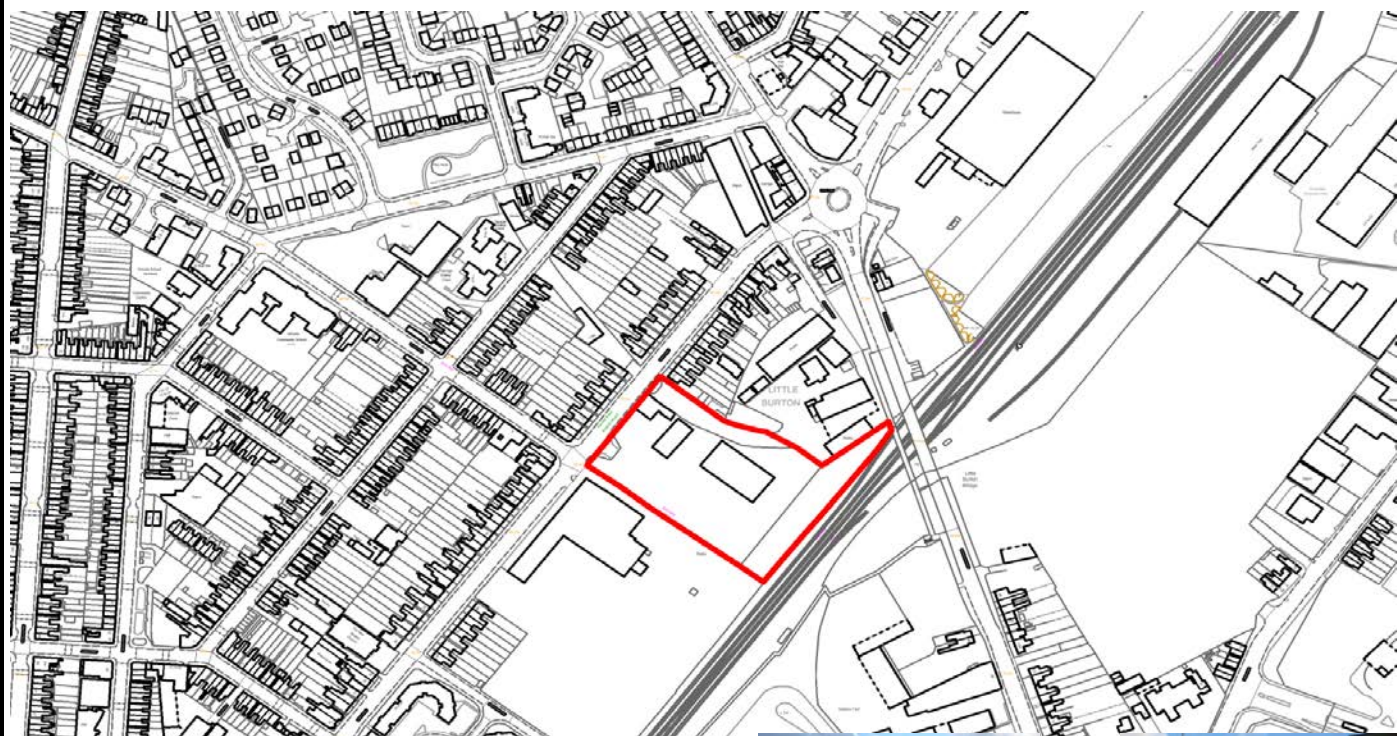


Site Address:	<b>Derby Street</b>		Site Ref:	<b>1</b>
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Site Area (ha):	1.14	Potential Yield:	34	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is suitable if brought forward by owners.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Risk of potential contamination. Noise/Air Quality Management Area</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>6- 15 Years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP14</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what: Railway line is adjacent to site, careful consideration of noise impacts will be needed.	Other, Please specify...
Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	Residential on opposite side of the road, railway to the rear of the site and other employment uses in the locality.		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	As site is industrial premises, land value for residential may be below existing use value, therefore residential possibly unviable.		
Cost Factors:	Possible cost of contamination, noise and air quality investigation, remediation and mitigation.		
Delivery Factors:	Delivery on site is realistic, subject to relocation of existing business which is expected to continue for the next 10 years.		
<b>Landowner Information:</b>			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Unknown		
Comments:	Current use expected to continue for 10 years but can relocate	When are they looking to develop/sell the site?	Unknown
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	N/A		
If yes, give details:	OU/02309/017 - 2005 outline application relating to residential development - REFUSED due to an over supply of housing sites within the Borough at the time, noise impacts and impact on the highway network.		
<b>Additional Site Information:</b>			
What is the current use of the site?	Commercial HGV Garage, current employment use		
Are there any existing buildings on the site?	Yes		
What was the previous use of the site?	Unknown		

