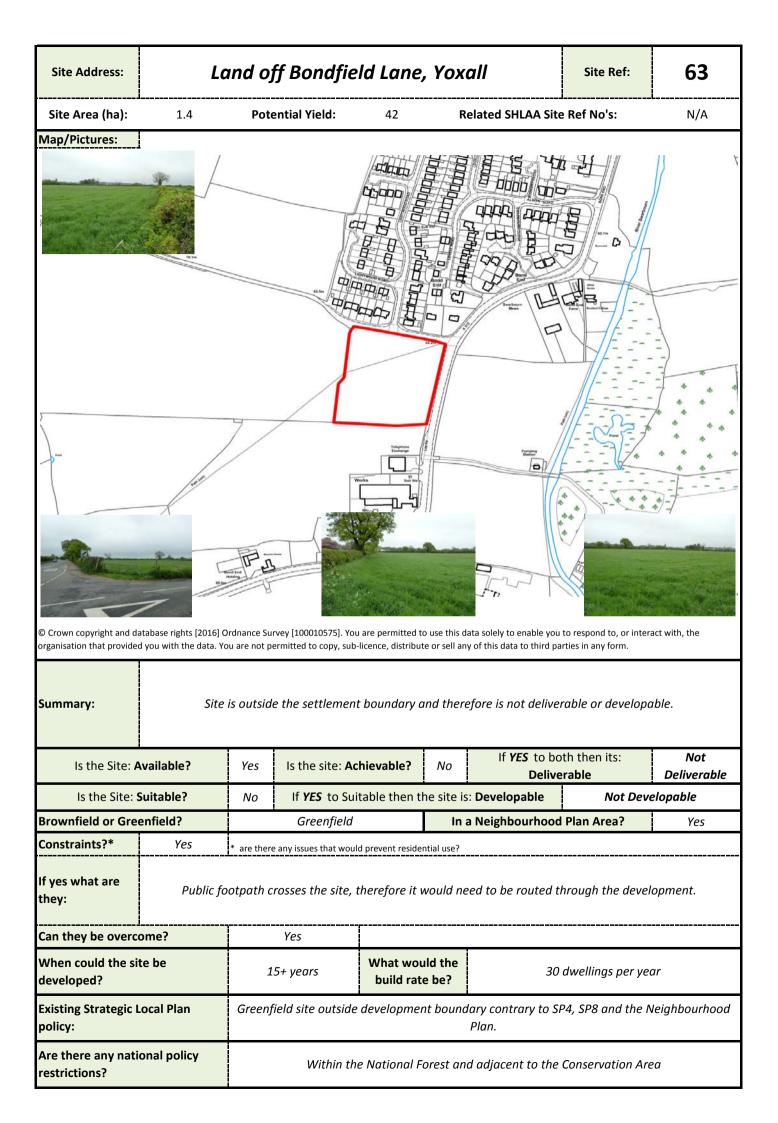
| Are there any ph               | vsical problems                | on site   |                  | If yes, what:                                  |         |  | Contamination      |             |  |  |  |
|--------------------------------|--------------------------------|-----------|------------------|--|---------|--|--------------------|-------------|--|--|--|
| which would                    | affect residenti               |           | Yes              |  | 1       | Potential risk of co                       | ontamination       |             |  |  |  |
|                                |                                |           |                  | If yes, what:                                  |         | Oth  | er, Please specify | <i>'</i>    |  |  |  |
| Would residentia impact on the | development he surrounding are |           | Yes              | <u>.                                      </u> |         | s site and adjacen<br>he area in line witi |                    | -           |  |  |  |
| What are the surro             | <del>-</del>                   | Area      | =                |  |         | d retail on the eas<br>Railway to the eas  |                    | y Road with |  |  |  |
| Aı                             | e there likely to              | be any i  | impacts on the   | viability of de                                | velopr  | nent in relation to                        | the following:     |             |  |  |  |
| Market Factors:                |                                |           | Land val         | ue likely to be                                | low ar  | nd currently in use                        |                    |             |  |  |  |
| Cost Factors:                  |                                | Ρ         | ossible high mit | igation costs                                  | and sto | andard S106 contr                          | ibutions.          |             |  |  |  |
| Delivery Factors:              |                                |           | Likely to come   | forward as a                                   | phase   | of a larger develo <sub>l</sub>            | pment              |             |  |  |  |
| Landowner Information:         |                                |           |                  |  |         |  |                    |             |  |  |  |
| Is the Landowner               |                                | Are the   | re any existing  |  |         |  |                    |             |  |  |  |
| of the site                    | Yes                            |           | Ownership issue  | es/multiple                                    |         | No   |                    |             |  |  |  |
| known?                         |                                | landow    | ners?            | <u> </u>                                       |         |  |                    |             |  |  |  |
| Do they intend to              | develop or sell t              | he site?  |                  | Develop  | )       |  |                    |             |  |  |  |
| Comments:                      |                                |           |                  |  |         | When are the develop/se                    |                    | 0-5 years   |  |  |  |
|                                |                                |           | Planning         | Application H                                  | listory |  |                    |             |  |  |  |
| Are there any plan             | ning application               | s relatin | g to residential | use on the si                                  | te?     |  | N                  | 0           |  |  |  |
| If yes, give<br>details:       |                                |           |                  |  |         |  |                    |             |  |  |  |
|                                |                                |           | Addition         | al Site Inform                                 | ation:  |  |                    |             |  |  |  |
| What is the curren site?       |                                |           |                  | V  | 'acant  | Industrial Unit                            |                    |             |  |  |  |
| on the site?                   |                                |           |                  |  |         | Yes  |                    |             |  |  |  |
| What was the prev              | vious use of the               |           |                  |  | Indu    | strial Unit                                |                    |             |  |  |  |



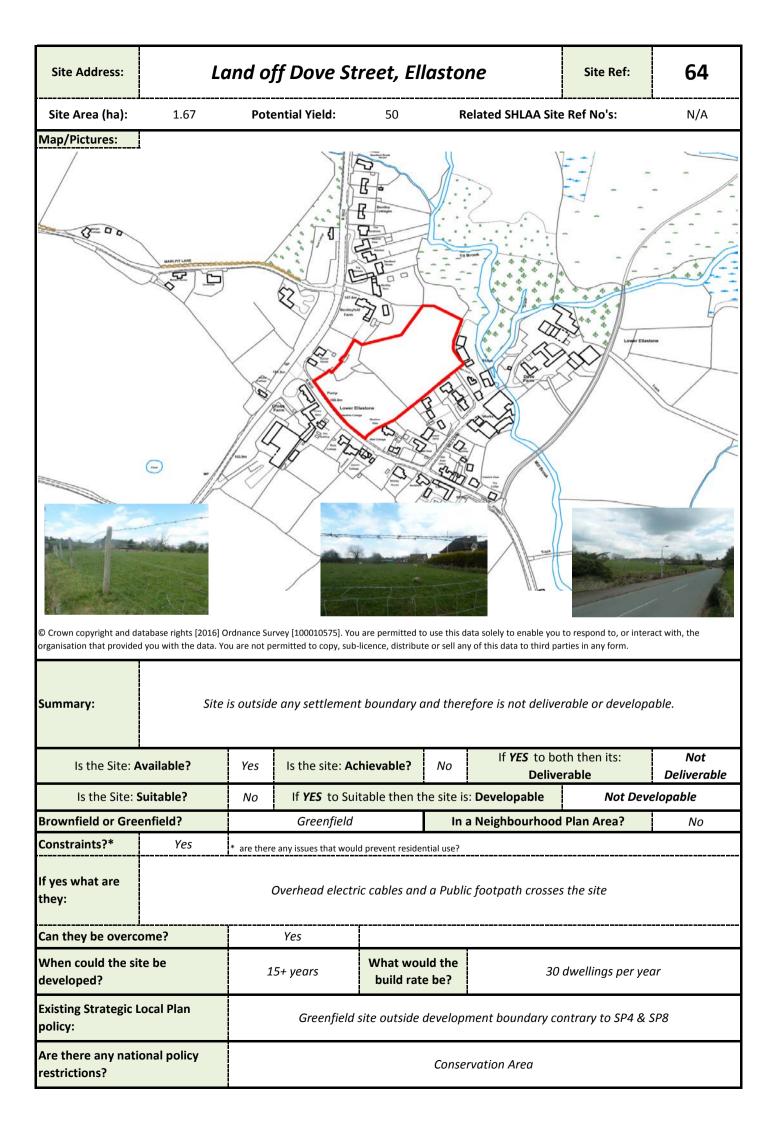
| Are there any physical problems on sit |                                  | on site   |                   | If yes, what:   |              |                                   |                    |                 |  |  |
|--|----------------------------------|---|-------------------|-----------------|--------------|-----------------------------------|--------------------|-----------------|--|--|
| which would                            | affect residenti<br>lopment?     |   | No                |                 |              |                                   |                    |                 |  |  |
|  |                                  |   |                   | If yes, what:   |              |                                   | Character          |                 |  |  |
| Would residentia impact on the         | development h<br>surrounding are |   | Yes               | <del></del>     |              | act on the charac                 | ter of the village |                 |  |  |
| What are the surro                     | _                                | Set wit   | hin a rural villa | ge with reside  |              | o the South and W<br>of the site. | est and agricultu  | ral land to the |  |  |
| Aı                                     | e there likely to                | be any i  | mpacts on the     | viability of d  | evelopr      | ment in relation to               | the following:     |                 |  |  |
| Market Factors:                        |                                  |   |                   | Un              | known        |                                   |                    |                 |  |  |
| Cost Factors:                          |                                  |   |                   | Standard S1     | 06 cont      | ributions                         |                    |                 |  |  |
| Delivery Factors:                      |                                  |   |                   | Site considere  | ed not a     | leliverable                       |                    |                 |  |  |
| Landowner Information:                 |                                  |   |                   |                 |              |                                   |                    |                 |  |  |
| Is the Landowner                       | Are there any existing           |   |                   |                 |              |                                   |                    |                 |  |  |
| of the site                            | Yes                              | _   | Ownership issu    | es/multiple     |              | No                                | Single (           | Owner           |  |  |
| known?                                 |                                  | landowi   | ners?             | l Call          | <sub>1</sub> |                                   |                    |                 |  |  |
| Do they intend to Comments:            | develop or sell t                |   | oposed by own     | i Sell<br>er    |              | When are the<br>develop/se        | II-5 Vears         |                 |  |  |
|  |                                  |   | Planning          | Application     | listory      | :                                 |                    |                 |  |  |
| Are there any plan                     | ning application                 | s relatin   | g to residentia   | l use on the s  | ite?         |                                   | N                  | 0               |  |  |
| If yes, give<br>details:               | P/2                              | P/2014/01400 - Outline development for five new dwellings- Withdrawn 19/01/2015 |                   |                 |              |                                   |                    |                 |  |  |
|  |                                  |   | Addition          | nal Site Inforr | nation:      |                                   |                    |                 |  |  |
| What is the curren site?               |                                  |   |                   |                 | Agric        | ultural land                      |                    |                 |  |  |
| Are there any exist on the site?       | existing buildings Unkr          |   |                   |                 |              |                                   |                    |                 |  |  |
| What was the previous                  | vious use of the                 | i <mark>ous use of the</mark> Agricultural land                                 |                   |                 |              |                                   |                    |                 |  |  |



| Are there any ph                 | ysical problems                   | on site   |                   | If yes, what:    |              |                              |                   |                |  |  |
|----------------------------------|-----------------------------------|-----------|-------------------|------------------|--------------|------------------------------|-------------------|----------------|--|--|
|                                  | l affect residenti                | ial       | No                |                  |              |                              |                   |                |  |  |
| deve                             | elopment?                         |           |                   |                  |              |                              |                   |                |  |  |
| Mould residentie                 | l douglammant h                   |           |                   | If yes, what:    |              |                              | Character         |                |  |  |
| Would residentia impact on the   | surrounding ar                    |           | Yes               |                  | ı            | Impact on charac             | ter of village.   |                |  |  |
| What are the surro               |                                   | Residei   | ntial to the Sout | th of the site ( | and ope      | en countryside to t<br>site. | the North, East a | nd West of the |  |  |
| Aı                               | re there likely to                | be any i  | impacts on the    | viability of de  | evelopr      | nent in relation to          | o the following:  |                |  |  |
| Market Factors:                  |                                   |           |                   | Un               | known        |                              |                   |                |  |  |
| Cost Factors:                    |                                   |           |                   | Standard S1      | 06 cont      | ributions                    |                   |                |  |  |
| Delivery Factors:                | : Site considered not deliverable |           |                   |                  |              |                              |                   |                |  |  |
| Landowner Information:           |                                   |           |                   |                  |              |                              |                   |                |  |  |
| Is the Landowner                 |                                   | !         | re any existing   |                  |              |                              |                   |                |  |  |
| of the site                      | Yes                               |           | Ownership issue   | es/multiple      |              | No                           |                   |                |  |  |
| known?  Do they intend to        | <u> </u>                          | landow    | ners?             | Sell             |              |                              | <u> </u>          |                |  |  |
| they intend to                   |                                   | ne site:  |                   | i 3e11           |              | When are the                 | ev looking to     |                |  |  |
| Comments:                        |                                   |           |                   |                  |              | develop/se                   |                   | 6- 15 years    |  |  |
|                                  |                                   |           | Planning          | Application I    | listory:     |                              |                   |                |  |  |
| Are there any plan               | ning application                  | s relatin | g to residential  | use on the s     | ite?         |                              | N                 | 0              |  |  |
| If yes, give<br>details:         |                                   |           |                   |                  |              |                              |                   |                |  |  |
|                                  |                                   |           | Addition          | al Site Inforn   | nation:      |                              |                   |                |  |  |
| What is the curren site?         | t use of the                      |           |                   | Agric            | ultural land |                              | <del></del>       |                |  |  |
| Are there any exist on the site? | existing buildings                |           |                   |                  |              | None                         |                   |                |  |  |
| What was the prev                | vious use of the                  |           |                   |                  | Agric        | ultural land                 |                   |                |  |  |



| Are there any phy                | Are there any physical problems o  |           |                          | If yes, what   | ,<br>,    |  |                    |           |  |  |  |
|----------------------------------|--|-----------|--------------------------|----------------|-----------|--|--------------------|-----------|--|--|--|
| which would                      | l affect residenti<br>lopment?   | ı         | No                       |                |           |  |                    |           |  |  |  |
|                                  |  |           |                          | If yes, what   |           |  | Character          |           |  |  |  |
| Would residentia impact on the   | l development h<br>surrounding are   |           | Yes                      |                |           | act on the charac  | ter of the village |           |  |  |  |
| What are the surro               | -  | Ī         | _                        |                | ıral land | y of the site and th<br>I lies to the south<br>Istrial unit. | •                  | •         |  |  |  |
| Aı                               | e there likely to  | be any i  | mpacts on the            | viability of d | evelopr   | ment in relation to  | o the following:   |           |  |  |  |
| Market Factors:                  |  |           |                          | Ur             | known     |  |                    |           |  |  |  |
| Cost Factors:                    |  |           |                          | Standard S1    | 06 cont   | ributions  |                    |           |  |  |  |
| Delivery Factors:                |  |           |                          | Site consider  | ed not a  | leliverable  |                    |           |  |  |  |
|                                  | Landowner Information:   |           |                          |                |           |  |                    |           |  |  |  |
| Is the Landowner                 |  |           | e any existing           | / 11           |           | Ma   | Cinalo             | 2         |  |  |  |
| of the site<br>known?            | Yes  | leases/C  | Ownership issue<br>ners? | es/muitipie    |           | No   | Single (           | Jwner     |  |  |  |
| Do they intend to                | develop or sell t  |           |                          | Develo         | р         |  |                    |           |  |  |  |
| Comments:                        |  |           |                          | L              |           | When are the<br>develop/se                                   |                    | 0-5 years |  |  |  |
|                                  |  |           | Planning                 | Application    | History   |  |                    |           |  |  |  |
| Are there any plan               | ning application   | s relatin | g to residential         | use on the s   | ite?      |  | Υe                 | S         |  |  |  |
| If yes, give<br>details:         | P/2015/00512 - Outline application for residential development for up to 35 dwellings - Refused 28/07/2020<br>due to the site being outside the settlement boundary.<br>P/2016/00712 - Outline application for residential development for up to 35 dwellings- Refused 17/08/201<br>due to the site being outside the settlement boundary. |           |                          |                |           |  |                    |           |  |  |  |
|                                  |  |           | Addition                 | al Site Inforr | nation:   |  |                    |           |  |  |  |
| What is the curren site?         |  |           |                          | <b>_</b>       | Agric     | ultural land   |                    |           |  |  |  |
| Are there any exist on the site? |  |           |                          |                |           | None   |                    |           |  |  |  |
| What was the previous            | vious use of the Agricultural land   |           |                          |                |           |  |                    |           |  |  |  |



|   |  |                             |  | If yes, what:   |         | Oth                     | er, Please specify | /         |  |  |  |
|---|--|-----------------------------|--|---|---------|-------------------------|--------------------|-----------|--|--|--|
|   | ysical problems<br>affect resident<br>lopment? |                             | Yes  | Overhead electricity cable which may have to be moved. Public footpath which can be diverted through potential development. The site is adjacent to the road which sits slightly lower then the site. |         |                         |                    |           |  |  |  |
|   |  |                             |  | If yes, what:   |         |                         | Character          |           |  |  |  |
| Would residential impact on the                           | development he surrounding ar                  |                             | Yes  |   |         |                         |                    |           |  |  |  |
| What are the surro  | _  |                             | Rura                                       | l in character,   | bound   | led by residential (    | on three sides.    |           |  |  |  |
| Ar  | e there likely to                              | be any                      | impacts on the                             | viability of d  | evelopi | ment in relation t      | o the following:   |           |  |  |  |
| Market Factors:   |  |                             |  | Un  | known   |                         |                    |           |  |  |  |
| Cost Factors:   |  | Standard S106 contributions |  |   |         |                         |                    |           |  |  |  |
| Delivery Factors:   | Site considered not deliverable                |                             |  |   |         |                         |                    |           |  |  |  |
|   |  | ,                           | Lando                                      | wner Informa  | tion:   |                         | ,                  |           |  |  |  |
| Is the Landowner of the site known?                       | Yes  | <u>.</u>                    | re any existing<br>Ownership issu<br>ners? | es/multiple   |         | Yes                     | 2 Owners           |           |  |  |  |
| Do they intend to   | develop or sell t                              | he site?                    |  | Develo  | p       |                         |                    |           |  |  |  |
| Comments:   |  |                             |  |   |         | When are the develop/se |                    | Unknown   |  |  |  |
|   |  |                             | Planning                                   | Application   | listory |                         |                    |           |  |  |  |
| Are there any plan  | ning application                               | ns relatin                  | g to residential                           | use on the s  | ite?    |                         | N                  | ooking to |  |  |  |
| If yes, give<br>details:                                  |  |                             |  |   |         |                         |                    |           |  |  |  |
|   |  |                             | Addition                                   | nal Site Inforr   | nation: |                         |                    |           |  |  |  |
| What is the curren site?                                  |  |                             |  |   | Agric   | ultural land            |                    |           |  |  |  |
| Are there any exist on the site?                          |  | <br> <br>                   |  |   | U       | nknown                  |                    |           |  |  |  |
| What was the previous use of the site?  Agricultural land |  |                             |  |   |         |                         |                    |           |  |  |  |

#### Land at The Croft, College Road, Denstone 65 **Site Address:** Site Ref: Site Area (ha): 1.24 **Potential Yield:** 37 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to Summary: SHLAA site no: 91. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Mostly Greenfield Constraints?\* No are there any issues that would prevent residential use? If yes what are they: Can they be overcome? N/A When could the site be What would the 15+ years 30 dwellings per year developed? build rate be?

Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood

Plan.

None

**Existing Strategic Local Plan** 

Are there any national policy

policy:

restrictions?

| Are there any ph                 | ysical problems<br>I affect residenti |                             | No               | If yes, what:     |         |                             |                    |                |  |
|----------------------------------|---------------------------------------|-----------------------------|------------------|-------------------|---------|-----------------------------|--------------------|----------------|--|
| deve                             | elopment?                             |                             |                  |                   |         |                             |                    |                |  |
|                                  |                                       |                             |                  | If yes, what:     | ļ       |                             | Character          |                |  |
| Would residentia impact on the   | I development he surrounding are      |                             | Yes              |                   |         |                             |                    |                |  |
| What are the surro               | _                                     | Rural iı                    | n character. Res | idential to the   | -       | , predominantly G<br>South. | reenfield to the I | East, West and |  |
| Aı                               | e there likely to                     | be any i                    | impacts on the   | viability of de   | velopr  | ment in relation t          | o the following:   |                |  |
| Market Factors:                  |                                       |                             |                  | Unk               | nown    |                             |                    |                |  |
| Cost Factors:                    |                                       | Standard S106 contributions |                  |                   |         |                             |                    |                |  |
| Delivery Factors:                |                                       |                             |                  | Site considered   | d not a | leliverable                 |                    |                |  |
| Landowner Information:           |                                       |                             |                  |                   |         |                             |                    |                |  |
| Is the Landowner                 | Van                                   |                             | re any existing  | , ,,,,,           |         | 0/-                         |                    |                |  |
| of the site known?               | Yes                                   | leases/C                    | Ownership issue  | es/multiple       |         | No                          |                    |                |  |
| Do they intend to                |                                       |                             |                  | Sell              |         |                             | <u> </u>           |                |  |
| Comments:                        |                                       |                             |                  | L                 |         | When are the<br>develop/se  |                    | 0-5 years      |  |
|                                  |                                       |                             | Planning         | Application H     | istory: |                             |                    |                |  |
| Are there any plan               | ning application                      | s relatin                   | g to residential | use on the sit    | :e?     |                             | N                  | 0              |  |
| If yes, give<br>details:         |                                       |                             |                  |                   |         |                             |                    |                |  |
|                                  |                                       |                             | Addition         | al Site Inform    | ation:  |                             |                    |                |  |
| What is the current site?        | t use of the Residential with garden  |                             |                  |                   | and e   | equestrian uses in          | cluding a paddoc   | k              |  |
| Are there any exist on the site? |                                       |                             |                  |                   |         | Yes                         |                    |                |  |
| What was the prev<br>site?       | vious use of the                      |                             |                  | Agricultural land |         |                             |                    |                |  |

# Site Address: Land to the south of Denstone Site Ref: 66 Site Area (ha): 1.5 Potential Yield: 45 Related SHLAA Site Ref No's: N/A Map/Pictures:



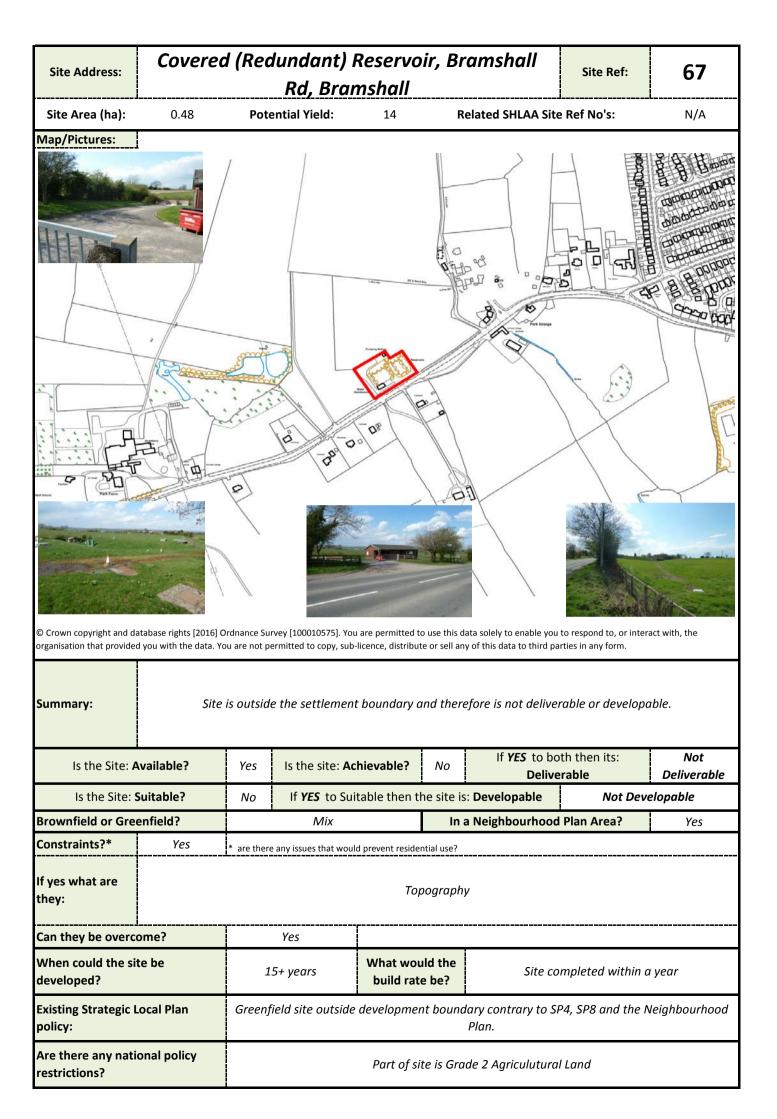
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Summary:

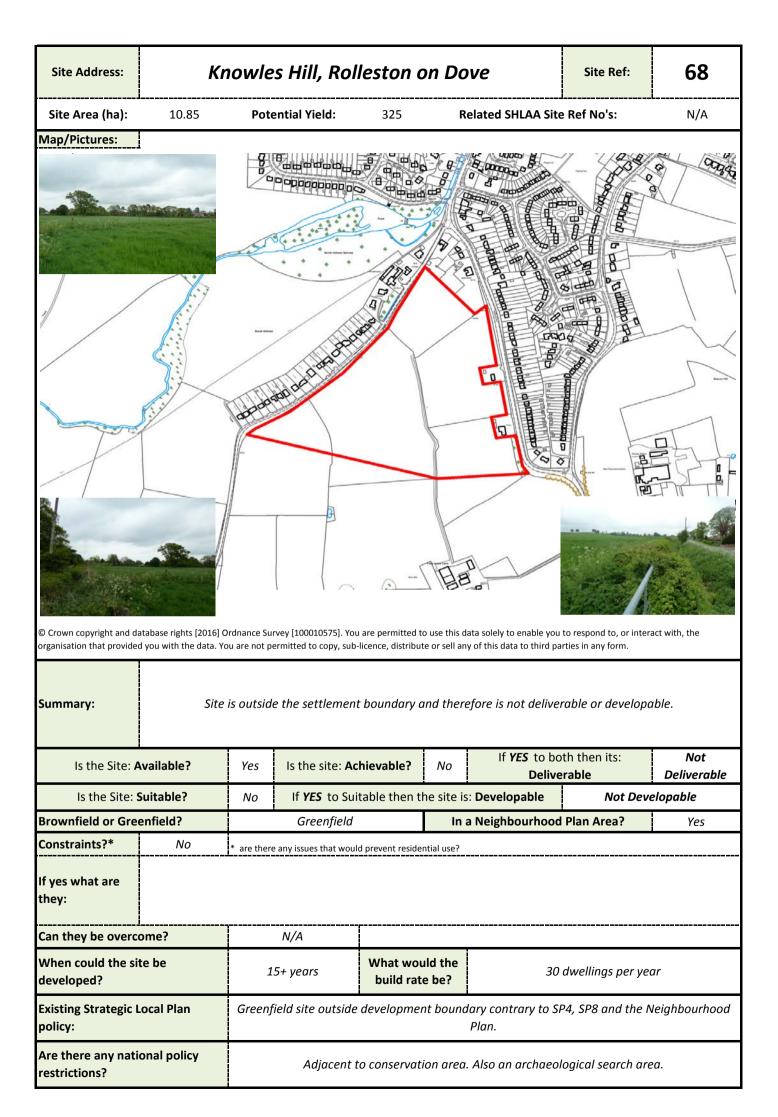
Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 42

| •  |             |             | SHLAA site no: 42.  |               |            |  |                        |                    |  |  |  |  |
|--|-------------|-------------|---|---------------|------------|--|------------------------|--------------------|--|--|--|--|
| Is the Site: A                           | Available?  | Yes         | Yes Is the site: Achievable?  |               | No         | If <b>YES</b> to bo<br><b>Delive</b>     |                        | Not<br>Deliverable |  |  |  |  |
| Is the Site:                             | Suitable?   | No          | If <b>YES</b> to Sui  | itable then t | he site is | ite is: <b>Developable</b> Not Developab |                        |                    |  |  |  |  |
| Brownfield or Gre                        | enfield?    |             | Greenfield  |               | ln         | a Neighbourhood                          | ourhood Plan Area? Ye. |                    |  |  |  |  |
| Constraints?*                            | No          | * are there | are there any issues that would prevent residential use?                                      |               |            |  |                        |                    |  |  |  |  |
| If yes what are they:  Can they be overc | ome?        |             | N/A   |               |            |  |                        |                    |  |  |  |  |
| When could the si developed?             | te be       | 1           | 5+ years  | What wor      |            | 30                                       | dwellings per y        | ear                |  |  |  |  |
| Existing Strategic I policy:             | Local Plan  | Greenf      | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan. |               |            |  |                        |                    |  |  |  |  |
| Are there any nati restrictions?         | onal policy | None        |   |               |            |  |                        |                    |  |  |  |  |

| Are there any nh                     | Are there any physical problems o |           |  | If yes, what    | :        | Other, Please specify                      |                   |                |  |
|--------------------------------------|-----------------------------------|-----------|--|-----------------|----------|--|-------------------|----------------|--|
| which would                          | affect residenti                  |           | Yes  | The we          | -        | art of the site is w<br>⁄disused railway a |                   |                |  |
|                                      |                                   |           |  | If yes, what    |          |  | Character         |                |  |
| Would residential impact on the      | development he surrounding are    |           | Yes  | Dev             | thwards  |  |                   |                |  |
| What are the surro                   |                                   | Resid     |  | . •             |          | e west, employm<br>ounded by B5031         |                   | (including car |  |
| Ar                                   | e there likely to                 | be any i  | impacts on the                             | viability of d  | evelopi  | ment in relation t                         | o the following:  |                |  |
| Market Factors:                      |                                   |           |  | Ur              | ıknown   |  |                   |                |  |
| Cost Factors:                        |                                   | Site deve | elopment would                             | d be expected   | to cont  | ribute to usual S1                         | 106 contributions | ;              |  |
| Delivery Factors:                    |                                   |           |  | Site consider   | ed not d | deliverable                                |                   |                |  |
|                                      |                                   |           | Lando                                      | wner Inform     | ation:   |  |                   |                |  |
| Is the Landowner of the site known?  | Yes                               |           | re any existing<br>Ownership issu<br>ners? |                 |          | No   |                   |                |  |
| Do they intend to                    |                                   |           |  | Sell            |          |  | <u></u>           |                |  |
| Comments:                            |                                   |           |  |                 |          | When are the<br>develop/se                 | -                 | 6- 15 years    |  |
|                                      |                                   |           | Planning                                   | g Application   | History  | :  |                   |                |  |
| Are there any plan                   | ning application                  | s relatin | g to residentia                            | I use on the s  | ite?     |  | Ν                 | 0              |  |
| If yes, give<br>details:             |                                   |           |  |                 |          |  |                   |                |  |
|                                      |                                   |           | Additio                                    | nal Site Infori | nation:  |  |                   |                |  |
| What is the current use of the site? |                                   |           |  | <b></b>         | Agric    | ultural land                               |                   |                |  |
| Are there any exist on the site?     |                                   |           |  |                 |          | None                                       |                   |                |  |
| What was the previous site?          | vious use of the                  |           |  |                 |          |  |                   |                |  |



| Are there any physical problems on   | on site  |           | If yes, what:    |                 |                   | Topography              |                     |             |
|--------------------------------------|--|-----------|------------------|-----------------|-------------------|-------------------------|---------------------|-------------|
| which would                          | affect residenti<br>lopment?   |           | Yes              | То              | pograp            | hy could be an iss      | ue once site is cle | eared.      |
|                                      |  |           |                  | If yes, what:   |                   |                         | Landscape           |             |
| Would residentia impact on the       | I development he surrounding are   |           | Yes              |                 | Land              | scape character w       | ould be affected    | ·           |
| What are the surro                   | _  |           | Rural in         | nature thoug    | h there           | are several resido      | ential properties.  |             |
| Ai                                   | e there likely to  | be any i  | mpacts on the    | viability of de | evelopr           | nent in relation to     | the following:      |             |
| Market Factors:                      |  |           |                  | Un              | known             |                         |                     |             |
| Cost Factors:                        |  |           |                  | Standard S1     | 06 cont           | ributions               |                     |             |
| Delivery Factors:                    |  |           |                  | Site considere  | ed not a          | leliverable             |                     |             |
|                                      |  |           | Lando            | wner Informa    | tion:             |                         |                     |             |
| Is the Landowner                     |  | Are the   | e any existing   |                 |                   |                         |                     |             |
| of the site                          | Yes  |           | Ownership issu   | es/multiple     |                   | No                      |                     |             |
| known?                               |  | landowi   | ners?            | <u> </u>        |                   |                         |                     |             |
| Do they intend to                    | develop or sell t  | he site?  |                  | Sell            |                   |                         |                     |             |
| Comments:                            |  |           |                  |                 |                   | When are the develop/se | -                   | 6- 15 years |
|                                      |  |           | Planning         | Application I   | listory:          |                         |                     |             |
| Are there any plan                   | ning application   | s relatin | g to residential | use on the s    | te?               |                         | N                   | 0           |
| If yes, give<br>details:             | The state of the steel s |           |                  |                 |                   |                         |                     |             |
|                                      |  |           | Addition         | nal Site Inforn | nation:           |                         |                     |             |
| What is the current use of the site? |  |           |                  |                 |                   | covered reservoir       |                     |             |
| Are there any exist on the site?     |  |           |                  |                 |                   | Yes                     |                     |             |
| What was the previous site?          | vious use of the   |           |                  |                 | Covered reservoir |                         |                     |             |



| Are there any physical problems on s | on site                        |           | If yes, what:    |                  |         |  |                              |                |
|--------------------------------------|--------------------------------|-----------|------------------|------------------|---------|--|------------------------------|----------------|
| which would                          | l affect residenti<br>lopment? |           | No               |                  |         |  |                              |                |
|                                      |                                |           |                  | If yes, what:    |         |  | Character                    |                |
| Would residentia impact on the       | development he surrounding are |           | Yes              | The site wo      | uld ha  | ıve a detrimental i<br>area.           | •                            | aracter of the |
| What are the surro                   | _                              | Resid     | lential on three | _                |         | al land to the Sout<br>ous plot sizes. | th. With mature <sub>l</sub> | planting and   |
| Aı                                   | e there likely to              | be any i  | mpacts on the    | viability of de  | velopr  | ment in relation to                    | o the following:             |                |
| Market Factors:                      |                                |           |                  | Unk              | nown    |  |                              |                |
| Cost Factors:                        |                                |           | Standar          | rd S106 contrib  | utions  | would be sought.                       |                              |                |
| Delivery Factors:                    |                                |           |                  | Site considered  | d not d | leliverable                            |                              |                |
|                                      |                                |           | Lando            | wner Informat    | ion:    |  |                              |                |
| Is the Landowner                     |                                |           | e any existing   |                  |         |  |                              |                |
| of the site                          | Yes                            | _         | Ownership issu   | es/multiple      |         | No                                     |                              |                |
| known?                               | dayalan az sall t              | landowi   | ners?            | Call             |         |  | <u> </u>                     |                |
| Do they intend to Comments:          | uevelop or sell t              | ne siter  |                  | <u>Sell</u>      |         | When are the<br>develop/se             |                              | 0-5 years      |
|                                      |                                |           | Planning         | Application H    | istory  | :                                      |                              |                |
| Are there any plan                   | ning application               | s relatin | g to residentia  | l use on the sit | te?     |  | N                            | 0              |
| If yes, give<br>details:             |                                |           |                  |                  |         |  |                              |                |
|                                      |                                |           | Addition         | nal Site Inform  | ation:  |  |                              |                |
| What is the curren site?             | t use of the                   |           |                  |                  | Agric   | ultural land                           |                              |                |
| Are there any exist on the site?     |                                |           |                  |                  | U       | nknown<br>                             |                              |                |
| What was the previous site?          | Agricultural land              |           |                  |                  |         |  |                              |                |

#### Land Adjacent to West of Uttoxeter

Site Ref:

69

Site Area (ha): 1.36 Potential Yield: 41 Related SHLAA Site Ref No's: N/A



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**Summary:** 

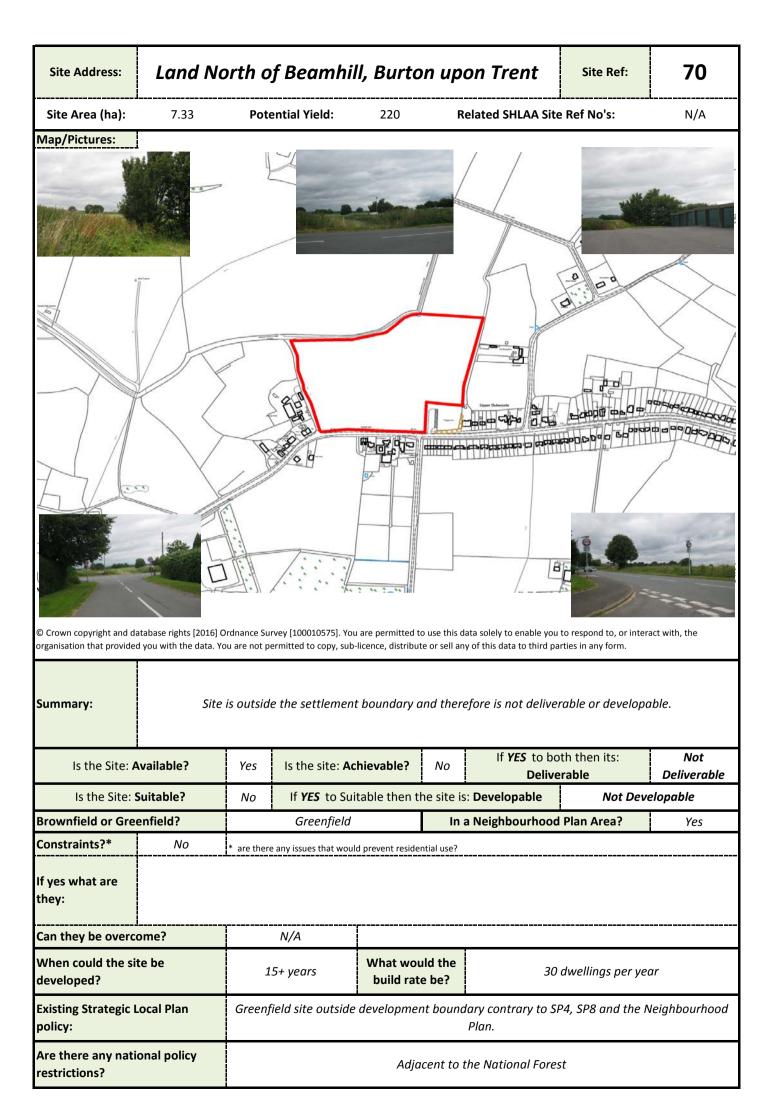
restrictions?

**Site Address:** 

Greenfield site within the settlement boundary, suitable for development

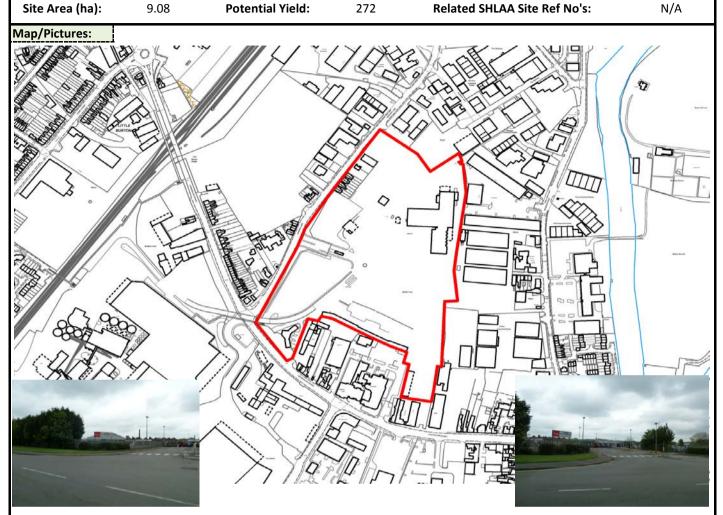
| Summary:                     |              | Green  | Greenfield site within the settlement boundary, suitable for development. |                             |             |  |                   |                    |  |  |
|------------------------------|--------------|--|---|-----------------------------|-------------|--|-------------------|--------------------|--|--|
| Is the Site: A               | Available?   | Yes  | Is the site: <b>Ac</b>  | e: <b>Achievable?</b> known |             | If <b>YES</b> to both<br><b>Delivera</b> l |                   | Not<br>Deliverable |  |  |
| Is the Site:                 | Suitable?    | Yes  | If <b>YES</b> to Sui  | itable then t               | he site is: | is: Developable  Developable               |                   |                    |  |  |
| Brownfield or Gre            | enfield?     |  | Mostly Greenfi  | eld                         | In a        | Neighbourhood Pl                           | od Plan Area? Yes |                    |  |  |
| Constraints?*                | Yes          | * are there  | are there any issues that would prevent residential use?                  |                             |             |  |                   |                    |  |  |
| f yes what are<br>they:      |              |  | Access issues   |                             |             |  |                   |                    |  |  |
| Can they be overc            | ome?         |  | Yes   | [                           |             |  |                   |                    |  |  |
| When could the sideveloped?  | te be        | 6- 15 years What would the build rate be? 30 dwellings per year                                    |   |                             |             |  |                   | ear                |  |  |
| Existing Strategic   policy: | Local Plan   | Greenfield site within the development boundary subject to SP4, SP24 and th<br>Neighbourhood Plan. |   |                             |             |  |                   | 4 and the          |  |  |
| Are there any nati           | ional policy | None   |   |                             |             |  |                   |                    |  |  |

|                                   |  |  | If yes, what:   | <br>  | Access                                    |                     |                 |  |  |  |
|-----------------------------------|--|--|---|---|---|---------------------|-----------------|--|--|--|
|                                   | ysical problems<br>I affect residenti<br>Plopment? |  | Yes   | The site itself does i<br>demolition of the n<br>Uttoxeter site a |   | ver, as part of the | e wider West of |  |  |  |
|                                   |  |  |   | If yes, what:   |   | Landscape           |                 |  |  |  |
| Would residentia<br>impact on the | l development h<br>surrounding ar                  |  | Yes   | Development wou<br>land to the wes                                | ld have impact on<br>t will reduce the in |                     |                 |  |  |  |
| What are the surre                | _  | Site bo  | ounded by green   | fields, either agricul<br>the existing dwellir                    | =   |                     | s the site from |  |  |  |
| А                                 | re there likely to                                 | be any i   | impacts on the viability of development in relation to the following: |   |   |                     |                 |  |  |  |
| Market Factors:                   |  | Due  | to delivery of a  | djacent developmen  | t the site is consid                      | lered viable.       |                 |  |  |  |
| Cost Factors:                     |  | St   | tandard S106 co   | ntributions, plus pro   | vision of public op                       | en space.           |                 |  |  |  |
| Delivery Factors:                 |  | This site could be phased as part of West of Uttoxeter site. |   |   |   |                     |                 |  |  |  |
|                                   |  |  |   | wner Information:   |   |                     |                 |  |  |  |
| Is the Landowner                  |  |  | re any existing   |   |   |                     |                 |  |  |  |
| of the site<br>known?             | Yes  | leases/0   | Ownership issue   | es/multiple   | No  |                     |                 |  |  |  |
| Do they intend to                 |  |  |   | Sell  |   |                     |                 |  |  |  |
| Comments:                         |  |  |   | I   | When are the<br>develop/se                | 0-5 years           |                 |  |  |  |
|                                   |  |  | Planning  | Application History   | :   |                     |                 |  |  |  |
| Are there any plar                | ning application                                   | s relatin  | g to residential  | use on the site?  |   | N                   | 0               |  |  |  |
| If yes, give<br>details:          |  |  |   |   |   |                     |                 |  |  |  |
|                                   |  |  | Addition  | al Site Information:  |   |                     |                 |  |  |  |
| What is the currer site?          |  |  |   | Residential with I  | Paddock/Equestric                         | an use              |                 |  |  |  |
| Are there any exis on the site?   |  |  |   | Dwelling, outb  | ouildings and Stab                        | les<br>             |                 |  |  |  |
| What was the pressite?            | vious use of the                                   |  |   | U   | nknown                                    |                     |                 |  |  |  |



| Are there any ph                 | vsical problems   | on site   |                   | If yes, what:  |          |                            |                    |                 |
|----------------------------------|-------------------|-----------|-------------------|----------------|----------|----------------------------|--------------------|-----------------|
| = =                              | affect residenti  |           | No                | <br>           |          |                            |                    |                 |
| deve                             | lopment?          |           |                   |                |          |                            |                    |                 |
|                                  |                   |           |                   | If yes, what:  |          |                            | Character          |                 |
| Would residentia                 | <del>-</del>      |           | Yes               |                |          | L                          |                    |                 |
| impact on the                    | surrounding are   | ea?       |                   | Residentia     | l would  | have an impact o           | n the character c  | of countryside. |
| What are the surro               |                   | Rural i   | in character. Fai | rm buildings i | to West  | r, ribbon developm<br>East | nent to East. Play | ground to the   |
| Aı                               | e there likely to | be any i  | impacts on the    | viability of d | evelopr  | ment in relation to        | the following:     |                 |
| Market Factors:                  |                   |           |                   | Un             | known    |                            |                    |                 |
| Cost Factors:                    |                   |           |                   | Standard S1    | 06 cont  | ributions                  |                    |                 |
| Delivery Factors:                |                   |           | Š                 | Site considere | ed not a | leliverable                |                    |                 |
|                                  |                   |           | Landov            | wner Informa   | tion:    |                            |                    |                 |
| Is the Landowner                 |                   | Are the   | re any existing   |                |          |                            |                    |                 |
| of the site                      | Yes               |           | Ownership issue   | es/multiple    |          | Unknown                    |                    |                 |
| known?                           |                   | landow    | ners?             | <u>;</u>       |          |                            |                    |                 |
| Do they intend to                | develop or sell t | he site?  |                   | Sell           |          | <b>NA</b> /In a a a Ala .  |                    |                 |
| Comments:                        |                   |           |                   |                |          | When are the develop/se    | -                  | 0-5 years       |
|                                  |                   |           | Planning          | Application    | History  |                            |                    |                 |
| Are there any plan               | ning application  | s relatin | g to residential  | use on the s   | ite?     |                            | N                  | 0               |
| If yes, give<br>details:         |                   |           |                   |                |          |                            |                    |                 |
|                                  |                   |           | Addition          | al Site Inforn | nation:  |                            |                    |                 |
| What is the curren               |                   |           | Agric             | ultural land   |          |                            |                    |                 |
| Are there any exist on the site? |                   |           |                   | None           |          |                            |                    |                 |
| What was the previous            | ious use of the   |           |                   | <b></b>        | Agric    | ultural land               |                    |                 |

# Site Address: Coors Land - Middle Yard, Off Hawkins Lane, Burton 71



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Summary:

Site is within a Strategic Housing Allocation and is therefore suitable for development.