Site Address:	<b>Shobnall Road, Burton upon Trent</b>	Site Ref:	<b>2</b>
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Site Area (ha):	0.82	Potential Yield:	25	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Whilst the site is suitable location it is currently occupied by operational employment uses and unviable at the present time.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Site is in existing employment use. Potential risk of contamination</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP14</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Possible risk of contamination	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
What are the surrounding uses and character of the site?	Residential, sports and recreation facilities and a brewery opposite.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Other sites along this frontage have switched from Employment to residential.			
Cost Factors:	Contamination investigation and possible remediation, plus planning contributions. Possible legal costs due to leasehold arrangements.			
Delivery Factors:	Delivery not considered realistic whilst active employment. No plans for relocation at present.			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple owners/leases
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:	One business would look at relocating in the future. However for site delivery would require joint agreement.			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	Industrial and B1 units			
Are there any existing buildings on the site?	yes			
What was the previous use of the site?	Employment			



Site Address:	<b>Vancouver Drive, Burton upon Trent</b>			Site Ref:	<b>3</b>
Site Area (ha):	0.66	Potential Yield:	20	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Without justification development of the site is not suitable for residential development as it involves the loss of open space.</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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:	Possible Topography and contamination issues				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	Site completed within a year		
Existing Strategic Local Plan policy:	Greenfield site within the settlement boundary, development subject to SP32 and emerging Neighbourhood plan policy, which aim to protect valued open spaces.				
Are there any national policy restrictions?	Within the National Forest				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography & Contamination	
			Topography of site, although unlikely to prevent development	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			This site forms part of the Open Space framework in Winshill and this site is the largest and well used.	
What are the surrounding uses and character of the site?	Surrounded by residential			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Uncertain			
Cost Factors:	Unknown			
Delivery Factors:	Not realistic at this time.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Open Space/Amenity land within council housing estate			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land rear of the Homestead, Henhurst Hill, Burton upon Trent</b>			Site Ref:	<b>4</b>
Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 21.</i></p>				
Is the Site: Available?	<i>Un-known</i>	Is the site: Achievable?	<i>No</i>	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	<i>No</i>	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	<i>Yes</i>	
Constraints?*	<i>Yes</i>	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Possible access issues.</i>				
Can they be overcome?	<i>Yes</i>				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP8</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography & Access	
			Current access not sufficient for residential development. Possible issues in terms of topography	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Site sits adjacent to ribbon development along Henhurst Hill and impact on open countryside.	
What are the surrounding uses and character of the site?	Residential properties along Henhurst Hill, open countryside to the north of the site			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market within Burton to consider development viable			
Cost Factors:	Access and normal S106 contributions			
Delivery Factors:	Not considered deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Existing dwelling on site - land utilised for equestrian use			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land at Belmont Road, Tutbury</b>			Site Ref:	<b>5</b>
Site Area (ha):	8.5	Potential Yield:	255	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential access issues and possible problems relating to the water supply have been highlighted.</i>				
Can they be overcome?	<i>Yes</i>				
When could the site be developed?	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Grade 2 &amp; 4 Agricultural Land.</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access Access points from Belmot Road and Redhill Lane. Site is a plateau with part at lower level gently sloping northwards towards existing development	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the rural character	
What are the surrounding uses and character of the site?	Road Frontage on three sides and residential developments to the North, open countryside lies to the south and west of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Yes, viable market in this location			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Not considered deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by agent on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Sports field and agricultural land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	As above			



Site Address:	<b>Land to North West of the Green, Barton under Needwood</b>	Site Ref:	<b>6</b>
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Site Area (ha):	5.15	Potential Yield:	155	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>The majority of the site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no:52.</i>
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mix - Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		No
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Existing leases. Potentially risk of contamination, investigative works necessary and a large pond on site.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	15+ years		<b>What would the build rate be?</b>	30 dwellings per year	
<b>Existing Strategic Local Plan policy:</b>	<i>As mostly a Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Other, Please specify...	
			Access from The Green and onsite pond	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Would have an impact on character of the countryside.	
What are the surrounding uses and character of the site?	Site is in south west corner of Barton, bordered to north and east by residential properties, and south and west by open countryside . Surrounding area would not have adverse impact on residential development			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Strong residential demand therefore development would be viable			
Cost Factors:	None			
Delivery Factors:	Site not considered deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Lease on both agricultural properties and public house.
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	Unknown
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	<p>P/2013/00420 - Approved application to erect 2 attached dwellings - Approved 18/06/2013</p> <p>P/2016/01094 - Conversion of existing outbuilding to form two x 1 bed dwellings - Approved 30/09/2016.</p> <p>Both are on a small part (existing properties garden) of the SHLAA site.</p>			
Additional Site Information:				
What is the current use of the site?	Agriculture occupied by farm buildings and a public house.			
Are there any existing buildings on the site?	Yes, residential dwellings and public house			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land at Dovecliffe Road, Stretton, Burton upon Trent</b>			Site Ref:	<b>7</b>
Site Area (ha):	2.28	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 44</i></p>				
Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mix - Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Sink in the middle of site, therefore possible flooding issues.</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Site is adjacent to site of Biological Interest (Doves Cliff) and part of the site is Grade 2 Agricultural Land</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential risk of contamination to rear of site and possible flooding issues.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Site is on the edge of Burton, some impact on landscape character	
What are the surrounding uses and character of the site?	Residential with open countryside to the north/north west of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	No known constraints, strong residential market			
Cost Factors:	Potential for contamination and need for remediation			
Delivery Factors:	Delivery dependent on the intentions of the proposed businesses on site (Caravan Site and Re-instating the Garden Centre)			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	Recent applications approved for the change of use of part of the land to a Caravan Site and to re-instate the Garden centre that has been shut for a number of years.			
Additional Site Information:				
What is the current use of the site?	Residential Use (applications referenced above has not yet been implemented)			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Garden Centre and nursery			

Site Address:	<b>Bond Street and Green Street, Burton upon Trent</b>			Site Ref:	<b>8</b>
Site Area (ha):	0.41	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>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.</i></p>				
Is the Site: Available?	No	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	Yes	If YES to Suitable then the site is: Developable		<b>Developable</b>	
Brownfield or Greenfield?	<i>Brownfield</i>		In a Neighbourhood Plan Area?	<i>No</i>	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Potential risk of contamination and flooding, but unlikely to prevent development</i>				
Can they be overcome?	<i>Yes</i>				
When could the site be developed?	<i>6- 15 years</i>	What would the build rate be?	<i>Site completed within a year</i>		
Existing Strategic Local Plan policy:	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4, SP10 &amp; SP14</i>				
Are there any national policy restrictions?	<i>Within the National Forest and part of the site is within the Conservation Area also there is a Listed building on site</i>				

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Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b>	Contamination and Flood Risk	
			Potential risk of medium levels of contamination. Site is within flood zone 2 and 3	
Would residential development have an impact on the surrounding area?	Yes	<b>If yes, what:</b>	Conservation Area & Listed Building	
			Impacts on existing Conservation Area and Listed Building	
What are the surrounding uses and character of the site?	Area is predominantly used by the college or for employment purposes. The site lies close to the town centre and is surrounded by a number of college buildings and offices. Site has a good outlook over the washlands.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Uncertain			
Cost Factors:	Contamination investigation, although unlikely to adversely affect viability. Dependent on market for town centre living.			
Delivery Factors:	Delivery dependent on future college use.			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:	Current use expected for the next 10 years.			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	One application was approved but never implemented for the conversion of one of these buildings to a house 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.			
<b>Additional Site Information:</b>				
What is the current use of the site?	Educational use for the college			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			



Site Address:	<b>Jacks Lane, Marchington</b>	Site Ref:	<b>9</b>
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Site Area (ha):	1.34	Potential Yield:	49	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Most of the site is outside the settlement boundary and therefore is not deliverable. Site adjacent to SHLAA site no: 22.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Conservation area and drainage issues.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				

Are there any physical problems on site which would affect residential development?	No	If yes, what:	Site is relatively flat and accessible from Jacks Lane	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Would impact on the character of the village.	
What are the surrounding uses and character of the site?	Residential development borders the site to the north-east. Marchington village is to the north of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Development is expected to be viable in this location due to sufficient market for dwellings.			
Cost Factors:	Unknown due to drainage issues			
Delivery Factors:	Site not considered deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Submitted by agent			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2015/00266 - Erection of 16 dwellings - Refused 24/09/2015 as inappropriate development in the countryside. P/2016/00978 - Outline application for erection of five new dwellings - Approved 30/11/2016 (removed this site from the site area shown above)			
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	No buildings on site			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land south of Demontfort Way, Uttoxeter</b>	Site Ref:	<b>10</b>
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Site Area (ha):	4.12	Potential Yield:	124	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and is therefore not developable or deliverable.</i>				
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Is the Site: <b>Available?</b>	<i>Un-known</i>	Is the site: <b>Achievable?</b>	<i>No</i>	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	<i>No</i>	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>Yes</i>	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	<i>N/A</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