| Is the Site: A                   | Available?  | Yes   | Is the site: Achievable?   |                        | Yes  | If <b>YES</b> to bo<br><b>Delive</b> |                   | Deliverable |  |
|----------------------------------|-------------|---|--|------------------------|------|--------------------------------------|-------------------|-------------|--|
| Is the Site: \$                  | Suitable?   | Yes   | If <b>YES</b> to Suitable then the site is: <b>Developable</b> Developable |                        |      |                                      |                   |             |  |
| Brownfield or Gree               | enfield?    |   | Brownfield   |                        | ln a | a Neighbourhood                      | Plan Area?        | No          |  |
| Constraints?*                    | Yes         | * are there any issues that would prevent residential use?  |  |                        |      |                                      |                   |             |  |
| If yes what are they:            |             | Potential risk of contamination and within flood zones  |  |                        |      |                                      |                   |             |  |
| Can they be overce               | ome?        |   | Yes  |                        |      |                                      |                   |             |  |
| When could the sideveloped?      | te be       | σ   | -5 years   | What wou<br>build rate |      | 30                                   | dwellings per yed | ar          |  |
| Existing Strategic L<br>policy:  | ocal Plan   | Housing allocation in SP4   |  |                        |      |                                      |                   |             |  |
| Are there any nati restrictions? | onal policy | Within National Forest area. Site is close to Horninglow Street Conservation area and a number of listed buildings. |  |                        |      |                                      | n area and a      |             |  |

|                     |                            |            |                   | If yes, what:                          |         |                     | Contamination      |   |
|---------------------|----------------------------|------------|-------------------|--|---------|---------------------|--------------------|---|
| Are there any phy   | <del>-</del>               |            |                   | li yes, wildt.                         | I       |                     | Contamination      |   |
|                     | affect residenti           | ial        | Yes               | i                                      |         | ation issues due t  |                    |   |
| devel               | lopment?                   |            |                   | is be                                  | ounde   | ed predominantly    | by employment      | uses.                                   |
|                     |                            |            |                   | If yes, what:                          |         | Oth                 | er, Please specify | <i>'</i>                                |
| Would residential   |                            |            | Yes               | Chanaina this                          | site'   | s current use to re | sidential would l  | nave a positive                         |
| impact on the       | surrounding ar             | ea?        |                   | gg<br>                                 |         | mpact on the surr   |                    | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
|                     |                            |            |                   | İ                                      |         | ,                   |                    |   |
|                     |                            |            |                   |  |         |                     |                    |   |
| What are the surro  | _                          | The are    | a is mixed comr   |  |         | al. The surroundin  | ig uses are predo  | minantly 'good                          |
| and character of th | e site?                    |            |                   |  | neigh   | ibour' uses.        |                    |   |
|                     |                            |            |                   |  |         |                     |                    |   |
| Arc                 | e there likely to          | be any     | impacts on the    | viability of dev                       | elopn   | ment in relation to | o the following:   |   |
| Morket Footors      |                            |            |                   | Unka                                   |         |                     |                    |   |
| Market Factors:     |                            |            |                   | Unkn                                   | own     |                     |                    |   |
| Cost Factors:       |                            |            |                   | Standard S106                          | cont    | rihutions           |                    |   |
| cost ructors.       |                            |            |                   |  | come    |                     |                    |   |
| Delivery Factors:   |                            |            | Denen             | dent on relocat                        | ion o   | f the current use   |                    |   |
| belivery ructors.   |                            |            | Береп             | dem on relocat                         | 1011 0  | the current asc     |                    |   |
|                     |                            |            | Landov            | wner Information                       | on:     |                     |                    |   |
| Is the Landowner    |                            | Are the    | re any existing   |  |         |                     |                    |   |
| of the site         | Yes                        |            | Ownership issue   | es/multiple                            |         | No                  |                    |   |
| known?              |                            | landow     | ners?             | <u>,                              </u> |         |                     | <u> </u>           |   |
| Do they intend to d | levelop or sell t          | he site?   |                   | Sell                                   |         |                     |                    |   |
|                     |                            |            |                   |  |         | When are the        |                    | 0-5 years                               |
| Comments:           |                            |            |                   |  | ļ       | develop/se          | II the site?       | -                                       |
| į                   |                            |            | Dlanning          | Application His                        | <b></b> |                     |                    |   |
| A                   |                            |            |                   | Application His                        |         | :<br>               |                    |   |
| Are there any plant | ning application           | is relatin | g to residential  | use on the site                        | : r     |                     | N                  | O<br>                                   |
|                     |                            |            |                   |  |         |                     |                    |   |
| If yes, give        |                            |            | Pre               | e-application dis                      | SCUSSI  | ions ongoing        |                    |   |
| details:            |                            |            |                   | e application as                       | ,cu 33, | ons ongoing         |                    |   |
|                     |                            |            |                   |  |         |                     |                    |   |
|                     |                            |            | Addition          | al Site Informa                        | tion:   |                     |                    |   |
| What is the current | t use of the               | Current    | ly used for stora | ge and parking                         | relat   | ing to the operati  | on of Molson Cod   | ors Brewery site                        |
| site?               |                            |            |                   |  |         | he south.           |                    |   |
| Are there any exist | ing buildings              |            |                   | Yes                                    |         |                     |                    |   |
| on the site?        |                            |            |                   |  |         |                     |                    |   |
| What was the prev   | revious use of the Unknown |            |                   |  |         |                     |                    |   |
| site?               |                            |            |                   |  |         |                     |                    |   |

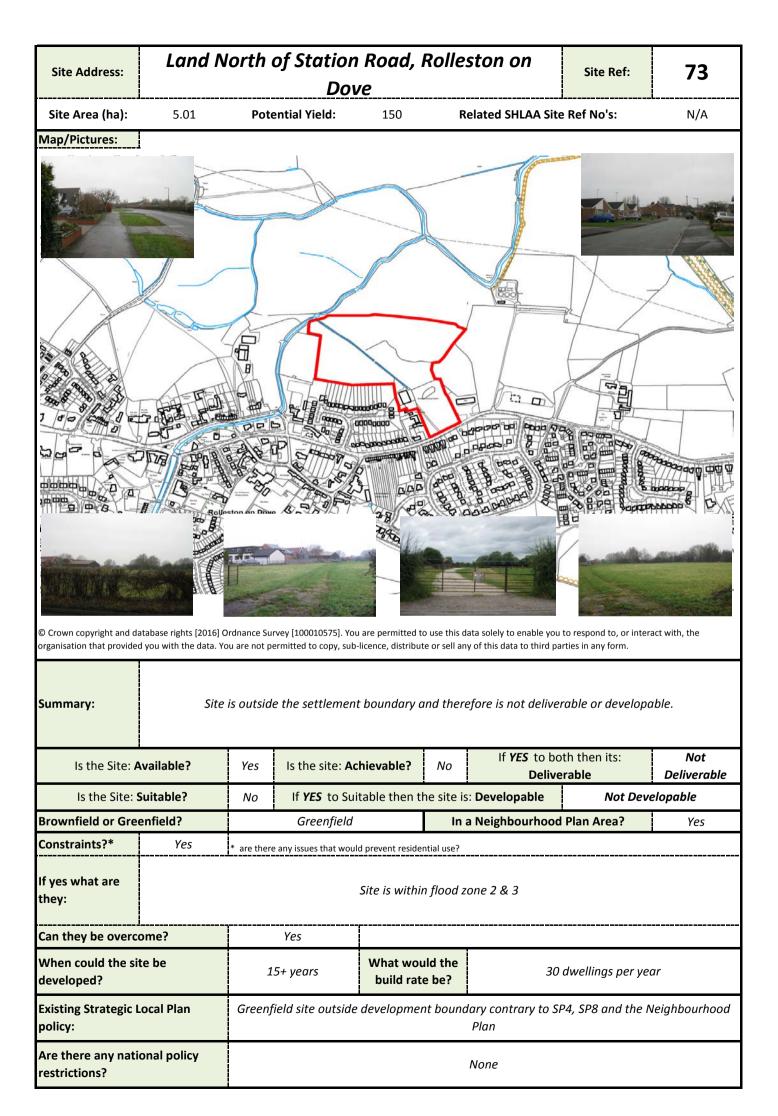
## Derby Rd, Burton upon Trent **72 Site Address:** Site Ref: Site Area (ha): 4.39 **Potential Yield:** 132 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Summary:

Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site is adjacent to SHLAA site no: 60.

| Is the Site:                    | Available?   | No          | Is the site: <b>Ac</b>  | hievable?  | Yes        | If <b>YES</b> to bo<br><b>Delive</b> |                    | Not<br>Deliverable |  |
|---------------------------------|--------------|-------------|---|--|------------|--------------------------------------|--------------------|--------------------|--|
| Is the Site:                    | Suitable?    | Yes         | If <b>YES</b> to Sui  | itable then t  | he site is | : Developable                        | Develo             | opable             |  |
| Brownfield or Gre               | enfield?     | i<br>!<br>! | Brownfield  |  | ln :       | a Neighbourhood                      | ood Plan Area? Yes |                    |  |
| Constraints?*                   | Yes          | * are there | are there any issues that would prevent residential use?  |  |            |                                      |                    |                    |  |
| If yes what are they:           | <br>         | of contai   | contamination and the relocation of existing retail/light industrial units. Proximity to flood zones. |  |            |                                      |                    |                    |  |
| Can they be over                | come?        |             | Yes   |  |            |                                      |                    |                    |  |
| When could the s developed?     | ite be       | 6-          | - 15 years  | What would the build rate be?  30 dwellings per year |            |                                      |                    | ar                 |  |
| Existing Strategic policy:      | Local Plan   |             |   | Housing allocation in SP4                            |            |                                      |                    |                    |  |
| Are there any nat restrictions? | ional policy |             |   | Within the National Forest                           |            |                                      |                    |                    |  |

| Are there any ph                 | vsical problems   | on site                        |                  | If yes, what   | <u> </u>  |   | Contamination       |              |  |  |
|----------------------------------|---|--------------------------------|------------------|----------------|-----------|---|---------------------|--------------|--|--|
| which would                      | affect residenti  |                                | Yes              | Po             | otential  | risk of contamina                             | tion likely in this | area.        |  |  |
|                                  |   |                                |                  | If yes, what   |           | Oth   | er, Please specify  | ·            |  |  |
| Would residentia impact on the   | I development he surrounding are  |                                | Yes              | Residen        | tial deve | elopment in this a                            | rea would enhan     | ce the area. |  |  |
| What are the surro               | <del>-</del>  | i e                            |                  | outh east an   | d Derby   | ditional terraced of the northed vacant sites | _                   | •            |  |  |
| Aı                               | re there likely to  | be any i                       | impacts on the   | viability of d | evelopn   | nent in relation to                           | o the following:    |              |  |  |
| Market Factors:                  |   |                                | Land val         | ue likely to b | e low ar  | nd currently in use                           |                     |              |  |  |
| Cost Factors:                    |   | Possible high mitigation costs |                  |                |           |   |                     |              |  |  |
| Delivery Factors:                | Likely to come forward as a phase of a larger development   |                                |                  |                |           |   |                     |              |  |  |
| Landowner Information:           |   |                                |                  |                |           |   |                     |              |  |  |
| Is the Landowner                 |   |                                | re any existing  |                |           |   |                     |              |  |  |
| of the site                      | No  |                                | Ownership issue  | es/multiple    |           |   | Multiple Owr        | ers & leases |  |  |
| known?                           | <u> </u>  | landow                         | ners?            |                | <u>-</u>  |   |                     |              |  |  |
| Do they intend to                | develop or sell t   | ne site?                       |                  | Unknov         | vn        | When are the                                  | y looking to        |              |  |  |
| Comments:                        |   |                                |                  |                |           | develop/se                                    |                     | 15+ years    |  |  |
|                                  |   |                                | Planning         | Application    | History:  |   |                     |              |  |  |
| Are there any plan               | ning application  | s relatin                      | g to residential | use on the s   | ite?      |   | Yε                  | 'S           |  |  |
| If yes, give<br>details:         | PA/16788/012 - Planning application for two semi detached houses - Approved 24/10/2002 and fully complete |                                |                  |                |           |   |                     | 2 and fully  |  |  |
|                                  |   |                                | Addition         | al Site Infori | nation:   |   |                     |              |  |  |
| site?                            | Vhat is the current use of the ite?   |                                |                  |                | etail use | es and traditional                            | terraced housing    | ·.           |  |  |
| Are there any exist on the site? |   |                                |                  |                |           | Yes   |                     |              |  |  |
| What was the prev                | vious use of the  |                                |                  | nknown         |           |   |                     |              |  |  |



| Are there any ph               | vsical problems  | on site   |                  | If yes, what:   |          |                               | Flood Risk  |                 |  |  |  |  |
|--------------------------------|--|---|------------------|---|----------|-------------------------------|---|-----------------|--|--|--|--|
| which would                    | affect residenti   |   | Yes              | Site lies wit   | hin the  | flood zone. Pump<br>to the si | =   | ulvert adjacent |  |  |  |  |
|                                |  |   |                  | If yes, what:  Impact on the character of the village.  Rolleston, in a predominantly residential area. Open countryside lie to the north, east and west of the site  viability of development in relation to the following:  Unknwon |          |                               |   |                 |  |  |  |  |
| Would residentia impact on the | development he surrounding are   |   | Yes              |   | Imp      | act on the charac             | ter of the village.                                       |                 |  |  |  |  |
| What are the surro             |  | Site lies   | s to the north o | •   | •        | •                             | •   | ountryside lies |  |  |  |  |
| Aı                             | e there likely to  | be any i  | impacts on the   | viability of d  | evelopr  | nent in relation to           | the following:  |                 |  |  |  |  |
| Market Factors:                |  |   |                  | Un  | knwon    |                               |   |                 |  |  |  |  |
| Cost Factors:                  | Possible re  | Possible relocation of pumping station required, may increase costs and standard S106 contributions |                  |   |          |                               |   |                 |  |  |  |  |
| Delivery Factors:              |  |   |                  | Site considere  | ed not a | leliverable                   |   |                 |  |  |  |  |
|                                | Landowner Information:   |   |                  |   |          |                               |   |                 |  |  |  |  |
| ls the Landowner               |  |   | re any existing  |   |          |                               |   |                 |  |  |  |  |
| of the site                    | Yes  |   | Ownership issu   | es/multiple   |          | No                            |   |                 |  |  |  |  |
| known?                         |  | landowi   | ners?            | <u> </u>  |          |                               |   |                 |  |  |  |  |
| Do they intend to Comments:    | develop or sell t  | ne site?<br>  |                  | <u>Sell</u>   |          |                               | When are they looking to develop/sell the site?  0-5 year |                 |  |  |  |  |
|                                |  |   | Planning         | Application   | listory: |                               |   |                 |  |  |  |  |
| Are there any plan             | ning application   | s relatin   |                  |   |          | ·                             | Ye  | PS              |  |  |  |  |
|                                | abbucation   |   | P 10 10010111101 |   |          |                               |   |                 |  |  |  |  |
| If yes, give<br>details:       | OU/02708/005 -outline application for residential purposes - Refused 24/04/1989.  PA/02708/002 - erection of 5 houses - Refused 13/11/1978  Both refused due to the unacceptable extention of the village. |   |                  |   |          |                               |   |                 |  |  |  |  |
|                                |  |   | Addition         | nal Site Inforn   | nation:  |                               |   |                 |  |  |  |  |
| What is the curren site?       |  |   | Agric            | ultural Land  |          |                               |   |                 |  |  |  |  |
| on the site?                   |  |   |                  |   |          |                               |   |                 |  |  |  |  |
| What was the prev<br>site?     | vious use of the Agricultural Land   |   |                  |   |          |                               |   |                 |  |  |  |  |

## Land south of Beamhill Road, East of Outwoods, Burton

Site Ref:

**74** 

Site Area (ha):

**Site Address:** 

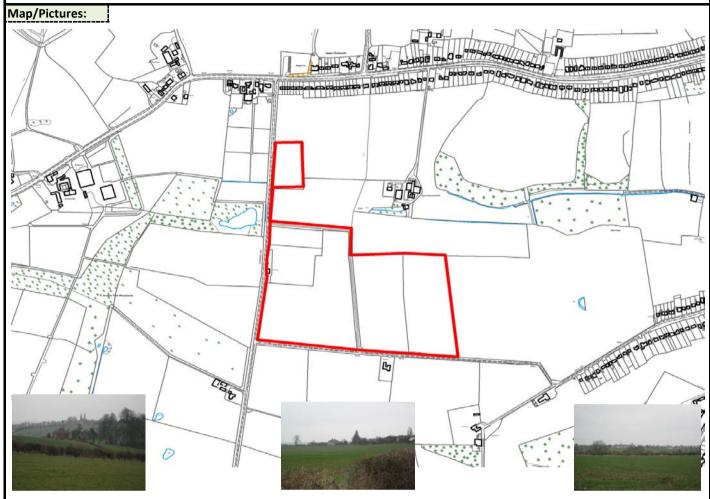
12.6

**Potential Yield:** 

378

**Related SHLAA Site Ref No's:** 

N/A



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#### Summary:

The site is not suitable for residential development, the eastern site adjacent to the development boundary is allocated as a sustainable urban extension in the Local Plan. The remainder of the site (outlined in red) is not suitable or deliverable in the plan period.

|   | ŧ          |             |   |                       |   |                                      |                  |                    |  |
|---|------------|-------------|---|-----------------------|---|--------------------------------------|------------------|--------------------|--|
| Is the Site: A  | Available? | Yes         | Is the site: <b>Ac</b>  | hievable?             | No  | If <b>YES</b> to bo<br><b>Delive</b> |                  | Not<br>Deliverable |  |
| Is the Site:  | Suitable?  | No          | If <b>YES</b> to Sui  | table then t          | able then the site is: <b>Developable</b> Not Developable |                                      |                  |                    |  |
| Brownfield or Gre   | enfield?   | i<br>i<br>i | Greenfield  |                       | ln :  | a Neighbourhood                      | Plan Area?       | Yes                |  |
| Constraints?*   | Yes        | * are there | e any issues that woul  | d prevent reside      | ntial use?  |                                      |                  |                    |  |
| If yes what are<br>they:  |            | <b></b>     | Topography  |                       |   |                                      |                  |                    |  |
| Can they be overc   | ome?       |             | Yes   |                       |   |                                      |                  |                    |  |
| When could the si developed?  | te be      | 1           | 5+ years  | What wou<br>build rat |   | 50                                   | dwellings per ye | ear                |  |
| Existing Strategic policy:  | Local Plan | Greenf      | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan. |                       |   |                                      |                  |                    |  |
| Are there any national policy restrictions?  Part of site is a site of Biological Importance & within the National Forest |            |             |   |                       | Forest  |                                      |                  |                    |  |

| Are there any physical problems o | on site  |           | If yes, what:   |                |          | Contamination                   |              |                 |  |
|-----------------------------------|--|-----------|---|----------------|----------|---------------------------------|--------------|-----------------|--|
| which would                       | affect residenti   |           | Yes   | Potential C    | `ontamı  | ination and a num<br>site bound |              | ints along the  |  |
|                                   |  |           |   | Character      |          |                                 |              |                 |  |
| Would residentia impact on the    | I development he surrounding are   |           | Yes   | Residential    | to the r | oorth and east of s<br>and sou  |              | ide to the west |  |
| What are the surro                | _  |           |   | Residel        | ntial an | d Open Countrysi                | de           |                 |  |
| Aı                                | e there likely to  | be any i  | impacts on the viability of development in relation to the following: |                |          |                                 |              |                 |  |
| Market Factors:                   |  |           |   | Un             | known    |                                 |              |                 |  |
| Cost Factors:                     |  |           | Infrastru   | icture and sta | ndard S  | 5106 contributions              | S            |                 |  |
| Delivery Factors:                 |  |           |   | Site considere | d not a  | leliverable                     |              |                 |  |
|                                   |  |           | Landov  | wner Informa   | tion:    |                                 |              |                 |  |
| Is the Landowner                  |  | Are the   | re any existing   |                |          |                                 |              |                 |  |
| of the site                       | Yes  | _         | Ownership issue   | es/multiple    |          | No                              |              |                 |  |
| known?                            |  | landowi   | ners?   | <u> </u>       |          |                                 |              |                 |  |
| Do they intend to                 | develop or sell t  | he site?  |   | Develo         | )        | When are the                    | y looking to |                 |  |
| Comments:                         | Site propo   | osed by o | wner, immedia   | tely available |          | develop/se                      | -            | Unknown         |  |
|                                   |  |           | Planning  | Application H  | listory: |                                 |              |                 |  |
| Are there any plan                | ning application   | s relatin | g to residential  | use on the si  | te?      |                                 | Υe           | ?s              |  |
| If yes, give<br>details:          | P/2013/00429 - Approved application to develop the majority of the original SHLAA site (68). |           |   |                |          |                                 |              | te (68).        |  |
|                                   |  |           | Addition  | al Site Inform | nation:  |                                 |              |                 |  |
| What is the curren site?          | t use of the   |           |   |                | Agricu   | ultural Land                    |              |                 |  |
| Are there any exist on the site?  |  |           |   | No             |          |                                 |              |                 |  |
| What was the previite?            | vious use of the   |           |   |                | Agricu   | ıltural Land                    |              |                 |  |



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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 54.

| Is the Site: A                   | Available?   | Yes   | Is the site: <b>Ac</b>  | hievable?             | No         | If <b>YES</b> to bo<br><b>Delive</b> |                  | Not<br>Deliverable |  |
|----------------------------------|--------------|---|---|-----------------------|------------|--------------------------------------|------------------|--------------------|--|
| Is the Site:                     | Suitable?    | No  | If <b>YES</b> to Sui  | table then tl         | he site is | : Developable                        | Not Dev          | elopable           |  |
| Brownfield or Gre                | enfield?     |   | Greenfield In a Neighbourhood Plan Area? Yes  |                       |            |                                      |                  |                    |  |
| Constraints?*                    | Yes          | * are there                                   | are there any issues that would prevent residential use?                                      |                       |            |                                      |                  |                    |  |
| If yes what are they:            |              | <b></b>                                       | Potential access issues.  |                       |            |                                      |                  |                    |  |
| Can they be overc                | ome?         |   | Yes   |                       |            |                                      |                  |                    |  |
| When could the si developed?     | ite be       | 1   | 5+ years  | What wou<br>build rat |            | 40                                   | dwellings per ye | var                |  |
| Existing Strategic policy:       | Local Plan   | Greenf  | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan. |                       |            |                                      |                  |                    |  |
| Are there any nati restrictions? | ional policy | Most of the site is Grade 2 Agricultural Land |   |                       |            |                                      |                  |                    |  |

| Are there any ph                     | vsical problems   | on site   |                    | If yes, what   |              |  | Access  |                 |  |  |  |
|--------------------------------------|---|-----------|--------------------|----------------|--------------|--|---|-----------------|--|--|--|
| which would                          | affect residenti  |           | Yes                | Асс            | ess fron     | n Craythorne Road                        | d and Guinevere   | Avenue          |  |  |  |
|                                      |   |           |                    | If yes, what   |              | Oth                                      | er, Please specify  | <b>'</b>        |  |  |  |
| Would residentia                     | •   |           | Yes                | Develonme      | nt of thi    | is scale would hav                       | e an impact on t  | he character of |  |  |  |
| impact on the                        | surrounding are   | ea?       | . 55               |                |              | the are                                  |   |                 |  |  |  |
|                                      |   |           |                    |                |              |  |   |                 |  |  |  |
| What are the surro                   | _   | Crayt     |                    | =              |              | areas making up t<br>th west. Open cou   | <del>-</del>  |                 |  |  |  |
| Aı                                   | re there likely to  | be any    | impacts on the     | viability of d | evelopr      | nent in relation to                      | o the following:  |                 |  |  |  |
|                                      |   |           |                    |                |              |  |   |                 |  |  |  |
| Market Factors:                      |   |           |                    | Ur             | ıknown       |  |   |                 |  |  |  |
|                                      |   |           |                    |                |              |  |   |                 |  |  |  |
| Cost Factors:                        |   |           |                    | Standard S1    | 06 cont      | ributions.                               |   |                 |  |  |  |
|                                      |   |           |                    |                |              |  |   |                 |  |  |  |
| Delivery Factors:                    |   |           | 9                  | Site consider  | ed not a     | leliverable                              |   |                 |  |  |  |
| Landowner Information:               |   |           |                    |                |              |  |   |                 |  |  |  |
| Is the Landowner                     |   | Are the   | re any existing    |                |              |  |   |                 |  |  |  |
| of the site                          | Yes   | leases/0  | Ownership issue    | es/multiple    |              | No                                       | Single  | e Owner         |  |  |  |
| known?                               |   | landow    | ners?              | <u></u>        |              |  |   |                 |  |  |  |
| Do they intend to                    | develop or sell t   | he site?  |                    | Develo         | р            |  |   |                 |  |  |  |
| Comments:                            | Sit   | e promo   | ted in behalf of ( | owner          |              |  | hen are they looking to develop/sell the site?  0-5 years |                 |  |  |  |
|                                      |   |           | Planning           | Application    | History:     |  |   |                 |  |  |  |
| Are there any plan                   | ning application  | s relatin | g to residential   | use on the s   | ite?         |  | Υe  | ?S              |  |  |  |
|                                      | D/20  | 12/0121   | . Annua            | uliontion to   | d a a l a .a |  | nal CIII AA aita (1                                       | 70)             |  |  |  |
| If yes, give                         |   |           |                    |                |              | some of the origi<br>ern field with up t |   |                 |  |  |  |
| details:                             |   |           |                    |                |              |  | _   | -               |  |  |  |
| actans.                              | committee due to harm to development strategy, outside settlement boundary and loss of agricultural land.  Since appealled and dismissed - 18/11/2016 |           |                    |                |              |  |   |                 |  |  |  |
| Additional Site Information:         |   |           |                    |                |              |  |   |                 |  |  |  |
| NA/hat ia tha array                  | + of +b -   |           | Addition           | ai Site Intori | nation:      |  |   |                 |  |  |  |
| What is the current use of the site? |   |           |                    |                | Agric        | ultural land                             |   |                 |  |  |  |
| Are there any exis                   | ting buildings  |           |                    |                |              |  |   |                 |  |  |  |
| on the site?                         |   |           |                    |                | None         |  |   |                 |  |  |  |
| What was the prev                    | vious use of the  |           |                    |                |              |  |   |                 |  |  |  |
| site?                                | As above  |           |                    |                |              |  |   |                 |  |  |  |

### Coors Offices, High Street, Burton **76 Site Address:** Site Ref: Site Area (ha): 2.9 **Potential Yield:** 87 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: The site is allocated for housing in the Local Plan and therefore suitable for housing. If **YES** to both then its: Unkno Not Is the Site: Available? Yes Is the site: Achievable? **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable **Brownfield or Greenfield?** Brownfield In a Neighbourhood Plan Area? No Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Listed buildings and the relocation of the current office uses. Within the flood zones. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed over two years developed? build rate be? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 policy: & SP14

Listed buildings make up part of the site.