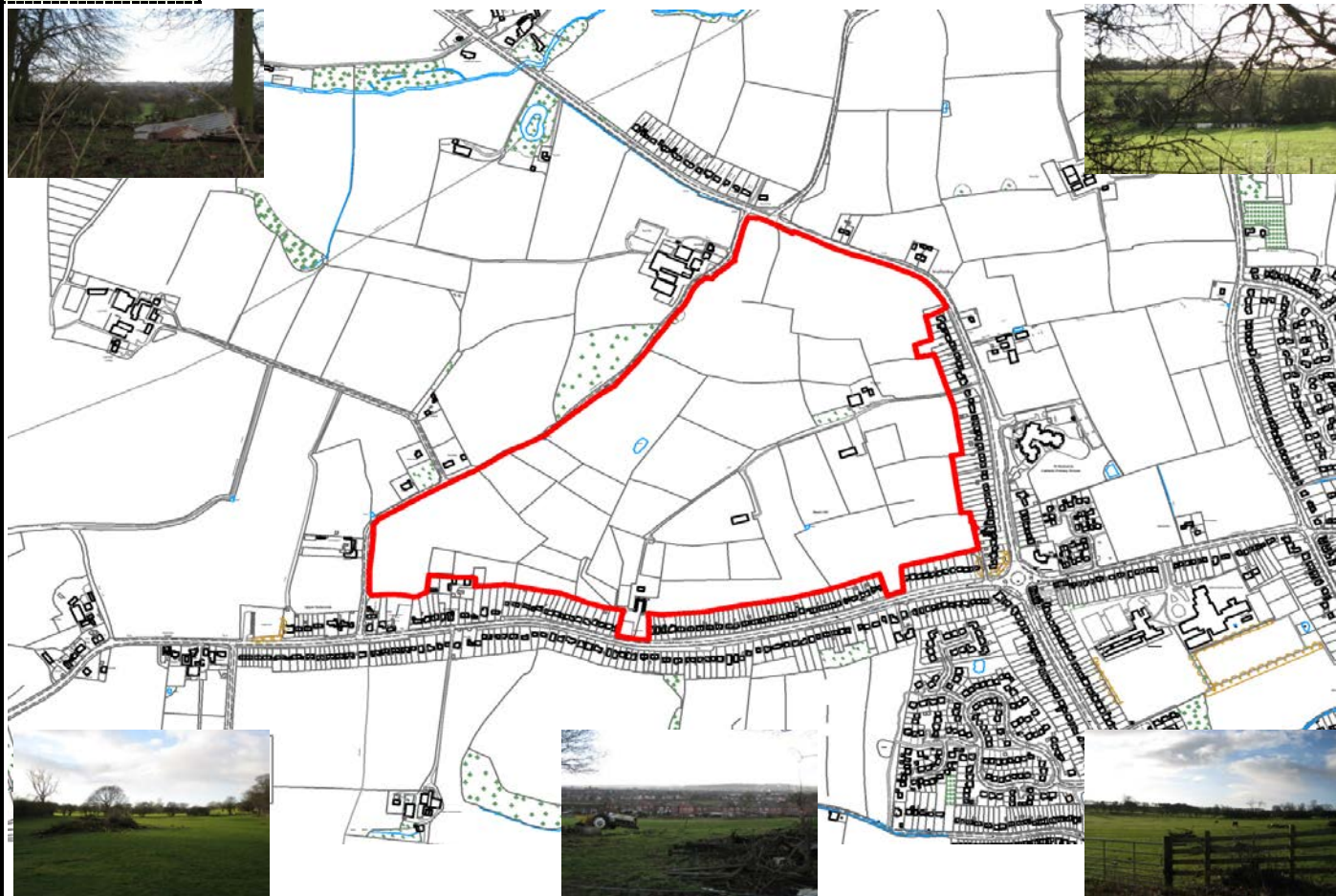


Are there any physical problems on site which would affect residential development?	No	If yes, what:		
			No, flat site. Access from Highwood Road and Demontfort Way	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Site is immediately adjacent to the southern boundary of Uttoxeter, with residential properties directly to the north of the site.	
What are the surrounding uses and character of the site?	Residential development to the north, open countryside to the south, east and west. Bordered by main road into Uttoxeter.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development would be viable			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site not considered developable			
Landowner Information:				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	Unknown	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land North of Beamhill Road, West of Tutbury Road, Burton upon Trent</b>			Site Ref:	<b>11</b>
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Site Area (ha):	45	Potential Yield:	1350	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	15+ years	<b>What would the build rate be?</b>	50+ dwellings a year (Multiple developers on site )		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				

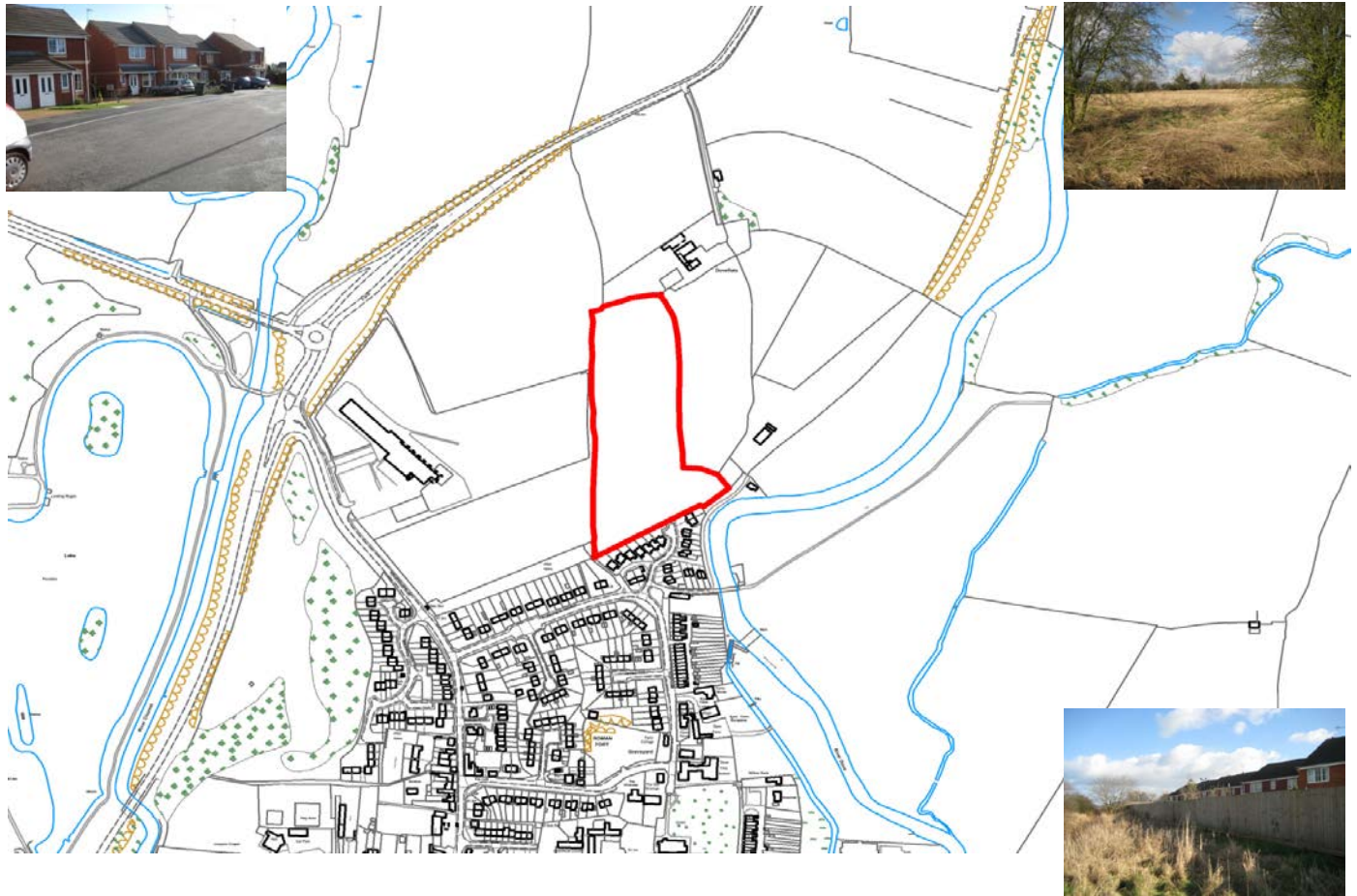
Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination Some potential sources of contamination on and in close vicinity to site. A number of access points along boundary. Ridgeline splits site in two.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Residential would have an impact on the character of countryside	
What are the surrounding uses and character of the site?	Residential properties to the south and east of the site, open countryside to the north and west. The site lies on the western fringe of Burton and abuts ribbon development along Tutbury Road and Beamhill Road			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Market uncertain due to nearby developments with approval or already under construction.			
Cost Factors:	Potential costs associated with contamination, in addition to standard S106 contributions			
Delivery Factors:	Site not considered deliverable.			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	<p>P/2014/00983 - Outline application for up to 6 dwelling - REFUSED 04/12/2014 (Appeal Dismissed 14/10/2015)</p> <p>P/2015/00829 - Outline application for one dwelling - REFUSED 07/08/2015</p> <p>Both application refused due to conflicts with policies SP4, SP8 and the Neighbourhood plan (protected views).</p>			
<b>Additional Site Information:</b>				
What is the current use of the site?	Farm and associated agricultural land			
Are there any existing buildings on the site?	Yes, farm buildings			
What was the previous use of the site?	Farm and associated agricultural land			



Site Address:	<b>Northfield Avenue, Rocester</b>	Site Ref:	<b>12</b>
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Site Area (ha):	2.26	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>N/A</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the character of the countryside
What are the surrounding uses and character of the site?	Site lies to the north of the village of Rocester and is surrounded by open countryside to the north, east and west. To the south of the site is residential.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Sufficient market to ensure development would be viable.		
Cost Factors:	Unlikely to affect viability		
Delivery Factors:	Site not considered deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site? 0-5 years
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural		