Within Conservation Area and National Forest.

Are there any national policy

restrictions?

|                                     | ysical problems<br>I affect residenti<br>elopment? |           | No  | If yes, what:<br>Not | expecte  | ed to be any conto   | amination issues  | on site.       |
|-------------------------------------|--|-----------|---|----------------------|----------|--|-------------------|----------------|
| Would residentia impact on the      | l development h                                    |           | No  | If yes, what:        |          |  |                   |                |
| What are the surro                  | _  | ı         | sion from office:                           | s to residentio      | ıl use w | cial and office use<br>vithin the surround<br>impact on a reside | ding area. The su | rrounding uses |
| Aı                                  | re there likely to                                 | be any i  | impacts on the                              | viability of de      | velopr   | ment in relation to  | o the following:  |                |
| Market Factors:                     |  |           |   | Un                   | known    |  |                   |                |
| Cost Factors:                       | Reliant on the                                     |           | =   |                      |          | o come forward. N<br>pected section 10                           |                   | oe associated  |
| Delivery Factors:                   | The site is a go                                   |           |   |                      |          | nd residential devo<br>would not need to                         |                   | of a wider mix |
|                                     |  |           | Landov                                      | wner Informa         | tion:    |  |                   |                |
| Is the Landowner of the site known? | Yes  | !         | re any existing<br>Ownership issue<br>ners? | es/multiple          |          | No   | Single (          | Owner          |
| Do they intend to                   |  | <u> </u>  |   | Develo               | )        |  |                   |                |
| Comments:                           |  |           | lop site for hous                           | <u></u>              |          | When are the<br>develop/se                                       | -                 | 0-5 years      |
|                                     |  |           | Planning                                    | Application H        | listory: |  |                   |                |
| Are there any plan                  | ning application                                   | s relatin | g to residential                            | use on the si        | te?      |  | N                 | 0              |
| If yes, give<br>details:            |  |           |   |                      |          |  |                   |                |
|                                     |  |           | Addition                                    | al Site Inform       | nation:  |  |                   |                |
| What is the curren site?            |  | Offic     | e buildings                                 |                      |          |  |                   |                |
| Are there any exist on the site?    | res  |           |   |                      |          |  |                   |                |
| What was the prev<br>site?          | vious use of the As above                          |           |   |                      |          |  |                   |                |

## Site Address: Land South of Uttoxeter Rd, Abbots Bromley

Site Ref:

**77** 

Site Area (ha):

4.6

**Potential Yield:** 

138

Related SHLAA Site Ref No's:

N/A



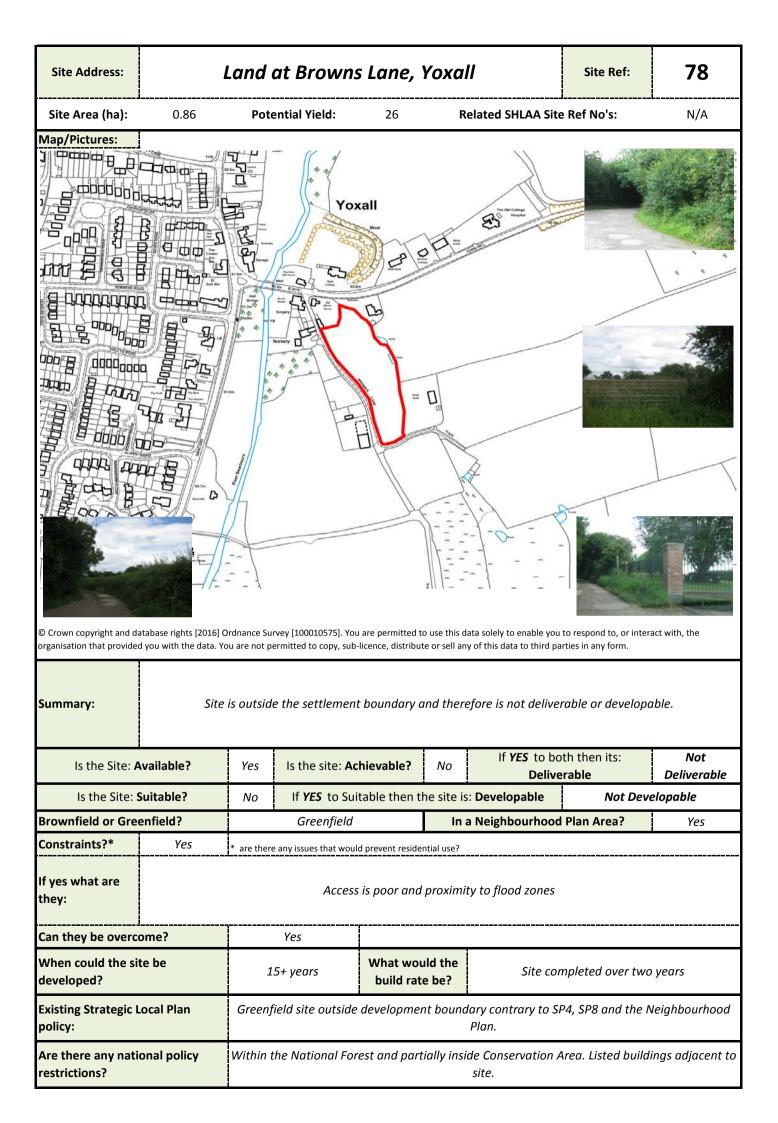
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Summary:

The site is mostly outside the settlement boundary and therefore is not deliverable or developable.

| Is the Site:                    | Available? | Yes  | Is the site: <b>Ac</b>   | hievable?  | No                | If <b>YES</b> to bo<br><b>Delive</b> |                  | Not<br>Deliverable |  |
|---------------------------------|------------|--|--|--|-------------------|--------------------------------------|------------------|--------------------|--|
| Is the Site:                    | Suitable?  | No   | If <b>YES</b> to Sui   | uitable then the site is: <b>Developable Not Developable</b> |                   |                                      |                  |                    |  |
| Brownfield or Gre               | eenfield?  |  | Greenfield   | In a Neighbourhood Plan Area?                                |                   |                                      | Yes              |                    |  |
| Constraints?*                   | Yes        | * are there  | e any issues that woul   | d prevent reside   | ntial use?        |                                      |                  |                    |  |
| If yes what are they:           |            | ty site and brook would restrict development. Topography issues within the larger section of the site. |  |  |                   |                                      |                  |                    |  |
| Can they be over                | come?      |  | Yes  |  |                   |                                      |                  |                    |  |
| When could the s developed?     | ite be     | 1  | 5+ years   | What wou<br>build rat  |                   | 30                                   | dwellings per ye | ar                 |  |
| Existing Strategic policy:      | Local Plan | Gre  | Greenfield site outside development boundary contrary to SP4, SP8 and the emerging Neighbourhood Plan. |  |                   |                                      |                  |                    |  |
| Are there any nat restrictions? |            | G  | irade 2 Agric  | cultural L   | Land and Conserve | ation Area                           |                  |                    |  |

|                        |                    |              |                  | If yes, what:   |            | Oth                 | er, Please specif      |                   |  |  |
|------------------------|--------------------|--------------|------------------|-----------------|------------|---------------------|------------------------|-------------------|--|--|
| Are there any ph       | ysical problems    | on site      |                  | ļi              |            | dland and brook t   |                        |                   |  |  |
| which would            | l affect residenti | ial          | Yes              | 1               |            | otpath that runs a  | -                      | -                 |  |  |
| deve                   | elopment?          |              |                  | There is a po   | וטונ אווטו | poles on            |                        | jieiu. Telegrupii |  |  |
|                        |                    |              |                  | If yes, what:   |            | •                   | er, Please specif      |                   |  |  |
| Would residentia       | l development h    | ave an       | .,               |                 |            | <u> </u>            |                        |                   |  |  |
|                        | surrounding ar     |              | Yes              | Developme       | nt into    | the open countrys   |                        | cantly increase   |  |  |
|                        |                    |              |                  |                 |            | the size of Abbo    | ts Bromiey.            |                   |  |  |
|                        |                    |              |                  |                 |            |                     |                        |                   |  |  |
| What are the surre     | ounding uses       | Rural        | in character an  | nd bounded by   | , some     | residential on the  | eastern side. De       | velopment of      |  |  |
| and character of t     | <del>-</del>       |              |                  | -               |            | ental to the chara  |                        |                   |  |  |
|                        |                    |              |                  |                 |            |                     |                        |                   |  |  |
| A                      | re there likely to | be any i     | impacts on the   | viability of d  | evelopr    | ment in relation to | o the following:       |                   |  |  |
|                        |                    |              |                  |                 |            |                     |                        |                   |  |  |
| Market Factors:        |                    |              |                  | Un              | known      |                     |                        |                   |  |  |
| Coat Footowa           |                    |              |                  | lawal C10C age  |            |                     |                        |                   |  |  |
| Cost Factors:          |                    |              | U                | sual S106 con   | ιτισατίο   | ons requirea        |                        |                   |  |  |
| Delivery Factors:      |                    |              |                  | Site considere  | ed not c   | deliverable         |                        |                   |  |  |
| Belivery ractors.      |                    |              |                  |                 |            |                     |                        |                   |  |  |
| Landowner Information: |                    |              |                  |                 |            |                     |                        |                   |  |  |
| Is the Landowner       |                    |              | re any existing  | ,               |            | •                   |                        |                   |  |  |
| of the site            | Yes                | i i          | Ownership issu   | es/multiple     |            | No                  |                        |                   |  |  |
| known?                 | develop over lik   | landow       | ners?            | Call            |            |                     | <u> </u>               |                   |  |  |
| Do they intend to      | develop or sell t  | ne site?     |                  | Sell            |            | When are the        | ey looking to          |                   |  |  |
| Commonts               | Vac                | if land ro   | quired for deve  | lanmant         |            |                     |                        | 0-5 years         |  |  |
| Comments:              | res, i             | j iuna re    | quirea jor aevei | юртет.          |            | ucvelop, se         | develop/sell the site? |                   |  |  |
|                        |                    |              | Planning         | Application     | listory    | •                   |                        |                   |  |  |
| Are there any plar     | ning application   | s relatin    | g to residential | l use on the s  | ite?       |                     | ۸                      | lo                |  |  |
|                        |                    |              |                  |                 |            |                     |                        |                   |  |  |
| If yes, give           |                    |              |                  |                 |            |                     |                        |                   |  |  |
| details:               |                    |              |                  |                 |            |                     |                        |                   |  |  |
|                        |                    |              |                  |                 |            |                     |                        |                   |  |  |
|                        |                    |              | Addition         | nal Site Inforn | nation:    |                     |                        |                   |  |  |
| What is the currer     |                    |              | Aa               | ricultural      |            |                     |                        |                   |  |  |
| site?                  |                    |              |                  |                 |            |                     |                        |                   |  |  |
| Are there any exis     |                    |              |                  | No              |            |                     |                        |                   |  |  |
| on the site?           | vious use of the   |              |                  |                 |            |                     |                        |                   |  |  |
| What was the pressite? | vious use of the   | Agricultural |                  |                 |            |                     |                        |                   |  |  |
| 3166:                  |                    | , .g         |                  |                 |            |                     |                        |                   |  |  |



| Are there any physical problems on site | on site                                  |              | If yes, what:                           |                  |  | Access                     |                    |           |  |  |
|---|--|--------------|---|------------------|--|----------------------------|--------------------|-----------|--|--|
| which would                             | affect resident                          |              | Yes                                     | Po               | oor acc  | cess to the site via       | an unadopted ro    | oad.      |  |  |
|   |  |              |   | If yes, what:    |  | Oth                        | er, Please specify | ·         |  |  |
| Would residentia impact on the          | I development he surrounding ar          |              | Yes                                     | Possible ir      | Possible impact on the setting of adjacent listed buildings and conservation area. |                            |                    |           |  |  |
| What are the surro                      | _  |              |   | Edge of village  | e locai  | tion and open cou          | ntryside           |           |  |  |
| Aı                                      | re there likely to                       | be any i     | mpacts on the                           | viability of dev | velopr   | ment in relation to        | o the following:   |           |  |  |
| Market Factors:                         |  |              |   | Unk              | nown   |                            |                    |           |  |  |
| Cost Factors:                           |  | Usu          | al section 106 c                        | contributions. A | Access   | expected to be a           | cost factor.       |           |  |  |
| Delivery Factors:                       |  |              |   | Site considered  | d not a  | leliverable                |                    |           |  |  |
|   |  |              | Lando                                   | wner Informat    | ion:   |                            |                    |           |  |  |
| Is the Landowner of the site known?     | Yes                                      |              | re any existing<br>Ownership issudners? | es/multiple      |  | No                         |                    |           |  |  |
| Do they intend to                       | develop or sell t                        | <del>-</del> |   | Sell             |  | <del>_</del>               |                    |           |  |  |
| Comments:                               |  |              |   |                  |  | When are the<br>develop/se |                    | 0-5 years |  |  |
|   |  |              | Planning                                | Application Hi   | istory   | 1                          |                    |           |  |  |
| Are there any plan                      | ning application                         | ns relatin   | g to residential                        | use on the sit   | e?   |                            | N                  | 0         |  |  |
| If yes, give<br>details:                |  |              |   |                  |  |                            |                    |           |  |  |
|   |  | <u>-</u>     | Addition                                | nal Site Informa | ation:   |                            |                    |           |  |  |
| What is the current use of the site?    |  |              |   |                  |  | addock                     |                    |           |  |  |
| on the site?                            | there any existing buildings<br>he site? |              |   |                  |  |                            | Unknown            |           |  |  |
| What was the previous site?             | Paddock/Agricultural                     |              |   |                  |  |                            |                    |           |  |  |

## Land west of Uttoxeter and Parks Farm

Site Ref:

**79** 

Site Area (ha):

**Site Address:** 

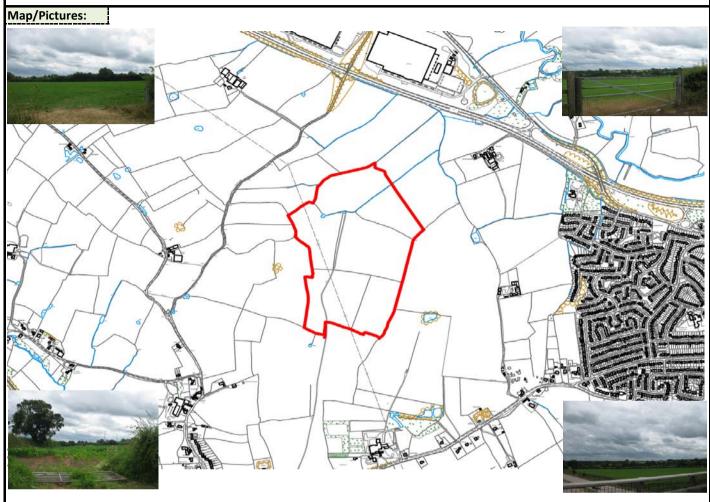
28.19

**Potential Yield:** 

846

**Related SHLAA Site Ref No's:** 

N/A



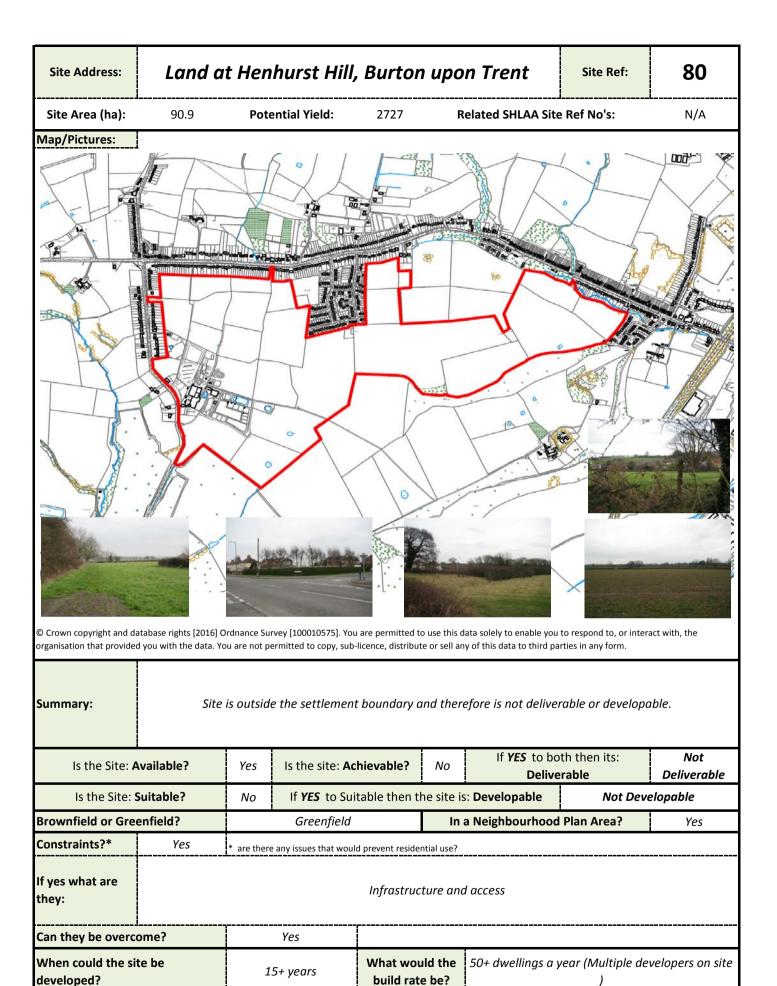
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#### Summary:

Whilst the whole of the site is not suitable for residential development, the eastern site adjacent to the development boundary is allocated as a sustainable urban extension in the Local Plan. The remainder of the site is not suitable or deliverable in the plan period.

| Is the Site: Available?                     |                     | Yes  | Is the site: <b>Achievable?</b>  |   | No   | If <b>YES</b> to bo<br><b>Delive</b>              |            | Not<br>Deliverable |  |
|---|---------------------|--|--|---|------|---|------------|--------------------|--|
| Is the Site:                                | Suitable?           | No   | If <b>YES</b> to Sui   | YES to Suitable then the site is: Developable Not Developable |      |   |            |                    |  |
| Brownfield or Gre                           | enfield?            |  | Greenfield   |   | ln : | a Neighbourhood                                   | Plan Area? | No                 |  |
| Constraints?*                               | Yes                 | * are there  | are there any issues that would prevent residential use?                               |   |      |   |            |                    |  |
| If yes what are they:                       | No existin <u>o</u> | g access (   | access onto the site, however this could be achieved through the adjacent development. |   |      |   |            |                    |  |
| Can they be overc                           | ome?                |  | Yes  |   |      |   |            |                    |  |
| When could the si developed?                | te be               | 1  | 5+ years   | What wou<br>build rat   |      | 50+ dwellings a year (Multiple developers on site |            |                    |  |
| Existing Strategic I policy:                | Local Plan          | Greenfield site outside development boundary contrary to SP4, SP8 & SP31 |  |   |      |   |            |                    |  |
| Are there any national policy restrictions? |                     |  | None   |   |      |   |            |                    |  |

| Are there any physical problems on | on site   |           | If yes, what:    | [                  |       | Access                                   |                    |                  |
|------------------------------------|---|-----------|------------------|--------------------|-------|--|--------------------|------------------|
| which would                        | I affect residenti  |           | Yes              |                    | ^     | No existing access                       | onto the site      |                  |
|                                    |   |           |                  | If yes, what:      |       |  | Character          |                  |
| Would residentia impact on the     | I development he surrounding are  |           | Yes              | Development v      | voul  | d affect the lands<br>part of which is o | · ·                | ter in the area, |
| What are the surro                 | =   | Residen   | tial to the east | of the site, open  | cour  | ntryside in all othe<br>site.            | er directions. A50 | to north of the  |
| Aı                                 | re there likely to  | be any i  | impacts on the   | viability of deve  | lopn  | nent in relation to                      | o the following:   |                  |
| Market Factors:                    |   |           |                  | Unkno              | own   |  |                    |                  |
| Cost Factors:                      | Majo  | or highw  | ay and infrastru | ıcture works in ad | dditi | on to the standar                        | d s106 contributi  | ons.             |
| Delivery Factors:                  |   |           |                  | Site considered n  | ot d  | 'eliverable                              |                    |                  |
|                                    |   |           | Lando            | wner Informatio    | n:    |  |                    |                  |
| Is the Landowner                   |   |           | re any existing  |                    |       |  |                    |                  |
| of the site                        | Yes   |           | Ownership issu   | es/multiple        |       | No                                       |                    |                  |
| known?                             |   | landow    | ners?            | Sell               | T     |  |                    |                  |
| Do they intend to                  | uevelop of sell t   | ne siter  |                  | 3611               |       | When are the develop/se                  | -                  | 6- 15 years      |
|                                    |   |           | Planning         | Application Hist   | ory:  |  |                    |                  |
| Are there any plan                 | ning application  | s relatin | g to residentia  | l use on the site? | •     |  | Υe                 | ?S               |
| If yes, give<br>details:           | P/2013/00882 - Approved Outline Application for a mixed use site including 700 dwellings to develop a large proportion of the original SHLAA site (42). |           |                  |                    |       |  |                    |                  |
|                                    |   |           | Addition         | nal Site Informati | ion:  |  |                    |                  |
| What is the curren                 |   |           |                  | A,                 | gricu | ıltural Land                             |                    |                  |
| Are there any exist on the site?   |   |           |                  |                    |       | None<br>                                 |                    |                  |
| What was the prev<br>site?         | Agricultural Land   |           |                  |                    |       |  |                    |                  |



Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood

Plan.

Within the National Forest

**Existing Strategic Local Plan** 

Are there any national policy

policy:

restrictions?

|                                  |                                       |   |                                       | If yes, what   |          |                            | Contamination      |                  |  |  |  |
|----------------------------------|---------------------------------------|---|---------------------------------------|----------------|----------|----------------------------|--------------------|------------------|--|--|--|
| Are there any phy                | ysical problems<br>I affect residenti |   | Vos                                   | Potential ris  | k of con | tamination on so           | me parts of the s  | ite. Access from |  |  |  |
|                                  | l affect residenti<br>lopment?        | al  | Yes                                   | Forest Road    | l, Henhu | ırst Hill and Poste        |                    | s a brook along  |  |  |  |
|                                  |                                       |   |                                       |                |          | the edge of t              | the site.          |                  |  |  |  |
|                                  |                                       |   |                                       | If yes, what   |          |                            | Landscape          |                  |  |  |  |
| Would residentia impact on the   | I development he surrounding are      |   | Yes                                   | Developme      | nt on th | is scale would lea         | d to loss of lands | cape character   |  |  |  |
| What are the surro               | _                                     | _   | · · · · · · · · · · · · · · · · · · · | -              | dary of  | =                          |                    |                  |  |  |  |
| Aı                               | e there likely to                     | be any i  | impacts on the                        | viability of d | evelopr  | nent in relation to        | o the following:   |                  |  |  |  |
| Market Factors:                  |                                       |   |                                       | Ur             | ıknown   |                            |                    |                  |  |  |  |
| Cost Factors:                    |                                       | Infrastructure and normal S106 costs  |                                       |                |          |                            |                    |                  |  |  |  |
| Delivery Factors:                |                                       |   |                                       | Site consider  | ed not a | leliverable                |                    |                  |  |  |  |
|                                  |                                       |   | Landov                                | wner Informa   | ation:   |                            |                    |                  |  |  |  |
| ls the Landowner                 |                                       | Are the   | re any existing                       |                |          |                            |                    |                  |  |  |  |
| of the site                      |                                       | 4   | Ownership issue                       | es/multiple    |          | Yes                        | 7 land o           | owners           |  |  |  |
| known?                           |                                       | landow  | ners?                                 | <u>i</u>       |          |                            |                    |                  |  |  |  |
| Do they intend to                | develop or sell t                     | he site?  |                                       | Sell           |          |                            |                    |                  |  |  |  |
| Comments:                        | Site proposed I                       | -   | en for co-ordino<br>th notice requir  |                | ment.    | When are the<br>develop/se | -                  | O-5 years        |  |  |  |
|                                  |                                       |   | Planning                              | Application    | History: |                            |                    |                  |  |  |  |
| Are there any plan               | ning application                      | s relatin   | g to residential                      | use on the s   | ite?     |                            | N                  | 0                |  |  |  |
| If yes, give<br>details:         | P/2012/013.                           | P/2012/01359 - Approved outline application (approved at appeal 12/02/2014) to develop some of the original SHLAA site (125). |                                       |                |          |                            |                    |                  |  |  |  |
|                                  |                                       |   | Addition                              | al Site Inforr | nation:  |                            |                    |                  |  |  |  |
| What is the curren site?         | t use of the                          |   |                                       |                | Agric    | ultural land               |                    | <del>-</del>     |  |  |  |
| Are there any exist on the site? |                                       |   |                                       |                |          | None                       |                    |                  |  |  |  |
| What was the prev                | vious use of the                      |   |                                       |                | Agric    | ultural land               |                    |                  |  |  |  |

## Shobnall Sports and Social Club, Burton upon Trent

Site Ref:

81

Site Area (ha):

**Site Address:** 

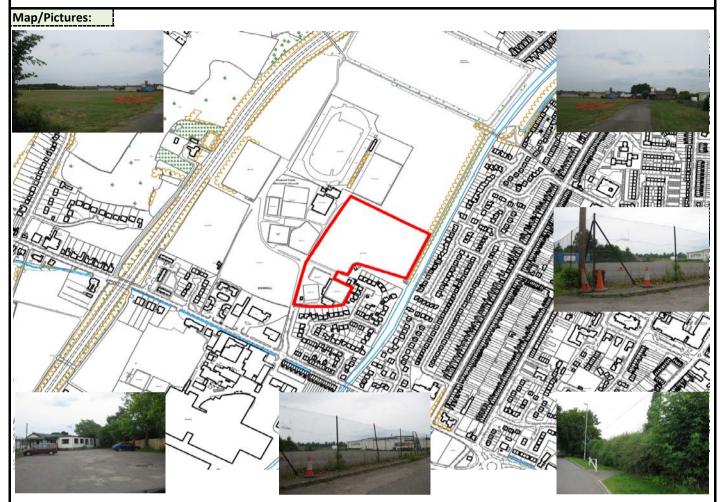
3.46

**Potential Yield:** 

104

**Related SHLAA Site Ref No's:** 

N/A



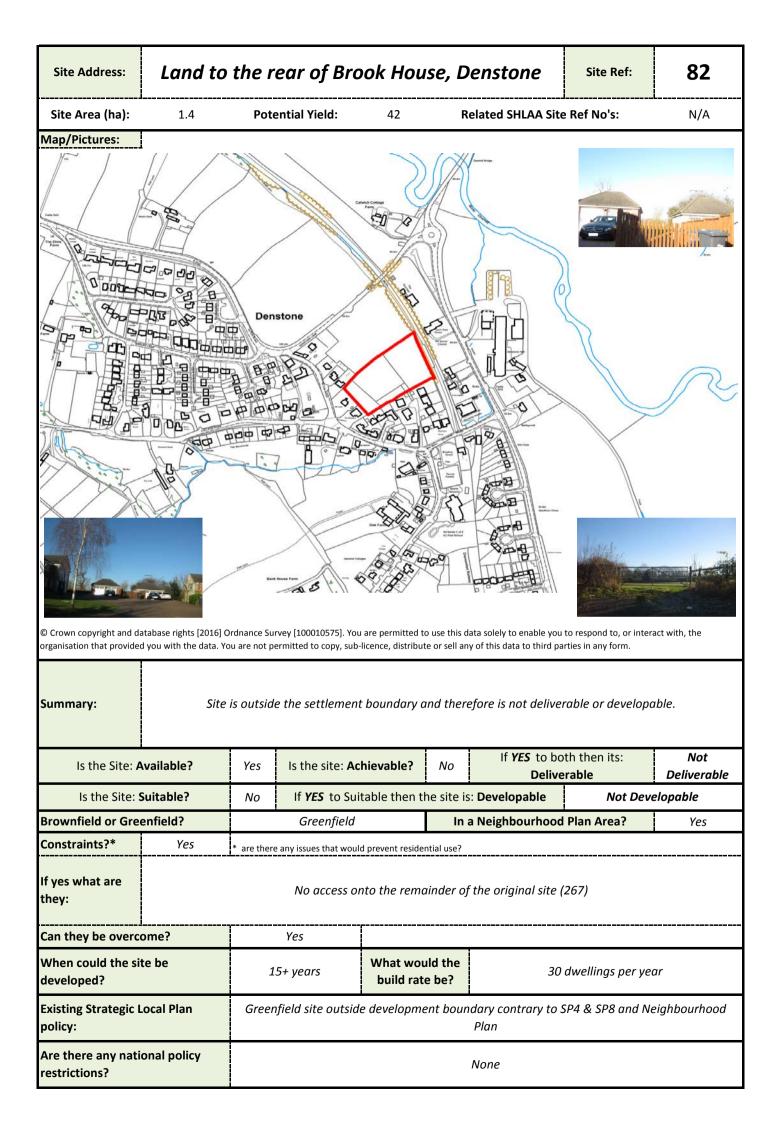
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#### Summary:

Site is suitable for residential development, and there is suitable access. Development would lead to the loss of existing sports facilities.

| Is the Site: A                   | Available?  | Yes         | Is the site: <b>Ac</b> | hievable?  | No         | If <b>YES</b> to bot<br><b>Delive</b> |                  | Not<br>Deliverable |  |
|----------------------------------|-------------|-------------|------------------------|--|------------|---------------------------------------|------------------|--------------------|--|
| Is the Site: \$                  | Suitable?   | Yes         | If <b>YES</b> to Sui   | table then t   | ne site is | : Developable                         | Devel            | opable             |  |
| Brownfield or Gree               | enfield?    |             | Mix                    |  | ln :       | a Neighbourhood                       | I Plan Area? Yes |                    |  |
| Constraints?*                    | No          | * are there | e any issues that woul | uld prevent residential use?   |            |                                       |                  |                    |  |
| If yes what are<br>they:         |             |             |                        |  |            |                                       |                  |                    |  |
| Can they be overco               | ome?        |             | N/A                    |  |            |                                       |                  |                    |  |
| When could the site developed?   | te be       | 6-          | 15 years               | What wou<br>build rate   |            | 30 c                                  | dwellings per ye | ear                |  |
| Existing Strategic L<br>policy:  | ocal Plan   |             | Site withi             | thin settlement boundary (SP4), but also open space (SP32)   |            |                                       |                  |                    |  |
| Are there any nati restrictions? | onal policy | Site is     | =                      | ljacent to Site of Biological Importance - Branston Lock, Trent and Mersey Co<br>Trent & Mersey Canal Conservation Areas adjacent to site. |            |                                       |                  |                    |  |

| Are there any ph                    | ysical problems                  | on site  |   | If yes, what                             |          |   | Flood Risk        |                |  |
|-------------------------------------|----------------------------------|--|---|--|----------|---|-------------------|----------------|--|
| which would                         | l affect residenti<br>elopment?  |  | Yes   |  | Majorit  | y of site is within                       | flood zones 2 and | 13.            |  |
|                                     |                                  |  |   | If yes, what                             |          |   | None              |                |  |
| Would residentia impact on the      | I development he surrounding are |  | No  |  |          |   |                   |                |  |
| What are the surro                  | =                                | Resido   | ential area, nex  |  |          | e centre, with resi<br>to the south of th |                   | side of canal. |  |
| A                                   | re there likely to               | be any i   | impacts on the  | viability of d                           | evelopn  | nent in relation to                       | o the following:  |                |  |
| Market Factors:                     |                                  |  |   | Ur                                       | known    |   |                   |                |  |
| Cost Factors:                       |                                  |  |   | Standard S1                              | 06 cont  | ributions                                 |                   |                |  |
| Delivery Factors:                   |                                  |  | Dependen  | t on relocatio                           | n of exi | sitng sports facilit                      | ies               |                |  |
|                                     | ,                                |  | Lando   | wner Informa                             | ation:   |   |                   |                |  |
| Is the Landowner of the site known? | Yes                              | leases/0   | Are there any existing eases/Ownership issues/multiple No Single andowners? |  |          |   |                   | Owner          |  |
| Do they intend to                   | develop or sell t                | he site?   |   | Sell                                     |          |   |                   |                |  |
| Comments:                           | Site submitted c                 | n behalf   | f of the owner. (   | Owner will re                            | ocate.   | When are the develop/se                   | 0-5 years         |                |  |
|                                     |                                  |  | Planning  | Application                              | History: |   |                   |                |  |
| Are there any plar                  | ning application                 | s relatin  | g to residential  | use on the s                             | ite?     |   | Ye                | S              |  |
| If yes, give<br>details:            | OU/03624/069/                    | U/03624/069/JPM/ & P/2012/00029/JPM/PO - Outline application Approved to develop some of the original SHLAA site (94). |   |  |          |   |                   |                |  |
|                                     |                                  |  | Addition  | nal Site Inforr                          | nation:  |   |                   |                |  |
| What is the currer site?            | social club - incl               |  |   | bowling green and<br>training also on th |          | l pitches in use.                         |                   |                |  |
| Are there any exis on the site?     |                                  |  |   |  |          | Yes                                       |                   |                |  |
| What was the presite?               | vious use of the                 | s use of the Unknown   |   |  |          |   |                   |                |  |



| Are there any physical problems on sit | •-   |           | If yes, what                                | )<br>)         | Access   |   |                  |                  |  |  |  |
|--|--|-----------|---|----------------|----------|---|------------------|------------------|--|--|--|
| which would                            | ysical problems<br>I affect resident<br>elopment?  |           | Yes   | <b>:</b>       |          | could be problemo<br>r relatively new d   |                  | _                |  |  |  |
|  |  |           |   | If yes, what   |          |   |                  |                  |  |  |  |
| Would residentia impact on the         | I development he surrounding ar  |           | Yes   | Further resi   | dential  | in the area would<br>a whoi               | •                | ct on village as |  |  |  |
| What are the surro                     | <del>-</del>   | Agricu    |   |                | _        | residential dwellir<br>way line (now disu | -                | he South and     |  |  |  |
| A                                      | re there likely to   | be any i  | impacts on the                              | viability of d | evelopr  | ment in relation t                        | o the following: |                  |  |  |  |
| Market Factors:                        |  |           |   | Ur             | known    |   |                  |                  |  |  |  |
| Cost Factors:                          | Achieving  | access b  | y purchasing lai                            | nd could be e  | xpensiv  | e in addition to st                       | andard S106 con  | tributions       |  |  |  |
| Delivery Factors:                      |  |           |   | Site consider  | ed not a | deliverable                               |                  |                  |  |  |  |
| Landowner Information:                 |  |           |   |                |          |   |                  |                  |  |  |  |
| Is the Landowner of the site known?    | Yes  | 1         | re any existing<br>Ownership issue<br>ners? | es/multiple    |          | No  |                  |                  |  |  |  |
| Do they intend to                      | develop or sell t  | he site?  |   | Develo         | р        | T   | '                |                  |  |  |  |
| Comments:                              |  |           |   | L              |          | When are the<br>develop/se                |                  | 0-5 years        |  |  |  |
|  |  |           | Planning                                    | Application    | History  | :   |                  |                  |  |  |  |
| Are there any plan                     | ning application   | s relatin | g to residential                            | use on the s   | ite?     |   | Yε               | ?S               |  |  |  |
| If yes, give<br>details:               | OU/26916/002 & OU/26916/003 - Outline applications to develop the original site as a whole (i.e.: 276) we refused in 2003 & 2004 due to the site being outside the settlement and the impact on the character of th village. |           |   |                |          |   |                  |                  |  |  |  |
|  |  |           | Addition                                    | al Site Inforr | nation:  |   |                  |                  |  |  |  |
| What is the curren site?               | t use of the   |           |   |                | Agric    | ultural land                              |                  |                  |  |  |  |
| Are there any exison the site?         |  |           |   |                |          | No  |                  |                  |  |  |  |
| What was the prev<br>site?             | ious use of the Agricultural land  |           |   |                |          |   |                  |                  |  |  |  |

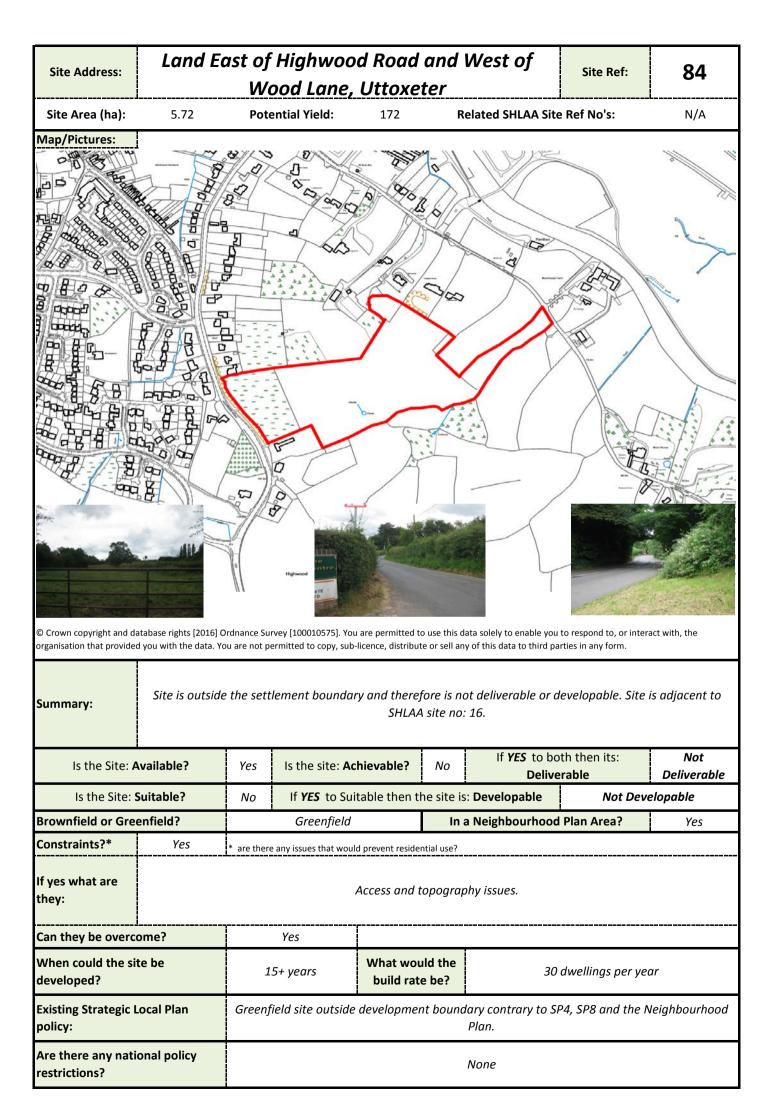
### The Beeches and land adjoining Millholme, 83 Site Address: Site Ref: Rocester Site Area (ha): 2.39 **Potential Yield:** 72 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: The majority of the site is outside the settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Access and adjacent to the floodzones they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year build rate be? developed? **Existing Strategic Local Plan** Greenfield site outside development boundary contrary to SP4 & SP8 policy:

None

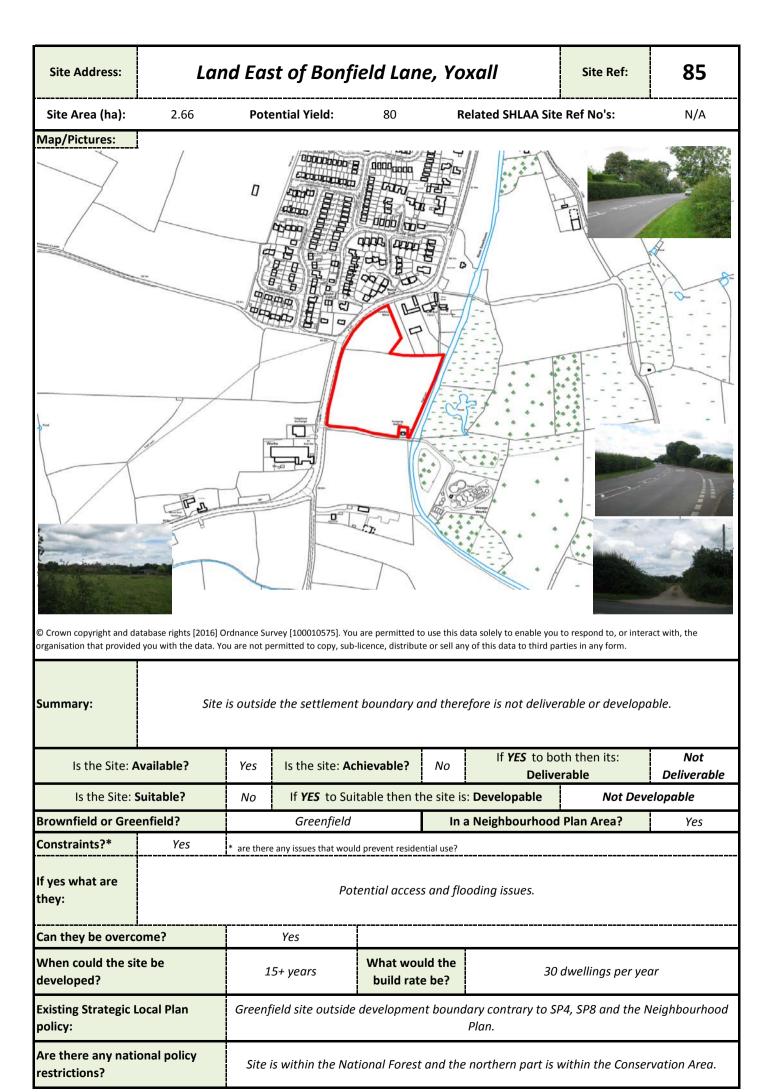
Are there any national policy

restrictions?

| Are there any ph                    | veical problems                   | on sita   |   | If yes, what:   |          | Acc                                       | ess and Flood Ris        | sk        |  |
|-------------------------------------|-----------------------------------|---|---|-----------------|----------|---|--------------------------|-----------|--|
| which would                         | d affect resident                 |   | Yes   | ۸               | lo acce. | ss points and pote                        | ential risk of flood     | ling      |  |
|                                     |                                   |   |   | If yes, what:   |          |   | Character                |           |  |
| Would residentia<br>impact on the   | l development h<br>surrounding ar |   | Yes   |                 | Imp      | act on the charac                         | ter of the village       |           |  |
| What are the surro                  | _                                 | ī   | _   | -               |          | esidential to the w<br>close proximity to |                          |           |  |
| A                                   | re there likely to                | be any  | impacts on the                              | viability of de | velopn   | nent in relation to                       | o the following:         |           |  |
| Market Factors:                     |                                   |   |   | Uni             | known    |   |                          |           |  |
| Cost Factors:                       |                                   |   | Cost of obtain                              | ning access an  | d stand  | lard S106 contrib                         | utions                   |           |  |
| Delivery Factors:                   |                                   |   | 2   | Site considere  | d not d  | eliverable                                |                          |           |  |
|                                     |                                   |   | Landov                                      | wner Informa    | tion:    |   |                          |           |  |
| Is the Landowner of the site known? | Yes                               |   | re any existing<br>Ownership issue<br>ners? | es/multiple     |          | Yes                                       | Two land owners<br>by bo | · ·       |  |
| Do they intend to                   | develop or sell t                 | he site?  |   | Sell            |          |   |                          |           |  |
| Comments:                           |                                   |   |   | <u>'</u>        |          | When are the develop/se                   |                          | 0-5 years |  |
|                                     |                                   |   | Planning                                    | Application H   | listory: |   |                          |           |  |
| Are there any plan                  | ning application                  | s relatin   | g to residential                            | use on the si   | te?      |   | Ye                       | S         |  |
| If yes, give<br>details:            | P/2011/01295,                     | P/2011/01295/JPM - planning permission for the erection of 4 dwellings on part of the of the original SHLAA site (110). |   |                 |          |   |                          |           |  |
|                                     |                                   |   | Addition                                    | al Site Inform  | ation:   |   |                          |           |  |
| What is the curren                  |                                   |   | Resid                                       | lential proper  | ty and g | garden. Remainde                          | er is open land          |           |  |
| Are there any exison the site?      |                                   |   |   | Ye              | s, resid | ential property                           |                          |           |  |
| What was the previous               | vious use of the                  |   |   |                 | Ui       | nknown                                    |                          |           |  |



| A 4 b a a b                     |                                       | a.u. aika  |                                      | If yes, what   | :        | Тор                                      | ography & Acce    | ss      |  |  |
|---------------------------------|---------------------------------------|--|--------------------------------------|----------------|----------|--|-------------------|---------|--|--|
| Are there any ph<br>which would | ysicai problems<br>I affect residenti | i  | Yes                                  | i              | _        | od road would be                         |                   |         |  |  |
| deve                            | elopment?                             |  |                                      | ana aijjer     | _        | nd levels from the<br>arrow for a develo |                   |         |  |  |
|                                 |                                       |  |                                      | If yes, what   | :        |  | Landscape         |         |  |  |
| Would residentia impact on the  | I development he surrounding ar       |  | Yes                                  | D              | evelopn  | nent would impact                        | t on open country | yside.  |  |  |
| What are the surro              | <del>-</del>                          | -  | =                                    | -              |          | within large plots to                    |                   | =       |  |  |
| A                               | re there likely to                    | be any i   | impacts on the                       | viability of d | evelopr  | nent in relation to                      | the following:    |         |  |  |
| Market Factors:                 |                                       |  |                                      | Ui             | nknown   |  |                   |         |  |  |
| Cost Factors:                   |                                       | Standard S106 contributions  |                                      |                |          |  |                   |         |  |  |
| Delivery Factors:               |                                       |  |                                      | Site consider  | ed not a | leliverable                              |                   |         |  |  |
| Landowner Information:          |                                       |  |                                      |                |          |  |                   |         |  |  |
| Is the Landowner                |                                       |  | re any existing                      | _              |          |  |                   |         |  |  |
| of the site known?              | Yes                                   | leases/0   | Ownership issue                      | es/multiple    |          | No                                       |                   |         |  |  |
| Do they intend to               | develop or sell t                     | L  |                                      | Develo         | מפ       |  |                   |         |  |  |
| Comments:                       |                                       | epresent   | tation to the Pre<br>in October 2013 | e-submission   |          | When are the develop/sel                 |                   | Unknown |  |  |
|                                 |                                       |  | Planning                             | Application    | History: |  |                   |         |  |  |
| Are there any plan              | ning application                      | s relatin  | g to residential                     | use on the     | ite?     |  | Υe                | ?s      |  |  |
| If yes, give<br>details:        | P/2015/001                            | P/2015/00140 - Outline application for 49 dwellings - Refused due to site being outside the settlement<br>boundary and landscape impact. Appeal dismissed 03/03/16 |                                      |                |          |  |                   |         |  |  |
|                                 |                                       |  | Addition                             | al Site Infor  | mation:  |  |                   |         |  |  |
| What is the curren              |                                       |  |                                      |                | Agric    | ultural land                             |                   |         |  |  |
| Are there any exis on the site? |                                       |  |                                      |                | U        | nknown<br>                               |                   |         |  |  |
| What was the prev<br>site?      | Agricultural land                     |  |                                      |                |          |  |                   |         |  |  |