Site Address:	<b>Reservoir Road, Burton upon Trent</b>			Site Ref:	<b>13</b>
Site Area (ha):	2.37	Potential Yield:	71	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	No	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	Yes	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Topography , steep slope throughout site and close proximity to Reservoirs</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	<i>Within the National Forest and lies adjacent to site of Biological Interest - Oaks Wood.</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i> <i>Site is on a steep slope &amp; in close proximity to potential contamination. Underground reservoir and mobile phone mast to the north. Access from reservoir road.</i>	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Due to slope of site, development would be seen from a number of vantage points.</i>	
What are the surrounding uses and character of the site?	<i>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.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Sufficient market, however cost factors may override this.</i>			
Cost Factors:	<i>Cost of developing on a slope could rend site unviable</i>			
Delivery Factors:	<i>Site not considered deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	Open Field			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Open Field			



Are there any physical problems on site which would affect residential development?	No	If yes, what:	Suitable access points from Allens Lane.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Development would be prominent in the middle of village.	
What are the surrounding uses and character of the site?	Open countryside to south west, residential in all other directions.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development would be viable			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site not considered deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land South of Bramshall Road, adjacent to Roycroft Lodge, Uttoxeter</b>	Site Ref:	<b>15</b>
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Site Area (ha):	3	Potential Yield:	90	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no's: 51 &amp; 89.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8, SP31 and the Neighbourhood Plan (when MADE).</i>				
<b>Are there any national policy restrictions?</b>	None				



Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape It would involve developing Uttoxeter further to the south west than it currently is, therefore impact on the local landscape.
What are the surrounding uses and character of the site?	Residential to the north, with open countryside to the south and west.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Sufficient market in this location to ensure development would be viable		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site not considered deliverable.		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	Yes- proposed by owner no timescale given		Unknown
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural Land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural Land		

Site Address:	<b>Land south of Wood Lane, Uttoxeter</b>	Site Ref:	<b>16</b>
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Site Area (ha):	4	Potential Yield:	120	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA no: 84.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Possible access issues and highway impact.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	None				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Landscape & Topography	
			Site has steep gradient and prominent position on the landscape	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
What are the surrounding uses and character of the site?	Residential and open countryside. Site is adjacent to racecourse			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Sufficient market to ensure development would be viable			
Cost Factors:	No costs perceived			
Delivery Factors:	Site not considered deliverable.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Unknown if existing dwelling on site would remain
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Submitted on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Agricultural			

Site Address:	<b>Land South East of Church Leigh</b>	Site Ref:	<b>17</b>
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Site Area (ha):	2.7	Potential Yield:	81	Related SHLAA Site Ref No's:	N/A
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**Summary:** *The site is in a largely unsustainable location and the village is sparse in terms of development, therefore the site is unsuitable and not developable. Site adjacent to SHLAA site no: 28.*

Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	<i>N/A</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Access point from Bents Lane
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character
			Significant impact on character of village.
What are the surrounding uses and character of the site?	Area is predominantly open countryside, some village properties to east and north, small rural village.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Sufficient market within the area to ensure development is viable.		
Cost Factors:	No additional costs perceived		
Delivery Factors:	Site not considered deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	Proposed on owners behalf		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land, linked to a farm		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land at Rangemore</b>			Site Ref:	<b>18</b>
Site Area (ha):	23.9	Potential Yield:	717	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p>Whilst the Tatenhill &amp; 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.</p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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:	Site all within the Conservation Area				
Can they be overcome?	No				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	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 Area				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	A number of access points along site boundary.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character If development was over the whole of the site this would have a significant impact on the character of the village and countryside	
What are the surrounding uses and character of the site?	Predominantly open countryside. Site envelops village of Rangemore.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Dependant upon level of development, infrastructure and standard S106 costs.			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land and open countryside			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Agricultural land and open countryside			

Site Address:	<b>Land at Tatenhill</b>		Site Ref:	<b>19</b>
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Site Area (ha):	4.37	Potential Yield:	131	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Whilst the Tatenhill &amp; 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.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Site is mostly all within the Conservation Area</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8. Some limited development acceptable as set out in policy HE1 of Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and Conservation Area</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	None, although site slopes towards Main St. Access from Tatenhill Lane or Main St.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Would have a significant impact on the character of village	
What are the surrounding uses and character of the site?	Site lies on south west corner of village, National forest planting to south, residential development around crossroads. Site contained by high verge along road, countryside beyond.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Ownership
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	15+ years
Comments:	Site proposed on behalf of owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land at Main Street, Rochester</b>	Site Ref:	<b>20</b>
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Site Area (ha):	4.1	Potential Yield:	123	Related SHLAA Site Ref No's:	N/a
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**Map/Pictures:**



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<b>Summary:</b>	<i>This site is suitable for development. The site is allocated as a strategic site for housing in the Local Plan.</i>
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Part of site is within flood zone 2, although unlikely to prevent residential use.</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Housing allocation in SP4</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				

Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b>	Flood Risk Majority of site is within Flood Zones 2. Site is relatively level and power lines cross the site. Potential risk of contamination. Existing access onto High Street	
Would residential development have an impact on the surrounding area?	No	<b>If yes, what:</b>	None - site is on edge of large village therefore would not have impact on surrounding area.	
What are the surrounding uses and character of the site?	Western boundary is close to B5030 which is main route into village. Offices and housing, with countryside to south and south west			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Sufficient demand to ensure development would be viable			
Cost Factors:	Potential costs related to flooding and contamination			
Delivery Factors:	Yes, single developer			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed on behalf of owner			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2012/00201/JI/PO - Outline application received 20.02.2012 to develop 90 dwellings along with a mix of other uses - Withdrawn 17/07/2015			
<b>Additional Site Information:</b>				
What is the current use of the site?	Agricultural with some farm building and residential properties on site			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land east of Hopley Road, between Henhurst Hill and Anslow, Burton</b>			Site Ref:	<b>21</b>
Site Area (ha):	31	Potential Yield:	930	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 4</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Potential access issue.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>50+ dwellings a year (Multiple developers on site )</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Access possible from Hopley Road. Number of brooks and ponds on site.
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape
			Site is detached from edge of Burton, and therefore would have impact on landscape character.
What are the surrounding uses and character of the site?	Various residential properties and open countryside.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land between Bag Lane and Jacks Lane, Marchington</b>			Site Ref:	<b>22</b>
Site Area (ha):	2.05	Potential Yield:	62	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p>Site is outside the settlement boundary and therefore is not deliverable or developable. The site is adjacent to two other SHLAA sites (9 &amp; 43).</p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
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:	Known significant drainage issues				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood plan.				
Are there any national policy restrictions?	Part of site is within the Conservation Area				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	Site is relatively flat	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the character of the village	
What are the surrounding uses and character of the site?	Site lies to the south of Marchington village. Roads on two sides, countryside and some residential to north.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	No known costs			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Proposed by Owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	OU/23344/002 - Outline application for residential development - Withdrawn 27/01/2000			
Additional Site Information:				
What is the current use of the site?	Current residential property on site (belonging to owner of site)			
Are there any existing buildings on the site?	Yes, dwelling			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land at Ashbrook Lane, Abbots Bromley</b>	Site Ref:	<b>23</b>
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Site Area (ha):	10.63	Potential Yield:	319	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Flooding, although unlikely to prevent residential use. Possible contamination.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the emerging Neighbourhood plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk Eastern boundary of site is within floodzones 2 and 3, access along Lichfield Rd/Ashbrook Lane	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Development of this scale would have impact on the character of the village.	
What are the surrounding uses and character of the site?	Land immediately adjoins rear of residential development fronting Lichfield Road and Ashbrook Road to the north and west. Open countryside to south and east.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Cost of investigating flooding and contamination plus normal S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Three owners, site submitted on their behalf
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	Unknown
Comments:	No timescale given			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	<p>P/2010/00183/EW - erection of a detached dwelling - Approved 20/04/2010</p> <p>P/2010/01020/EW - Change of use of existing buildings to form single dwelling- Approved 07/10/2010</p> <p>P/2015/00660 - Outline application to develop land by the erection of up to 80 dwelling- Refused 06/11/2015 due to highway impacts and site outside the settlement boundary (Appeal Withdrawn)</p>			
Additional Site Information:				
What is the current use of the site?	Agricultural & Farmsteads			
Are there any existing buildings on the site?	Some polytunnels and associated horticultural equipment on part of site. Some farm buildings.			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land to the rear of 61 Stafford Road, Uttoxeter</b>			Site Ref:	<b>24</b>
Site Area (ha):	0.71	Potential Yield:	21	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is within the settlement boundary therefore is suitable for development (adjacent to Hazelwalls Farm allocation).</i></p>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access would need to be acquired separately to the site</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>SP24: Design &amp; DP3 Housing Design</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
		Greenfield site within Uttoxeter development boundary.	
Would residential development have an impact on the surrounding area?	No	If yes, what:	
		No, development of site would fill in a gap between existing residential properties	
What are the surrounding uses and character of the site?	Countryside to south of site, residential around other sides.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Sufficient market to ensure development is viable.		
Cost Factors:	Cost of access and standard S106 contributions.		
Delivery Factors:	Yes, single developer		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	Site proposed by owner		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		