| Are there any physical problems on site |  |               | If yes, what:                       |                  |                     | Access              |                    |                 |
|---|--|---------------|-------------------------------------|------------------|---------------------|---------------------|--------------------|-----------------|
|   | -  |               | .,                                  | Access would     | l need              | to be from the so   | outhern edge of t  | he site, due to |
|   | l affect residenti   | aı            | Yes                                 | restricted viev  | vs at t             | the northern part   | of the site. Flood | zones 2&3 are   |
| aeve                                    | elopment?  |               |                                     |                  |                     | to the east of      | the site.          |                 |
|   |  |               |                                     | If yes, what:    | [                   |                     | Character          |                 |
| Would residentia impact on the          | I development he surrounding are   |               | Yes                                 | Develo           | pmen                | t would extend in   | to the open cou    | ntryside.       |
| What are the surro                      |  |               | Residential to ti                   | he north and op  | oen co              | untryside surroun   | nding the rest of  | the site.       |
| Aı                                      | e there likely to  | be any i      | impacts on the                      | viability of dev | elopn               | nent in relation to | the following:     |                 |
| Market Factors:                         |  |               |                                     | Unkr             | nown                |                     |                    |                 |
| Cost Factors:                           |  |               | Standard S1                         | 06 contribution  | s. Pot              | ential highways c   | osts.              |                 |
| Delivery Factors:                       |  |               |                                     | Site considered  | not d               | eliverable          |                    |                 |
|   |  |               | Landov                              | wner Informati   | on:                 |                     |                    |                 |
| Is the Landowner                        |  |               | re any existing                     |                  |                     | _                   |                    |                 |
| of the site                             | Yes  |               | Ownership issue                     | es/multiple      | l                   | Jnknown             |                    |                 |
| known?                                  |  | landowi       | ners?                               | Davidan          | Г                   |                     |                    |                 |
| Do they intend to                       | develop or sell t  | ne site?      |                                     | Develop          |                     | When are the        | ey looking to      |                 |
| Comments:                               | Submitted as r   | -             | ation to the Pre<br>in October 2013 |                  | cal                 | develop/se          | -                  | Unknown         |
|   |  |               | Planning                            | Application His  | story:              |                     |                    |                 |
| Are there any plan                      | ning application   | s relatin     | g to residential                    | use on the site  | e?                  |                     | Υe                 | ?s              |
| If yes, give<br>details:                | P/2015/00228 - Erection of 8 detached dwellings - Withdrawn 16/04/2015.<br>P/2015/01739 - Detailed Application for 7 dwellings - Valid 08/01/2016, awaiting determination. |               |                                     |                  |                     |                     |                    |                 |
|   |  |               | Addition                            | al Site Informa  | tion:               |                     |                    |                 |
| What is the curren site?                | t use of the   |               |                                     |                  | Agricι              | ultural land        |                    |                 |
| Are there any exist on the site?        |  | None (water p | numping station                     | on th            | ne field but not wi | thin the site bou   | ndary)             |                 |
| What was the prevsite?                  |  |               | Un                                  | nknown.          |                     |                     |                    |                 |

Land off Bar Lane and Dogshead Lane, Barton 86 **Site Address: Site Ref:** under Needwood **Potential Yield:** 97 Site Area (ha): 3.25 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable.

| Is the Site: A                            | vailable?   | Yes                        | Is the site: Achievable?   |               | No         | If <b>YES</b> to bo<br><b>Delive</b> |                     | Not<br>Deliverable |  |
|---|-------------|----------------------------|--|---------------|------------|--------------------------------------|---------------------|--------------------|--|
| Is the Site: \$                           | Suitable?   | No                         | If <b>YES</b> to Sui   | table then tl | ne site is | : Developable                        | ble Not Developable |                    |  |
| Brownfield or Gree                        | enfield?    |                            | Greenfield   |               | In a       | a Neighbourhood                      | Plan Area?          | No                 |  |
| Constraints?*                             | No          | * are there                | re there any issues that would prevent residential use?            |               |            |                                      |                     |                    |  |
| If yes what are they:  Can they be overce |             |                            | <br>N/A  | <u></u>       |            |                                      |                     |                    |  |
| When could the sit                        |             | 1                          | 5+ years   | What wou      |            | 30                                   | dwellings per ye    | ear                |  |
| Existing Strategic L<br>policy:           | ocal Plan   |                            | Greenfield site outside development boundary contrary to SP4 & SP8 |               |            |                                      |                     |                    |  |
| Are there any nation                      | onal policy | Within the National Forest |  |               |            |                                      |                     |                    |  |

| Are there any physical problems of  |  |           | If yes, what:                              | <u> </u>   |   |                   |                   |
|-------------------------------------|--|-----------|--|--|---|-------------------|-------------------|
| which would                         | ysical problems<br>I affect residenti<br>elopment? |           | No   | A brook ru                                       | ns along the south                        | ern boundary of t | the site.         |
|                                     |  |           |  | If yes, what:                                    | <u> </u>                                  | Landscape         |                   |
| Would residentia<br>impact on the   | l development h<br>surrounding ar                  |           | Yes  | 1  | andscape, environn<br>I to further encroa | _                 | -                 |
| What are the surro                  | _  | Predom    | •  | bbon development<br>gshead Lane. Open o          | •   |                   | lings to the east |
| A                                   | re there likely to                                 | be any i  | impacts on the                             | viability of develop                             | ment in relation t                        | o the following:  |                   |
| Market Factors:                     |  |           |  | Unknowi  | 1   |                   |                   |
| Cost Factors:                       | No t   | ınexpect  | ed site costs lik                          | ely other than usua                              | l infrastructure and                      | d S106 requireme  | nts.              |
| Delivery Factors:                   |  |           |  | Site considered not                              | deliverable                               |                   |                   |
|                                     |  |           | Lando                                      | wner Information:                                |   |                   |                   |
| Is the Landowner of the site known? |  |           | re any existing<br>Ownership issu<br>ners? | es/multiple                                      | No  |                   |                   |
| Do they intend to                   | develop or sell t                                  | he site?  |  | Sell   |   |                   |                   |
| Comments:                           |  | Sell the  | site to a develo                           | per  | When are the develop/se                   | i                 | 0-5 years         |
|                                     |  |           | Planning                                   | Application Histor                               | y:  |                   |                   |
| Are there any plan                  | ning application                                   | s relatin | g to residentia                            | use on the site?                                 |   | N                 | 0                 |
| If yes, give<br>details:            |  |           |  |  |   |                   |                   |
|                                     |  |           | Addition                                   | nal Site Information                             | ):  |                   |                   |
| What is the curren                  |  |           |  | pies part of the site of<br>for agricultural gra |   |                   |                   |
| on the site?                        | re any existing buildings<br>ite?  Yes, dwelling   |           |  |  |   |                   |                   |
| What was the previous               | vious use of the                                   |           |  | L  | Jnknown.                                  |                   |                   |

## Curzon Street, Burton upon Trent Site Ref: 87

Site Area (ha): 0.51 Potential Yield: 15 Related SHLAA Site Ref No's: N/A



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#### Summary:

restrictions?

**Site Address:** 

Brownfield site close to Burton town centre. Site is currently in employment use and land ownership is piecemeal, therefore site is considered not deliverable at the present time.

None

| Is the Site: A               | Available?   | No         | Is the site: <b>A</b> o                            | chievable?         | No   | If <b>YES</b> to bo<br><b>Delive</b> |                  | Not<br>Deliverable |  |
|------------------------------|--------------|------------|--|--------------------|--|--------------------------------------|------------------|--------------------|--|
| Is the Site:                 | Suitable?    | Yes        | If <b>YES</b> to Su                                | itable then t      | he site is   | : Developable                        | Develo           | opable             |  |
| Brownfield or Gre            | enfield?     |            | Brownfield   |                    | ln :   | a Neighbourhood                      | Plan Area? Yes   |                    |  |
| Constraints?*                | Yes          | * are ther | ere any issues that would prevent residential use? |                    |  |                                      |                  |                    |  |
| If yes what are they:        | <u> </u><br> | of emplo   |  | lway line adj      | iacent to  | site and possible                    | contamination i  | ssues.             |  |
| Can they be overc            | omer         |            | Yes  |                    |  |                                      |                  |                    |  |
| When could the si developed? | ite be       | 6-         | - 15 years   | What wou build rat |  | 30                                   | dwellings per ye | ar                 |  |
| Existing Strategic   policy: | Local Plan   | Brown      | field site within                                  | •                  | upon Trent Settlement Boundary. Development subject to<br>SP14. Emerging Neighbourhood plan. |                                      |                  |                    |  |
| Are there any nati           | ional policy |            |  |                    | None   |                                      |                  |                    |  |

|                                     |  |   |  | If yes, what   |           | Oth   | er, Please specify  | /            |  |  |
|-------------------------------------|--|---|--|----------------|-----------|---|---------------------|--------------|--|--|
|                                     | ysical problems<br>I affect residenti<br>elopment? |   | Yes  | Railway        | line is a | djacent to site and<br>mitigatio                          |                     | ould require |  |  |
|                                     |  |   |  | If yes, what   |           |   | None                |              |  |  |
| Would residentia<br>impact on the   | l development h<br>surrounding ar                  | -   | No   |                | There a   | re other residentia                                       | ıl uses in the vaci | inity        |  |  |
| What are the surro                  | <del>-</del>                                       | Ť   | =  | =              | e been l  | s Park to South of s<br>built adjacent to to<br>bugh Road | =                   |              |  |  |
| Α                                   | re there likely to                                 | be any i  | mpacts on the                              | viability of d | evelopr   | nent in relation to                                       | the following:      |              |  |  |
| Market Factors:                     |  |   | Cu   | rrent use is e | xpected   | l to continue   |                     |              |  |  |
| Cost Factors:                       |  | Additional demolition and clear-up costs. Standard S106 contributions |  |                |           |   |                     |              |  |  |
| Delivery Factors:                   |  | Unknown   |  |                |           |   |                     |              |  |  |
| Landowner Information:              |  |   |  |                |           |   |                     |              |  |  |
| Is the Landowner of the site known? | Yes  |   | e any existing<br>Ownership issue<br>ners? | es/multiple    |           | Yes   | Multi Occup         | ancy offices |  |  |
| Do they intend to                   | develop or sell t                                  | he site?  |  | No             |           |   |                     |              |  |  |
| Comments:                           | Not cu   | ırrently lo   | ooking to develo                           | op the site    |           | When are the<br>develop/se                                |                     | Unknown      |  |  |
|                                     |  |   | Planning                                   | Application    | History   |   |                     |              |  |  |
| Are there any plar                  | ning application                                   | s relatin   | g to residential                           | use on the     | ite?      |   | N                   | 0            |  |  |
| If yes, give<br>details:            |  |   |  |                |           |   |                     |              |  |  |
|                                     |  |   | Addition                                   | al Site Infor  | nation:   |   |                     |              |  |  |
| What is the currer site?            |  | <b>-</b>  |  | Transport de   | pot, fur  | niture store and to                                       | axi office          | <b></b>      |  |  |
| Are there any exis on the site?     |  |   |  |                |           | Yes   |                     |              |  |  |
| What was the pressite?              | vious use of the                                   |   |  |                | Emplo     | yment uses  |                     |              |  |  |

# Site Address: Land South of Bramshall Road, Inc Roycroft Farm, Uttoxeter Site Ref:

88

Site Area (ha): 6.56 Potential Yield: 197 Related SHLAA Site Ref No's: N/A



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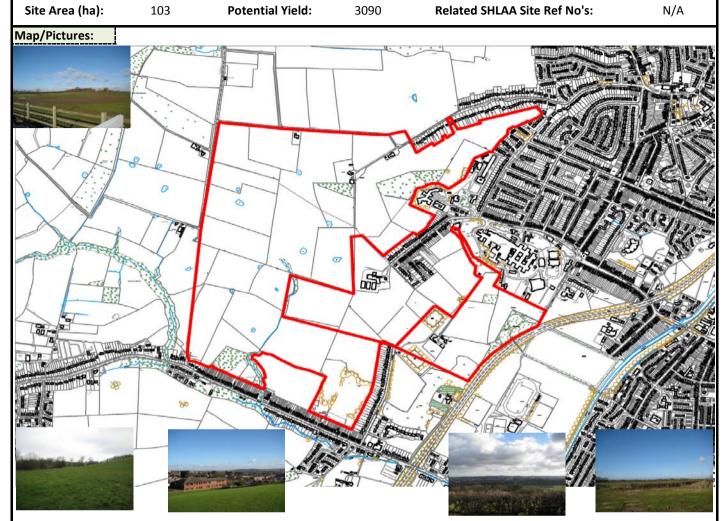
Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no's: 15 & 51.

| Is the Site: <b>A</b>            | Available?  | Yes         | Is the site: <b>Ac</b>  | hievable?  | No   | If <b>YES</b> to bo<br><b>Delive</b> |                    | Not<br>Deliverable |  |  |
|----------------------------------|-------------|-------------|---|--|--|--------------------------------------|--------------------|--------------------|--|--|
| Is the Site: \$                  | Suitable?   | No          | If <b>YES</b> to Sui  | table then t   | able then the site is: <b>Developable Not De</b> |                                      |                    | elopable           |  |  |
| Brownfield or Gre                | enfield?    |             | Greenfield  |  | ln :   | a Neighbourhood                      | ood Plan Area? Yes |                    |  |  |
| Constraints?*                    | Yes         | * are there | are there any issues that would prevent residential use?          |  |  |                                      |                    |                    |  |  |
| If yes what are<br>they:         |             | Flo         | Flooding, although this would not prevent residential development |  |  |                                      |                    |                    |  |  |
| Can they be overc                | ome?        | <br> <br>   | Yes   | [  |  |                                      |                    |                    |  |  |
| When could the si<br>developed?  | te be       | 1           | 5+ years  | What wou<br>build rat  |  | 30                                   | dwellings per ye   | ar                 |  |  |
| Existing Strategic I policy:     | ocal Plan   | Greenf      | ield site outside   | ide development boundary contrary to SP4, SP8 and the Neighbourhoo |  |                                      |                    |                    |  |  |
| Are there any nati restrictions? | onal policy |             |   |  |  | None                                 |                    |                    |  |  |

|  |                    |           | ]                  | lf                                      |         | •                   | Flood Diele           |                  |  |  |
|--|--------------------|-----------|--------------------|---|---------|---------------------|-----------------------|------------------|--|--|
| Are there any ph                       | vsical nrohlems    | on site   |                    | If yes, what:                           | j       |                     | Flood Risk            |                  |  |  |
|  | l affect residenti |           | Yes                | Part of site is a                       | withi   | n Flood zone 2 an   | d 2 and there is      | a notential risk |  |  |
|  |                    | aı        | 763                | -                                       |         | ation on site. Acce |                       | · ·              |  |  |
| ueve                                   | elopment?          |           |                    | oj conti                                | ווווווו | ution on site. Acce | ess jioili biullisiid | ili Koda.        |  |  |
|  |                    |           |                    | If yes, what:                           |         |                     | Landscape             |                  |  |  |
| \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ |                    |           |                    | , | :       | <u> </u>            | Zarrascape            |                  |  |  |
| Would residentia                       |                    |           | Yes                | Would ho                                | ive ir  | npact on the char   | acter of the coun     | ntryside as      |  |  |
| impact on the                          | surrounding ar     | ea?       |                    | developmen                              | t wo    | uld be further sou  | th than existing l    | built up area.   |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |
| What are the surro                     | nunding uses       | Res       | sidential to the r | north and east t                        | n he    | developed, with o   | nen countruside       | in all other     |  |  |
| and character of the                   | <del>-</del>       | nes       |                    |   |         | ne is to the south  | -                     | in an other      |  |  |
| and character or th                    | ile site:          |           | unec               | tions. The rank                         | uy III  | ne is to the south  | .m boundary.          |                  |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |
| A                                      | re there likely to | be any    | impacts on the     | viability of deve                       | elopr   | nent in relation to | o the following:      |                  |  |  |
| Market Factors                         |                    |           |                    | Unkn                                    | 01440   |                     |                       |                  |  |  |
| Market Factors:                        |                    |           |                    | Ulikli                                  | OWII    |                     |                       |                  |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |
| Cost Factors:                          |                    |           | Dealing with flo   | oding issue, plu                        | s sta   | ndard S106 contri   | ibutions              |                  |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |
| 5 !: 5 ·                               |                    |           |                    | c:                                      |         |                     |                       |                  |  |  |
| Delivery Factors:                      |                    |           | 3                  | Site considered                         | not a   | ieliverable         |                       |                  |  |  |
| i  Landowner Information:              |                    |           |                    |   |         |                     |                       |                  |  |  |
| Is the Landowner                       |                    | Are the   | re any existing    |   |         |                     |                       |                  |  |  |
| of the site                            | Yes                |           | Ownership issue    | es/multiple                             |         | No                  | Single                | Owner            |  |  |
| known?                                 |                    | landow    |                    |   |         |                     | eg.e                  |                  |  |  |
| Do they intend to                      | L                  | <u></u>   |                    | Sell                                    |         |                     | !                     |                  |  |  |
|  |                    |           |                    | <u> </u>                                |         | When are the        | ey looking to         | 0.5              |  |  |
| Comments:                              | Yes - s            | site subn | nitted on behalf   | of owner                                |         | develop/se          |                       | 0-5 years        |  |  |
|  |                    |           |                    | <b>.,</b>                               |         |                     |                       |                  |  |  |
|  |                    |           | Planning           | Application His                         | tory:   |                     |                       |                  |  |  |
| Are there any plan                     | ning application   | s relatin | g to residential   | use on the site                         | ?       |                     | Υe                    | ?s               |  |  |
|  |                    |           |                    |   |         |                     | <u> </u>              |                  |  |  |
|  | P/2015/01283       | - Reserv  | ed matters appl    | =                                       |         | on of 138 dwelling  | g- Approved 15/0      | 04/2016 on the   |  |  |
| If yes, give                           |                    |           |                    | site adj                                |         |                     |                       |                  |  |  |
| details:                               |                    |           |                    |   |         | to 45 dwellings o   | =                     | -                |  |  |
|  | Committe 18/0      | 8/2016 d  | due to site being  | outside the set                         | tlem    | ent boundary, site  | access and land       | scape impacts.   |  |  |
|  |                    |           | Addition           | al Site Informat                        | tion:   |                     |                       |                  |  |  |
| What is the curren                     | t use of the       |           |                    |   |         |                     |                       |                  |  |  |
| site?                                  | it add of tile     |           |                    | Farm                                    | and (   | agricultural Land   |                       |                  |  |  |
| Are there any exis                     | ting huildings     |           |                    |   |         |                     |                       |                  |  |  |
| on the site?                           |                    |           |                    | Farm Bu                                 | ıildin  | gs (Roycroft Farm   | )                     |                  |  |  |
| What was the prev                      | vious use of the   |           |                    |   |         |                     |                       |                  |  |  |
| site?                                  |                    |           |                    | Farm                                    | and (   | agricultural Land   |                       |                  |  |  |
|  |                    |           |                    |   |         |                     |                       |                  |  |  |

# Site Address: Land North of Forest Road, South of Field Lane & East of Outwoods Lane, Burton Site Ref: 89



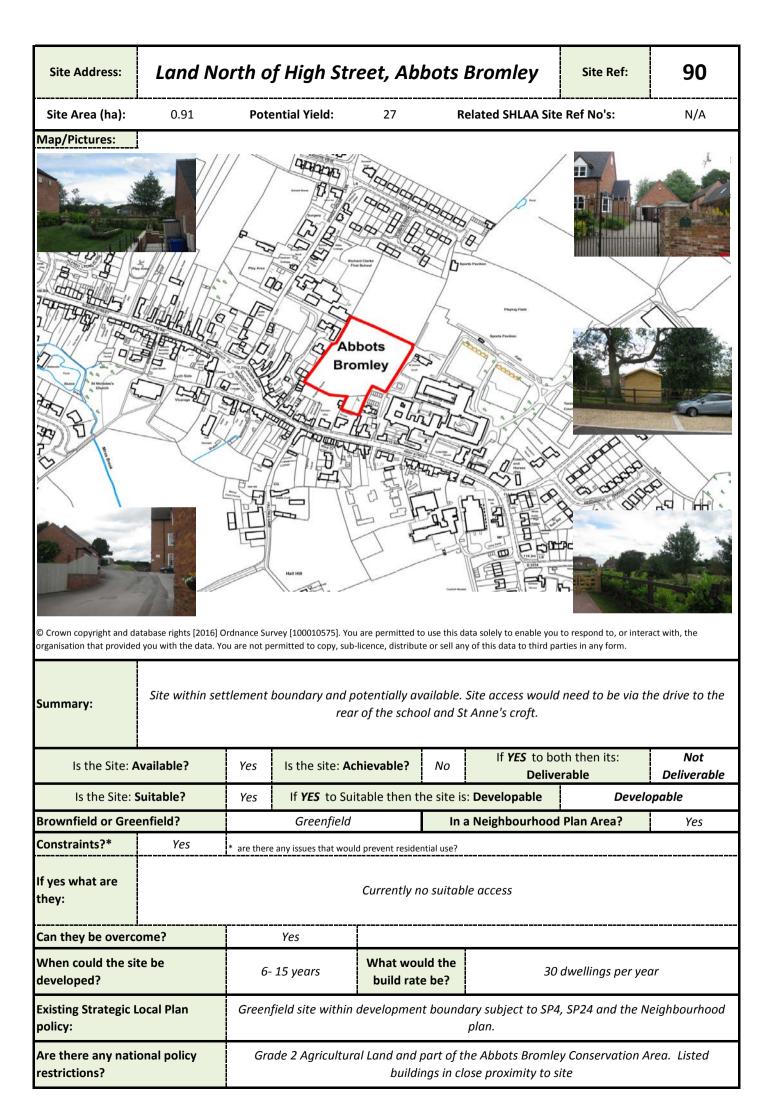
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Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA sites 74 & 97.

| Is the Site: <b>Available?</b>           |                          | Yes  | Is the site: <b>Achievable?</b>                                  |                       | No | If <b>YES</b> to bo<br><b>Delive</b> |                       | Not<br>Deliverable |  |
|--|--------------------------|--|--|-----------------------|----|--------------------------------------|-----------------------|--------------------|--|
| Is the Site: Suitable?                   |                          | No   | If YES to Suitable then the site is: Developable Not Developable |                       |    |                                      |                       |                    |  |
| Brownfield or Greenfield?                |                          |  | Greenfield   |                       |    | In a Neighbourhood Plan Area? Yes    |                       |                    |  |
| Constraints?*                            | Yes                      | * are there any issues that would prevent residential use?                                       |  |                       |    |                                      |                       |                    |  |
| If yes what are they:  Can they be overc | Infrastructure  ome? Yes |  |  |                       |    |                                      |                       |                    |  |
| When could the site be developed?        |                          | 1  | 5+ years   | What wou<br>build rat |    | 30                                   | 30 dwellings per year |                    |  |
| Existing Strategic I policy:             | Local Plan               | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood<br>Plan. |  |                       |    |                                      | Neighbourhood         |                    |  |
| Are there any nati restrictions?         | onal policy              | Within the National Forest and adjacent to a site of Biological Importance - Shobnall Brook      |  |                       |    |                                      |                       |                    |  |

| Are there any physical problems on sit which would affect residential development?               |   |                                     |  | If yes, what:   |     |   | Contamination |     |  |
|--|---|-------------------------------------|--|---|-----|---|---------------|-----|--|
|  |   | Ī                                   | Yes  | Some potential contaminations sources on site. A number of access points onto the site  |     |   |               |     |  |
|  |   |                                     |  | If yes, what:   |     |   | Character     |     |  |
| Would residential development have a impact on the surrounding area?                             |   |                                     | Yes  | Site overlooks much of Burton. Development would have a significant impact on character of area and would involve the loss of countryside |     |   |               |     |  |
| What are the surrounding uses and character of the site?   |   |                                     | Open Countryside to the west, residential to the east. |   |     |   |               |     |  |
| Are there likely to be any impacts on the viability of development in relation to the following: |   |                                     |  |   |     |   |               |     |  |
| Market Factors:  | Unknown   |                                     |  |   |     |   |               |     |  |
| Cost Factors:  | Infrastructure and standard S106 contributions  |                                     |  |   |     |   |               |     |  |
| Delivery Factors:  | Site considered not deliverable   |                                     |  |   |     |   |               |     |  |
| Landowner Information:   |   |                                     |  |   |     |   |               |     |  |
| Is the Landowner   | Are there any existing  |                                     |  |   |     |   |               |     |  |
| of the site  | Yes   | leases/Ownership issues/multiple No |  |   |     |   |               |     |  |
| known?   | landowners?   |                                     |  |   |     | r   |               |     |  |
| Do they intend to develop or sell the site?  Develop   |   |                                     |  |   |     |   |               |     |  |
| Comments:  | Consortium proposing develo   |                                     |  | opment  |     | When are they looking to<br>develop/sell the site?  0-5 yea |               |     |  |
| Planning Application History:  |   |                                     |  |   |     |   |               |     |  |
| Are there any plar   | ning application  | s relatin                           | g to residential                                       | use on the si   | te? |   | Yε            | ?\$ |  |
| If yes, give<br>details:   | P/2012/01215 - Approved application to develop some of the original SHLAA site (no: 107 - Redhouse Farm - phase 1, removed from site area in 2014). P/2014/01304 - Detailed application for erection of 83 dwellings - 18/02/2016 P/2014/01530 - Outline application for the erection of up to 150 dwellings - Refused due to site being outside of the settlement boundary and access. Then allowed at appeal 29/04/2016 (Redhouse farm - phase 2), since quashed by the high court. |                                     |  |   |     |   |               |     |  |
| Additional Site Information:   |   |                                     |  |   |     |   |               |     |  |
| What is the current use of the site?   |   |                                     | Agricultural land and reservoirs                       |   |     |   |               |     |  |
| Are there any existing buildings on the site?  |   |                                     | Related buildings                                      |   |     |   |               |     |  |
| What was the previous use of the   |   |                                     | As above   |   |     |   |               |     |  |



|  |   |   |                           | -   |     |   |                  |           |  |  |
|--|---|---|---------------------------|---|-----|---|------------------|-----------|--|--|
| Are there any physical problems on site which would affect residential development?  Would residential development have an impact on the surrounding area? |   |   | Yes                       | If yes, what:   | İ   |   | Access           |           |  |  |
|  |   |   |                           | Access poor at present and may need agreement with other  |     |   |                  |           |  |  |
|  |   |   |                           | landowners to improve.  |     |   |                  |           |  |  |
|  |   |   |                           | If yes, what:   |     | Co  | onservation Area |           |  |  |
|  |   |   | Yes                       | Yes, development of the site could potentially harm the character and setting of the conservation area. |     |   |                  |           |  |  |
| What are the surro   | <del>-</del>  | s on both east and west of proposed site. Residential to north and south. Recent new<br>development adjoins the west of the site. |                           |   |     |   |                  |           |  |  |
| Are there likely to be any impacts on the viability of development in relation to the following:   |   |   |                           |   |     |   |                  |           |  |  |
| Market Factors:  | If access is addressed, the site could be viable. Sought after location.  |   |                           |   |     |   |                  |           |  |  |
| Cost Factors:  | Usual section 106 contributions. Access expected to be a cost factor.   |   |                           |   |     |   |                  |           |  |  |
| Delivery Factors:  | Unknown   |   |                           |   |     |   |                  |           |  |  |
|  |   |   | Landov                    | wner Informati  | on: |   |                  |           |  |  |
| Is the Landowner   | Are there any existing  |   |                           |   |     |   |                  |           |  |  |
| of the site<br>known?  | Yes   | Yes leases/Ownership issue landowners?  |                           |   |     | Yes   |                  |           |  |  |
| Do they intend to develop or sell the site?  Sell  |   |   |                           |   |     |   |                  |           |  |  |
| Comments:  |   |   |                           |   |     | When are they looking to 0-5 y develop/sell the site? |                  | 0-5 years |  |  |
| Planning Application History:  |   |   |                           |   |     |   |                  |           |  |  |
| Are there any planning applications relating to residential use on the site?  Yes  |   |   |                           |   |     |   |                  |           |  |  |
| If yes, give<br>details:   | P/2015/00119 - Erection of a detached dwelling - Approved 03/03/2015 (on part of the original SHLAA site no:<br>385). |   |                           |   |     |   |                  |           |  |  |
| Additional Site Information:   |   |   |                           |   |     |   |                  |           |  |  |
| What is the current use of the site?   |   |   | Agricultural/Grazing Land |   |     |   |                  |           |  |  |
| Are there any existing buildings on the site?  |   |   | No                        |   |     |   |                  |           |  |  |
| What was the previous use of the site?   |   | Agricultural/Grazing Land   |                           |   |     |   |                  |           |  |  |

## The Dingle, off College Rd, Denstone

Site Ref:

91

Site Area (ha):

**Site Address:** 

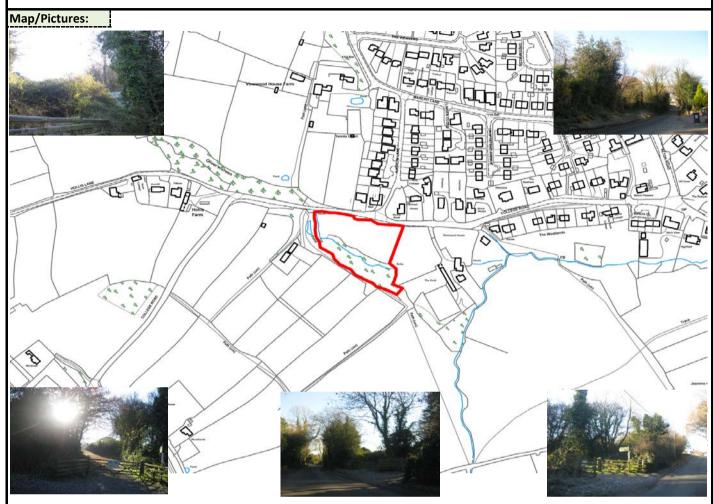
0.72

**Potential Yield:** 

22

**Related SHLAA Site Ref No's:** 

N/A



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#### Summary:

Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 65.

| Is the Site: A                     | Available? | Yes  | Is the site: <b>Ac</b>                                       | hievable?             | No | If <b>YES</b> to bo<br><b>Delive</b> |                            | Not<br>Deliverable |  |
|------------------------------------|------------|--|--|-----------------------|----|--------------------------------------|----------------------------|--------------------|--|
| Is the Site:                       | Suitable?  | No   | If YES to Suitable then the site is: Developable Not Develop |                       |    |                                      |                            |                    |  |
| Brownfield or Gre                  | enfield?   |  | Greenfield   |                       | In | a Neighbourhood                      | eighbourhood Plan Area? Ye |                    |  |
| Constraints?*                      | Yes        | * are there  | are there any issues that would prevent residential use?     |                       |    |                                      |                            |                    |  |
| If yes what are they:              |            | <b>,</b>   | Brook runs through the site.                                 |                       |    |                                      |                            |                    |  |
| Can they be overc                  | ome?       |  | Yes  |                       |    |                                      |                            |                    |  |
| When could the si developed?       | ite be     | 1  | 5+ years   | What wou<br>build rat |    | Site con                             | npleted over tw            | o years            |  |
| Existing Strategic policy:         | Local Plan | Greenfield site outside development boundary contrary to SP4, SP8 and the Neighborn. |  |                       |    |                                      |                            | Neighbourhood      |  |
| Are there any national policy None |            |  |  |                       |    |                                      |                            |                    |  |

| A 4h                                       |                                       |                                 |                                   | If yes, what:     |        | Τορ                             | ography & Acces  | SS .            |  |  |
|--|---------------------------------------|---------------------------------|-----------------------------------|-------------------|--------|---------------------------------|------------------|-----------------|--|--|
| Are there any pho                          | ysicai problems<br>I affect residenti |                                 | Yes                               |                   |        |                                 |                  |                 |  |  |
|  | elopment?                             |                                 |                                   | !<br>!<br>!       |        |                                 |                  |                 |  |  |
|  |                                       |                                 |                                   | If yes, what:     |        |                                 | Character        |                 |  |  |
| Would residentia                           | l development h                       | nave an                         |                                   |                   | i      |                                 |                  |                 |  |  |
|  | surrounding ar                        |                                 | Yes                               |                   |        | Impact on open                  | countryside      |                 |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
|  | _                                     |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| What are the surro<br>and character of the | _                                     | Resid                           | ential to the No                  | rth of the site a | nd op  | en countryside su               | rrounding the re | st of the site. |  |  |
| and character or th                        | ic site.                              | i<br>i<br>i                     |                                   |                   |        |                                 |                  |                 |  |  |
| A  | re there likely to                    | be any i                        | impacts on the                    | viability of dev  | elopn  | nent in relation to             | the following:   |                 |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| Market Factors:                            |                                       |                                 |                                   | Unkn              | iown   |                                 |                  |                 |  |  |
| Cost Factors:                              |                                       | Standard S106 contributions     |                                   |                   |        |                                 |                  |                 |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| Delivery Factors:                          |                                       | Site considered not deliverable |                                   |                   |        |                                 |                  |                 |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| la tha Landauman                           |                                       | A 4b                            |                                   | wner Information  | on:    |                                 |                  |                 |  |  |
| Is the Landowner of the site               | Yes                                   |                                 | re any existing<br>Ownership issu | os/multiplo       |        | No                              |                  |                 |  |  |
| known?                                     | 763                                   | landow                          |                                   | es/illultiple     |        | 700                             |                  |                 |  |  |
| Do they intend to                          | develop or sell t                     | he site?                        |                                   | Sell              |        |                                 |                  |                 |  |  |
| _  |                                       |                                 |                                   | <u></u>           |        | When are they looking to 0-5 ye |                  |                 |  |  |
| Comments:                                  |                                       |                                 |                                   |                   |        | uevelop/se                      | ii the siter     |                 |  |  |
|  |                                       |                                 | Planning                          | Application His   | story: |                                 |                  |                 |  |  |
| Are there any plan                         | ning application                      | s relatin                       | g to residential                  | use on the site   | ?      |                                 | N                | 0               |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| If yes, give                               |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| details:                                   |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
|  |                                       |                                 |                                   |                   |        |                                 |                  |                 |  |  |
|  |                                       |                                 | Addition                          | al Site Informa   | tion:  |                                 |                  |                 |  |  |
| What is the curren<br>site?                | t use of the                          |                                 |                                   |                   | Ор     | en Land                         |                  |                 |  |  |
| Are there any exis                         | isting buildings                      |                                 |                                   |                   |        |                                 |                  |                 |  |  |
| on the site?                               |                                       | i<br> <br>                      |                                   |                   |        | No<br>                          |                  |                 |  |  |
| What was the prev                          | vious use of the                      | i<br>i<br>i                     |                                   |                   | Ор     | en Land                         |                  |                 |  |  |
| site?                                      |                                       | !                               |                                   |                   | •      |                                 |                  |                 |  |  |

# Land at Efflinch Lane, Barton under Needwood

Site Ref:

92

Site Area (ha):

**Site Address:** 

2.1

**Potential Yield:** 

63

**Related SHLAA Site Ref No's:** 

N/A



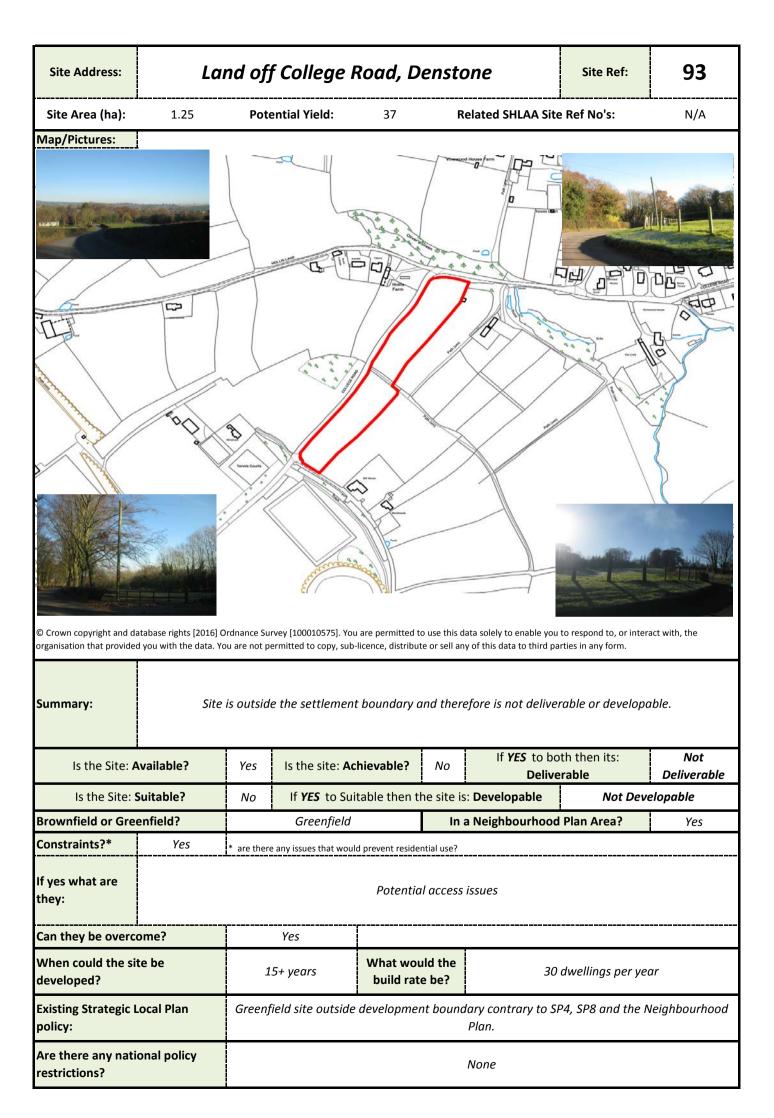
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Summary:

Site is not deliverable or developable. Sits outside the settlement boundary (A recent outline application for the majority of the remaining SHLAA site (59a) was granted permission in 2015).

| Is the Site: A                   | Available?  | Yes                        | Is the site: <b>Ac</b> | chievable?   | No         | If <b>YES</b> to bo<br><b>Delive</b> | oth then its:<br>erable | Not<br>Deliverable |  |
|----------------------------------|-------------|----------------------------|------------------------|--|------------|--------------------------------------|-------------------------|--------------------|--|
| Is the Site: \$                  | Suitable?   | No                         | If <b>YES</b> to Sui   | itable then t  | he site is | : Developable                        | Not De                  | velopable          |  |
| Brownfield or Gre                | enfield?    |                            | Greenfield             |  | ln :       | a Neighbourhood                      | oourhood Plan Area?     |                    |  |
| Constraints?*                    | No          | * are there                | e any issues that wou  | vould prevent residential use?                                     |            |                                      |                         |                    |  |
| If yes what are<br>they:         |             | <b></b>                    |                        | r  |            |                                      |                         |                    |  |
| Can they be overc                | ome?        |                            | N/A                    |  |            |                                      |                         |                    |  |
| When could the sideveloped?      | te be       | 1                          | 5+ years               | What wor   |            | 30                                   | dwellings per ye        | ear                |  |
| Existing Strategic L<br>policy:  | ocal Plan   |                            | Greenfield             | Greenfield site outside development boundary contrary to SP4 & SP8 |            |                                      |                         |                    |  |
| Are there any nati restrictions? | onal policy | Within the National Forest |                        |  |            |                                      |                         |                    |  |

| A 4h                            |   | <b>:</b> 4   |                  | If yes, what:  |          |  | Access         |              |  |
|---------------------------------|---|--|------------------|----------------|----------|--|----------------|--------------|--|
|                                 | ysical problems<br>I affect resident<br>elopment? | i i  | Yes              | Access fro     | om Effli | nch lane and Mill<br>contamination       |                | to potential |  |
|                                 |   |  |                  | If yes, what:  |          |  |                |              |  |
| Would residentia impact on the  | l development h<br>surrounding ar                 |  | No               |                |          |  |                |              |  |
| What are the surro              | _   | •  | =                |                |          | residential develo<br>Ication/recreation | -              | -            |  |
| A                               | re there likely to                                | be any i   | impacts on the   | viability of d | evelopr  | ment in relation to                      | the following: |              |  |
| Market Factors:                 |   |  |                  | Un             | known    |  |                |              |  |
| Cost Factors:                   |   | Potential remediation works  |                  |                |          |  |                |              |  |
| Delivery Factors:               |   | Site considered not deliverable  |                  |                |          |  |                |              |  |
|                                 |   |  | Landov           | wner Informa   | tion:    |  |                |              |  |
| Is the Landowner                |   |  | re any existing  |                |          |  |                |              |  |
| of the site                     | Yes   |  | Ownership issue  | es/multiple    |          | Yes Multiple Owners                      |                |              |  |
| known?                          | dovelop ov sell t                                 | landow   | ners?            | Call           |          |  |                |              |  |
| Do they intend to  Comments:    | develop or sell t                                 | ne siter   |                  | Sell           |          | When are the<br>develop/se               |                | 0-5 years    |  |
|                                 |   |  | Planning         | Application I  | listory  |  |                |              |  |
| Are there any plan              | ning application                                  | ns relatin   | g to residential | use on the s   | te?      |  | Υe             | ?\$          |  |
| If yes, give<br>details:        | P/2014/0149                                       | P/2014/01490- Approved outline application to develop 25 dwellings in addition to the larger site for 130 (59a). |                  |                |          |  |                |              |  |
|                                 |   |  | Addition         | al Site Inforn | nation:  |  |                |              |  |
| What is the curren              | Agricultural land with mature hedgerows           |  |                  |                |          |  |                |              |  |
| Are there any exis on the site? |   |  |                  |                |          | None                                     |                |              |  |
| What was the prev<br>site?      | vious use of the                                  |  |                  |                | Agric    | ultural Land                             |                |              |  |



|                                     |   |                     | If yes, what                                |  | Topography & Access                              |                            |                   |           |  |
|-------------------------------------|---|---------------------|---|--|--|----------------------------|-------------------|-----------|--|
|                                     | ysical problems<br>I affect resident<br>Plopment? |                     | Yes   | The  | site is q  | uite steep and acc         | ess road is quite | narrow.   |  |
|                                     |   |                     |   | If yes, what   |  |                            | Character         |           |  |
| Would residentia<br>impact on the   | l development h<br>surrounding ar                 |                     | Yes   | Ir   | Impact on the open character of the countryside. |                            |                   |           |  |
| What are the surro                  | _   | ı                   | Residential to no                           | sidential to north east and School buildings/playing fields to the south west. |  |                            |                   |           |  |
| Aı                                  | re there likely to                                | be any i            | impacts on the                              | viability of d   | evelopr  | ment in relation to        | o the following:  |           |  |
| Market Factors:                     |   |                     |   | Ui   | ıknown   |                            |                   |           |  |
| Cost Factors:                       |   |                     |   | Standard S1  | 06 Cont  | 5 Contributions            |                   |           |  |
| Delivery Factors:                   | Site considered not deliverable                   |                     |   |  |  |                            |                   |           |  |
|                                     |   |                     | Landov                                      | wner Inform  | ation:   |                            |                   |           |  |
| Is the Landowner of the site known? | Yes   |                     | re any existing<br>Ownership issue<br>ners? | es/multiple  |  | No                         |                   |           |  |
| Do they intend to                   | develop or sell t                                 | he site?            |   | Develo   | р  |                            |                   |           |  |
| Comments:                           |   |                     |   | <u> </u>   |  | When are the<br>develop/se |                   | 0-5 years |  |
|                                     |   |                     | Planning                                    | Application  | History  |                            |                   |           |  |
| Are there any plan                  | ning application                                  | ns relatin          | g to residential                            | use on the s   | ite?   |                            | N                 | 0         |  |
| If yes, give<br>details:            |   |                     |   |  |  |                            |                   |           |  |
|                                     |   |                     | Addition                                    | al Site Infor  | nation:  |                            |                   |           |  |
| What is the curren                  |   |                     |   |  |  | Field                      |                   |           |  |
| Are there any exist on the site?    |   |                     |   |  |  | No                         |                   |           |  |
| What was the prevaite?              | vious use of the                                  | us use of the Field |   |  |  |                            |                   |           |  |

## Churchfields, Watery Lane, Ellastone

Site Ref:

94

Site Area (ha):

**Site Address:** 

2.85

**Potential Yield:** 

85

**Related SHLAA Site Ref No's:** 

N/A



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Summary:

Site is outside any settlement boundary and therefore is not deliverable or developable.

| Is the Site: A                  | Available?   | Yes  | Is the site: Achievable?                                 |               | No         | If <b>YES</b> to be<br><b>Delive</b> |                   | Not<br>Deliverable |  |  |
|---------------------------------|--------------|--|--|---------------|------------|--------------------------------------|-------------------|--------------------|--|--|
| Is the Site:                    | Suitable?    | No   | If <b>YES</b> to Sui                                     | itable then t | he site is | : Developable                        | e Not Developable |                    |  |  |
| Brownfield or Gre               | enfield?     |  | Greenfield   |               | ln :       | a Neighbourhood                      | od Plan Area? No  |                    |  |  |
| Constraints?*                   | Yes          | * are there  | are there any issues that would prevent residential use? |               |            |                                      |                   |                    |  |  |
| If yes what are they:           |              | <b>.</b>   | Possible flood risk                                      |               |            |                                      |                   |                    |  |  |
| Can they be over                | ome?         |  | Yes  |               |            |                                      |                   |                    |  |  |
| When could the si<br>developed? | te be        | 15+ years What would the build rate be?  30 dwellings per year     |  |               |            |                                      |                   | ear                |  |  |
| Existing Strategic policy:      | Local Plan   | Greenfield site outside development boundary contrary to SP4 & SP8 |  |               |            |                                      |                   |                    |  |  |
| Are there any nat               | ional policy | Mainly in the Conservation Area                                    |  |               |            |                                      |                   |                    |  |  |

|                                   | <del></del>                       |                                 |                  |  |           |                            |                   |         |  |
|-----------------------------------|-----------------------------------|---------------------------------|------------------|--|-----------|----------------------------|-------------------|---------|--|
| Are there any ph                  | veical problems                   | on sita                         |                  | If yes, what   | :         | Flood                      | Risk and Topogra  | aphy    |  |
| which would                       | d affect resident                 |                                 | Yes              |  |           | Slight incline at          | top of site.      |         |  |
|                                   |                                   |                                 |                  | If yes, what   | :         | Chai                       | racter and Herita | ge      |  |
| Would residentia<br>impact on the | l development h<br>surrounding ar |                                 | Yes              |  | Significa | ant impact on cha          | racter and landso | cape    |  |
| What are the surro                | <del>-</del>                      | The chu                         | rch and resident | ch and residential use adjacent to south west of the site with open countryside to the north and east. |           |                            |                   |         |  |
| A                                 | re there likely to                | be any i                        | impacts on the   | viability of c   | levelopr  | ment in relation to        | the following:    |         |  |
| Market Factors:                   |                                   |                                 |                  | U  | nknown    |                            |                   |         |  |
| Cost Factors:                     |                                   | Standard S106 contributions     |                  |  |           |                            |                   |         |  |
| Delivery Factors:                 |                                   | Site considered not deliverable |                  |  |           |                            |                   |         |  |
|                                   |                                   |                                 | Landov           | wner Inform  | ation:    |                            |                   |         |  |
| Is the Landowner                  |                                   |                                 | re any existing  |  |           |                            |                   |         |  |
| of the site                       | Yes                               |                                 | Ownership issue  | es/multiple  |           | No                         |                   |         |  |
| known?                            |                                   | landow                          | ners?            | T  |           |                            |                   |         |  |
| Do they intend to  Comments:      | develop or sell t                 | ne site?                        |                  | Sell   |           | When are the<br>develop/se |                   | Unknown |  |
|                                   |                                   |                                 | Planning         | Application  | History   |                            |                   |         |  |
| Are there any plan                | ning application                  | ns relatin                      | g to residential | use on the   | ite?      |                            | N                 | o       |  |
| If yes, give<br>details:          |                                   |                                 |                  |  |           |                            |                   |         |  |
|                                   |                                   | ,                               | Addition         | al Site Infor  | mation:   |                            |                   |         |  |
| What is the curren                |                                   |                                 |                  |  | Agricul   | tural Grazing              |                   |         |  |
| Are there any exis on the site?   |                                   |                                 |                  |  | Agricu    | ıltural Sheds<br>          |                   |         |  |
| What was the prev                 | vious use of the                  |                                 |                  |  | Ор        | en Fields                  |                   |         |  |

### Land south of Vinewood Farm, Marlpit Lane, 95 Site Address: Site Ref: **Denstone Potential Yield:** Site Area (ha): 0.81 **Related SHLAA Site Ref No's:** N/A Map/Pictures: Denstone © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is within the settlement boundary as identified in the emerging Denstone Neighbourhood plan and is Summary: therefore suitable. If **YES** to both then its: Not Un-Is the Site: Available? Yes Is the site: Achievable? known **Deliverable Deliverable** Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Greenfield Yes Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible access and topography issues they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Greenfield site within the emerging Denstone Neighbourhood plan - SB1 policy:

None

Are there any national policy

restrictions?

| A 4h  | e there any physical problems on site              |                                     | If yes, what:            |  | Topography & Access |                              |                |                  |  |  |
|---|--|-------------------------------------|--------------------------|--|---------------------|------------------------------|----------------|------------------|--|--|
| which would                                   | ysical problems<br>  affect residenti<br> lopment? |                                     | Yes                      | Site is above  | e road l            | evel and slopes up<br>narrow |                | to site is quite |  |  |
|   |  |                                     |                          | If yes, what:  |                     |                              |                |                  |  |  |
| Would residentia impact on the                | l development h<br>surrounding are                 |                                     | No                       |  |                     |                              |                |                  |  |  |
| What are the surro                            | _  |                                     | Residen                  | Residential to the east and countryside to the south and west. |                     |                              |                |                  |  |  |
| Aı  | e there likely to                                  | be any i                            | mpacts on the            | viability of de  | velopn              | nent in relation to          | the following: |                  |  |  |
| Market Factors:                               |  |                                     |                          | Un   | known               |                              |                |                  |  |  |
| Cost Factors:                                 |  | Standard S106 contributions         |                          |  |                     |                              |                |                  |  |  |
| Delivery Factors:                             | Unknown  |                                     |                          |  |                     |                              |                |                  |  |  |
|   |  |                                     | Landov                   | wner Informa   | tion:               |                              |                |                  |  |  |
| Is the Landowner                              |  |                                     | re any existing          |  |                     |                              |                |                  |  |  |
| of the site<br>known?                         | Yes  | leases/0<br>landow                  | Ownership issue<br>ners? | es/multiple  |                     | No                           |                |                  |  |  |
| Do they intend to                             | develop or sell t                                  | he site?                            |                          | Sell   |                     |                              |                |                  |  |  |
| Comments:                                     |  |                                     |                          |  |                     | When are the develop/se      |                | Unknown          |  |  |
|   |  |                                     | Planning                 | Application I  | listory:            |                              |                |                  |  |  |
| Are there any plan                            | ning application                                   | s relatin                           | g to residential         | use on the si  | te?                 |                              | N              | 0                |  |  |
| If yes, give<br>details:                      |  |                                     |                          |  |                     |                              |                |                  |  |  |
|   |  |                                     | Addition                 | al Site Inform   | nation:             |                              |                |                  |  |  |
| What is the curren site?                      | Agrice   |                                     |                          |  |                     | tural Grazing                |                |                  |  |  |
| Are there any existing buildings on the site? |  |                                     |                          |  | None<br>            |                              |                |                  |  |  |
| What was the prevsite?                        | vious use of the                                   | ous use of the Agricultural Grazing |                          |  |                     |                              |                |                  |  |  |

## Land next to B5234, Needwood 96 **Site Address:** Site Ref: Site Area (ha): 19.12 **Potential Yield:** 574 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Summary: Site is outside any settlement boundary and therefore is not deliverable or developable. If **YES** to both then its: Not Is the Site: Available? Yes Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Not Developable No **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Brownfield Part in NP Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Possible relocation costs they: Can they be overcome? Yes When could the site be What would the 15+ years 30 dwellings per year developed? build rate be? **Existing Strategic Local Plan**

Brownfield site outside development boundary contrary to SP4 & SP8

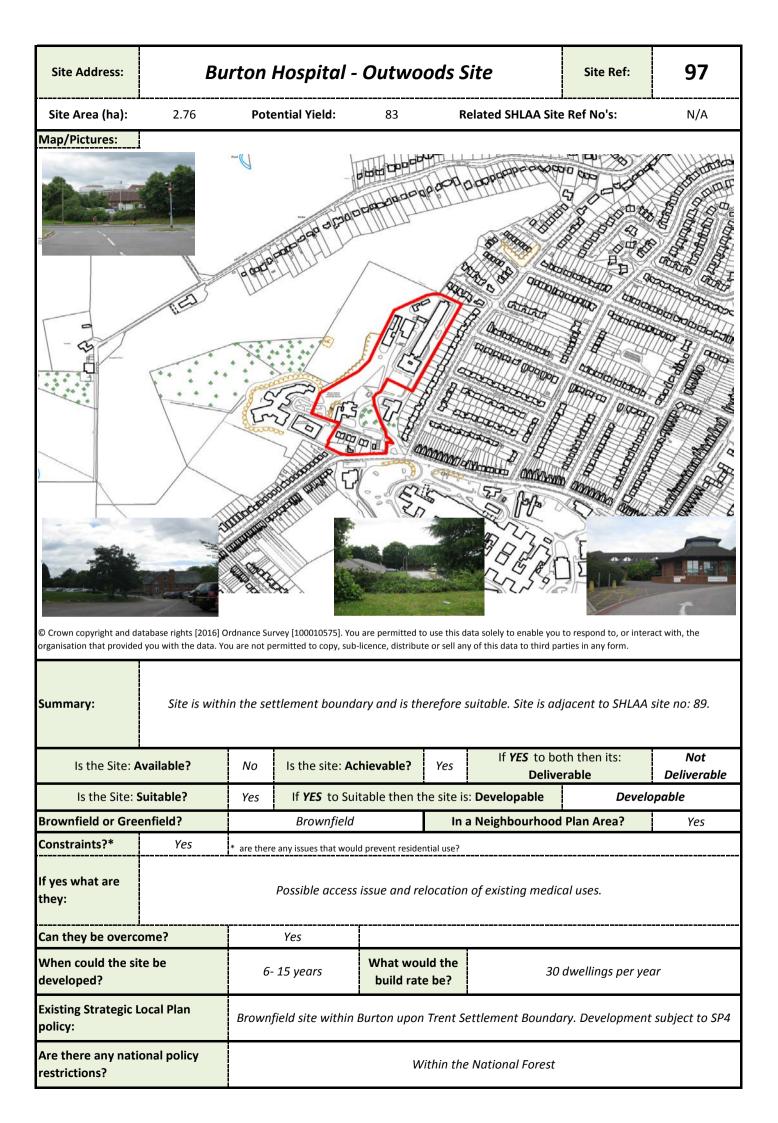
Within the National Forest

policy:

restrictions?

Are there any national policy

| A 40 4 h a 40 a 40   | usiaal muahlama                      | on cito  |   | If yes, what:                                     |                              | Infrastructure                           |               |  |  |
|--|--------------------------------------|--|---|---|------------------------------|--|---------------|--|--|
| Are there any ph<br>which would  | ysicai problems<br>I affect resident |  | Yes   |   |                              |  |               |  |  |
| deve   | elopment?                            |  |   |   |                              |  |               |  |  |
|  |                                      |  |   | If yes, what:                                     |                              | Character                                |               |  |  |
| Would residentia   | l development h                      | nave an  |   |   | <del></del>                  |  |               |  |  |
|  | surrounding ar                       |  | Yes   |   | Area is mostly ope           | n countryside                            |               |  |  |
|  |                                      |  |   |   |                              |  |               |  |  |
|  |                                      |  |   |   |                              |  |               |  |  |
| What are the surre   | _                                    | Ex   | isting rural indu   |   | west, Airfield to th         | e south and surro                        | ounded by     |  |  |
| and character of t   | ne site?                             |  |   | agri  | cultural land.               |  |               |  |  |
| Δ.   | ro thoro likely to                   | he any i   | mpacts on the viability of development in relation to the following:  |   |                              |  |               |  |  |
|  | Te there likely to                   | be any i   | inpacts on the  |   |                              | o the following.                         |               |  |  |
| Market Factors:  |                                      |  |   | Unknow  | n<br>                        |  |               |  |  |
| Cost Factors:  |                                      | Significant infrastructure costs and standard S106 contributions |   |   |                              |  |               |  |  |
| Delivery Factors:  | Site considered not deliverable      |  |   |   |                              |  |               |  |  |
|  |                                      |  |   |   |                              |  |               |  |  |
|  |                                      |  | Lando   | wner Information:                                 |                              |  |               |  |  |
| Is the Landowner   |                                      |  | e any existing  |   |                              | Lease can be t                           | termiated for |  |  |
| Is the Landowner<br>of the site  | Yes                                  | leases/0   | re any existing<br>Ownership issu                                     |   | Yes                          | Lease can be t                           |               |  |  |
| of the site<br>known?  |                                      | leases/C<br>landowi  | re any existing<br>Ownership issu                                     | es/multiple                                       | Yes                          |  |               |  |  |
| of the site  |                                      | leases/C<br>landowi  | re any existing<br>Ownership issu                                     |   |                              | develo <sub>l</sub>                      | oment<br>     |  |  |
| of the site<br>known?  |                                      | leases/C<br>landowi  | re any existing<br>Ownership issu                                     | es/multiple                                       | Yes  When are the develop/se | develop                                  |               |  |  |
| of the site<br>known?<br>Do they intend to   |                                      | leases/C<br>landowi  | re any existing<br>Ownership issu<br>ners?                            | es/multiple  Sell                                 | When are the<br>develop/se   | develop                                  | oment<br>     |  |  |
| of the site known?  Do they intend to  Comments:   | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning                    | es/multiple  Sell  Application Histor             | When are the<br>develop/se   | develop                                  | O-5 years     |  |  |
| of the site<br>known?<br>Do they intend to   | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning                    | es/multiple  Sell  Application Histor             | When are the<br>develop/se   | develop<br>ey looking to<br>II the site? | O-5 years     |  |  |
| of the site<br>known?<br>Do they intend to<br>Comments:<br>Are there any plar  | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning                    | es/multiple  Sell  Application Histor             | When are the<br>develop/se   | develop<br>ey looking to<br>II the site? | O-5 years     |  |  |
| of the site known? Do they intend to Comments:   | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning                    | es/multiple  Sell  Application Histor             | When are the<br>develop/se   | develop<br>ey looking to<br>II the site? | O-5 years     |  |  |
| of the site known? Do they intend to Comments:  Are there any plan If yes, give  | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning                    | es/multiple  Sell  Application Histor             | When are the<br>develop/se   | develop<br>ey looking to<br>II the site? | O-5 years     |  |  |
| of the site known? Do they intend to Comments: Are there any plan  | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning<br>g to residentia | es/multiple  Sell  Application Histor             | When are the develop/se      | develop<br>ey looking to<br>II the site? | O-5 years     |  |  |
| of the site known? Do they intend to Comments: Are there any plan  | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning<br>g to residentia | Sell  Sell  Application Histor I use on the site? | When are the develop/se      | developey looking to                     | O-5 years     |  |  |
| of the site known? Do they intend to Comments:  Are there any pland If yes, give details:  What is the current site?  Are there any exis | develop or sell t                    | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning<br>g to residentia | Sell  Sell  Application Histor I use on the site? | When are the develop/se      | developey looking to                     | O-5 years     |  |  |
| of the site known? Do they intend to Comments:  Are there any plar lf yes, give details:  What is the currer site?                       | develop or sell to                   | leases/(<br>landowi<br>he site?                                  | re any existing<br>Ownership issuners?<br>Planning<br>g to residentia | Sell  Sell  Application Histor I use on the site? | When are the develop/se      | developey looking to                     | O-5 years     |  |  |

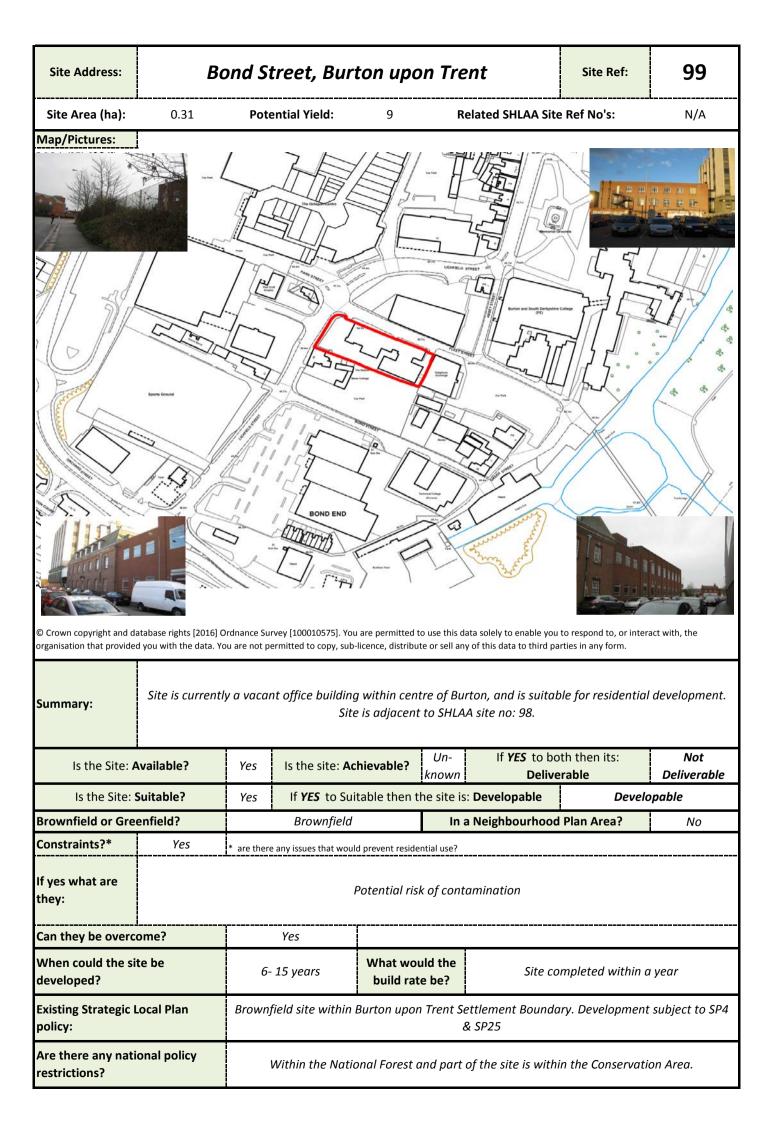


| A                              | Are there any physical problems on site            |                              | If yes, what                       | :                      |          | ontamination                     |                    |                 |  |
|--------------------------------|--|------------------------------|------------------------------------|------------------------|----------|----------------------------------|--------------------|-----------------|--|
| which would                    | ysical problems<br>I affect residenti<br>elopment? | Ti-                          | Yes                                |                        | Possibl  | e contamination r                | mitigation require | ed.             |  |
|                                |  |                              |                                    | If yes, what           | :        |                                  |                    |                 |  |
| Would residentia impact on the | l development h<br>surrounding ar                  |                              | No                                 |                        |          | sidential in close p             | proximity to the s | ite.            |  |
| What are the surro             | _  | Hospita                      | I to the south, v                  | vith some co           | •        | e beyond. Main bust of the site. | uilt up area of Bu | rton located to |  |
| A                              | re there likely to                                 | be any                       | impacts on the                     | viability of d         | evelopr  | ment in relation to              | the following:     |                 |  |
| Market Factors:                |  |                              |                                    | Uı                     | nknown   |                                  |                    |                 |  |
| Cost Factors:                  |  | Standard S106 contributions. |                                    |                        |          |                                  |                    |                 |  |
| Delivery Factors:              | Unknown  |                              |                                    |                        |          |                                  |                    |                 |  |
|                                |  |                              | Lando                              | wner Inform            | ation:   |                                  |                    |                 |  |
| Is the Landowner               |  | Are the                      | re any existing                    |                        |          |                                  | Ownership of       | access road     |  |
| of the site                    | Yes  |                              | Ownership issu                     | es/multiple            |          | Yes                              | belongs to t       |                 |  |
| known?                         |  | landow                       | ners?                              | ·                      |          |                                  |                    |                 |  |
| Do they intend to              | develop or sell t                                  | he site?                     |                                    | Sell                   |          |                                  |                    |                 |  |
| Comments:                      | Yes, premises s                                    | -                            | requirements.<br>te within 2 years | develop/sell the site? |          |                                  |                    | 0-5 years       |  |
|                                |  |                              | Planning                           | Application            | History: | 1                                |                    |                 |  |
| Are there any plan             | ning application                                   | s relatin                    | g to residential                   | use on the             | ite?     |                                  | Ye                 | S               |  |
| If yes, give<br>details:       | P/2016/006   | 510 - App                    | proved applicati                   | on to develo           | o some ( | of the site for spec             | ialist care accom  | modation.       |  |
|                                |  |                              | Addition                           | al Site Infor          | mation:  |                                  |                    |                 |  |
| What is the curren site?       |  |                              |                                    |                        | Hos      | spital site                      |                    |                 |  |
| Are there any exison the site? |  |                              |                                    |                        | Yes, hos | pital buildings                  |                    |                 |  |
| What was the previous site?    | vious use of the                                   |                              |                                    |                        | A        | s above                          |                    |                 |  |

### Bond Street (Car Park), Burton upon Trent 98 **Site Address:** Site Ref: Site Area (ha): 0.34 **Potential Yield:** 10 **Related SHLAA Site Ref No's:** N/A Map/Pictures: © Crown copyright and database rights [2016] Ordnance Survey [100010575]. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site is currently a car park. Not considered deliverable at this time as its been marketed for a considerable Summary: time with no interest. Site is adjacent to SHLAA site no: 8 & 99. If **YES** to both then its: Not Is the Site: Available? No Is the site: Achievable? No **Deliverable** Deliverable Is the Site: Suitable? If **YES** to Suitable then the site is: **Developable** Developable Yes **Brownfield or Greenfield?** In a Neighbourhood Plan Area? Brownfield No Constraints?\* Yes are there any issues that would prevent residential use? If yes what are Potential risk of contamination. they: Can they be overcome? Yes When could the site be What would the 6- 15 years Site completed within a year build rate be? developed? **Existing Strategic Local Plan** Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 policy: & SP25 Are there any national policy Within the National Forest and part of the site is within the Conservation Area.

restrictions?

| Are there any physical problems on site |  | If yes, what  | Contamination        |   |                                |                     |                    |         |  |  |
|---|--|---|----------------------|---|--------------------------------|---------------------|--------------------|---------|--|--|
| which would                             | ysical problems<br>I affect residenti<br>elopment? | Ti-   | Yes                  |   |                                | Potential risk con  | ntamination        |         |  |  |
|   |  |   |                      | If yes, what  |                                |                     |                    |         |  |  |
| Would residentia impact on the          | l development h<br>surrounding ar                  |   | No                   |   | No, site is within town centre |                     |                    |         |  |  |
| What are the surro                      |  | •   | Town centre - M      | lix of retail a   | nd office                      | e, some residentia  | l, close to Burton | College |  |  |
| A                                       | re there likely to                                 | be any i  | impacts on the       | viability of d  | evelopn                        | nent in relation to | the following:     |         |  |  |
| Market Factors:                         |  |   |                      | Ur  | known                          |                     |                    |         |  |  |
| Cost Factors:                           |  | Contamination investigation costs and standard S106 contributions |                      |   |                                |                     |                    |         |  |  |
| Delivery Factors:                       | Dependant on landowner                             |   |                      |   |                                |                     |                    |         |  |  |
|   |  |   | Landov               | wner Inform   | tion:                          |                     |                    |         |  |  |
| Is the Landowner                        |  |   | re any existing      | _   |                                |                     |                    |         |  |  |
| of the site<br>known?                   | Yes  | leases/0  | Ownership issueners? | es/multiple   |                                | No                  |                    |         |  |  |
| Do they intend to                       | develop or sell t                                  | he site?  |                      | Unknov  | ın                             |                     |                    |         |  |  |
| Comments:                               | Car park ex  | kpected t   | o be in use for a    | When are they looking to Unknown develop/sell the site? |                                |                     |                    |         |  |  |
|   |  |   | Planning             | Application   | History:                       |                     |                    |         |  |  |
| Are there any plan                      | ning application                                   | s relatin   | g to residential     | use on the s  | ite?                           |                     | N                  | 0       |  |  |
| If yes, give<br>details:                |  |   |                      |   |                                |                     |                    |         |  |  |
|   |  |   | Addition             | al Site Infor   | nation:                        |                     |                    |         |  |  |
| What is the curren site?                | t use of the                                       |   |                      |   | С                              | ar Park             |                    |         |  |  |
| on the site?                            | y existing buildings No                            |   |                      |   |                                |                     |                    |         |  |  |
| What was the prev<br>site?              | ous use of the As above                            |   |                      |   |                                |                     |                    |         |  |  |



| A Ab                                | there any physical problems on site   |   | If yes, what                                | : ]             |           | Contamination  |                    |           |  |
|-------------------------------------|---|---|---|-----------------|-----------|--|--------------------|-----------|--|
| which would                         | ysical problems<br>I affect residenti<br>Plopment?  |   | Yes   | Potential ris   |           | mination. Right oj<br>site for telecomun               |                    |           |  |
|                                     |   |   |   | If yes, what    | :         |  |                    |           |  |
| Would residentia<br>impact on the   | l development h<br>surrounding are  |   | No  |                 |           | No, site is within                                     | town centre        |           |  |
| What are the surro                  | _   | 7   | Town centre - M                             | lix of retail a | nd office | e, some residentia                                     | l, close to Burton | College   |  |
| Aı                                  | re there likely to  | be any i  | impacts on the                              | viability of d  | evelopn   | nent in relation to                                    | the following:     |           |  |
| Market Factors:                     |   |   |   | Ui              | nknown    |  |                    |           |  |
| Cost Factors:                       |   | Contamination investigation and standard S106 contributions |   |                 |           |  |                    |           |  |
| Delivery Factors:                   | Dependant on owner  |   |   |                 |           |  |                    |           |  |
|                                     |   |   | Landov                                      | wner Inform     | ation:    |  |                    |           |  |
| Is the Landowner of the site known? | Yes   |   | re any existing<br>Ownership issue<br>ners? | es/multiple     |           | Yes  | Access arro        | ingements |  |
| Do they intend to                   | develop or sell t   | he site?  |   | Unknov          | vn        |  |                    |           |  |
| Comments:                           | Site for sale   | /let but l  | has been for a n                            | umber of ye     | ars       | When are they looking to develop/sell the site?  Unkno |                    |           |  |
|                                     |   |   | Planning                                    | Application     | History:  |  |                    |           |  |
| Are there any plan                  | ning application  | s relatin   | g to residential                            | use on the s    | ite?      |  | Yε                 | ?S        |  |
| If yes, give<br>details:            | Yes - mixed outline consent - OU/02363/018 (Expired 18.08.12). Outline application for the erection of a 3 storey building to form 6 units for Class A1, Class A2, Class B1 and Class A3 uses and 24 apartments |   |   |                 |           |  |                    |           |  |
|                                     |   |   | Addition                                    | al Site Infor   | mation:   |  |                    |           |  |
| What is the curren                  |   |   |   |                 | Vaca      | ant Offices  |                    |           |  |
| Are there any exist on the site?    |   |   |   |                 |           | Yes  |                    |           |  |
| What was the prev<br>site?          | vious use of the Offices  |   |   |                 |           |  |                    |           |  |