Site Address:	<b>Land at Craythorne Road/Beacon Road, Rolleston on Dove</b>			Site Ref:	<b>25</b>
Site Area (ha):	3.4	Potential Yield:	102	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Possible access issues</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Site is in close proximity to potential contamination sources in a small part of site.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Would have impact on landscape character	
What are the surrounding uses and character of the site?	Residential to west and main part of village to north west of the site, with open countryside in other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 costs			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Three owners, site submitted on their behalf
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Short Street, Community Infants School, Stapenhill, Burton upon Trent</b>			Site Ref:	<b>26</b>
Site Area (ha):	0.5	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	Former school in the middle of residential area. Site is suitable and developable. Site identified for housing in the Stapenhill Neighbourhood Plan.				
Is the Site: Available?	Yes	Is the site: Achievable?	Yes	If YES to both then its: Deliverable	Deliverable
Is the Site: Suitable?	Yes	If YES to Suitable then the site is: Developable		Developable	
Brownfield or Greenfield?	Brownfield		In a Neighbourhood Plan Area?	Yes	
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 developed?	0-5 years	What would the build rate be?	Site completed within a year		
Existing Strategic Local Plan policy:	Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP24 & DP3 and Neighbourhood Plan				
Are there any national policy restrictions?	Within the National Forest				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	Existing access points along Baker St and Short St	
Would residential development have an impact on the surrounding area?	No	If yes, what:	Site is a previously developed site	
What are the surrounding uses and character of the site?	Site is within predominantly residential area (Stapenhill) primarily terraced and semi detached units.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Normal S106 contributions			
Delivery Factors:	Yes. only one developer			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Staffs County Council
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed by owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Former infant school			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Infant school			



Site Address:	<b>Land at Stubby Lane, Draycott in the Clay</b>	Site Ref:	<b>27</b>
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Site Area (ha):	0.36	Potential Yield:	11	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site 40.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>
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<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>N/A</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	Ground levels - some slope to site, but unlikely to affect residential development	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Whilst north of the site is residential, development would have an impact of the openness of this part of the village.	
What are the surrounding uses and character of the site?	Site lies on outskirts of Draycott in the Clay predominantly surrounded by open countryside.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land adjacent to All Saints Church, Church Leigh</b>			Site Ref:	<b>28</b>
Site Area (ha):	7.52	Potential Yield:	226	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>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.</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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?		No
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<p><i>Access issues and adjacent to flood zones</i></p>				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<p><i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i></p>				
Are there any national policy restrictions?	None				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Access issues
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape
			Would be significant impact on landscape character
What are the surrounding uses and character of the site?	Small rural village with a relatively new residential development to east of the site. Village to the north east and open countryside beyond.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		
Comments:	Site promoted on behalf of owner	When are they looking to develop/sell the site?	0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land off Coneygree Lane, Church Mayfield</b>	Site Ref:	<b>29</b>
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Site Area (ha):	7.9	Potential Yield:	237	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	<i>No</i>
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Access to site</i>
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<b>Can they be overcome?</b>	<i>Yes</i>
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>
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<b>Are there any national policy restrictions?</b>	<i>Conservation area to the immediate south (Church Mayfield).</i>
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Infrastructure	
			Lack of infrastructure	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Large development could impact on the character of the village.	
What are the surrounding uses and character of the site?	Site lies to the south of Church Mayfield (rural village), surrounded by agricultural land.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions, plus infrastructure requirements.			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site proposed on behalf of the owner			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2013/00998 - Application to erect 5 dwellings in the corner of the site - Withdrawn 19/09/2013			
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land adjacent to Council Houses, Kingstone, Uttoxeter</b>	Site Ref:	<b>30</b>
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Site Area (ha):	2.4	Potential Yield:	72	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Access Issues</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Part of site is Grade 2 Agricultural Land.</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	No, flat site. Single track access already exists onto site between existing properties	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Development would have an adverse impact on the area.	
What are the surrounding uses and character of the site?	Residential properties to east of site, open countryside in other directions			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	No			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Land currently let on grazing leases
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land adjacent to Cherry Trees, Kingstone, Uttoxeter</b>			Site Ref:	<b>31</b>
Site Area (ha):	0.89	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site 32.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Potential access and flooding issues</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed over two years</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography & Access	
			Possible topographical constraints. Access onto site would be via a single track lane.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Site is not visible from much of the village, only surrounding houses, although impact on landscape character	
What are the surrounding uses and character of the site?	Small village, residential to east of site and open countryside beyond			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions, although would need to ensure infrastructure to support development is in place			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land along Potts Lane, Kingstone, Uttoxeter</b>			Site Ref:	<b>32</b>
Site Area (ha):	3.23	Potential Yield:	97	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site 31.</i></p>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	<i>N/A</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Due to the size of the village, development over the whole site may not be appropriate and could impact on the character of the village.
What are the surrounding uses and character of the site?	Site lies to the south of Kingstone village in a predominantly rural area. Residential to the south on the opposite side of the road, and to the north east. Open countryside directly to the north, and beyond adjacent road.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes Single owner, but let on grazing licences.
Do they intend to develop or sell the site?	Sell		
Comments:		When are they looking to develop/sell the site?	0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land south of Walford Road, Rolleston on Dove</b>			Site Ref:	<b>33</b>
Site Area (ha):	7.5	Potential Yield:	225	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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:	<i>Access onto the site is an issues. Additional costs of relocating electric cables running through site.</i>				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	None				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			No direct access to the site
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape
			Would have impact on landscape character
What are the surrounding uses and character of the site?	Residential to the north of the site, open countryside beyond. Electric cables running through site		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Resolving access issues and relocating underground of electricity cables and standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			6- 15 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

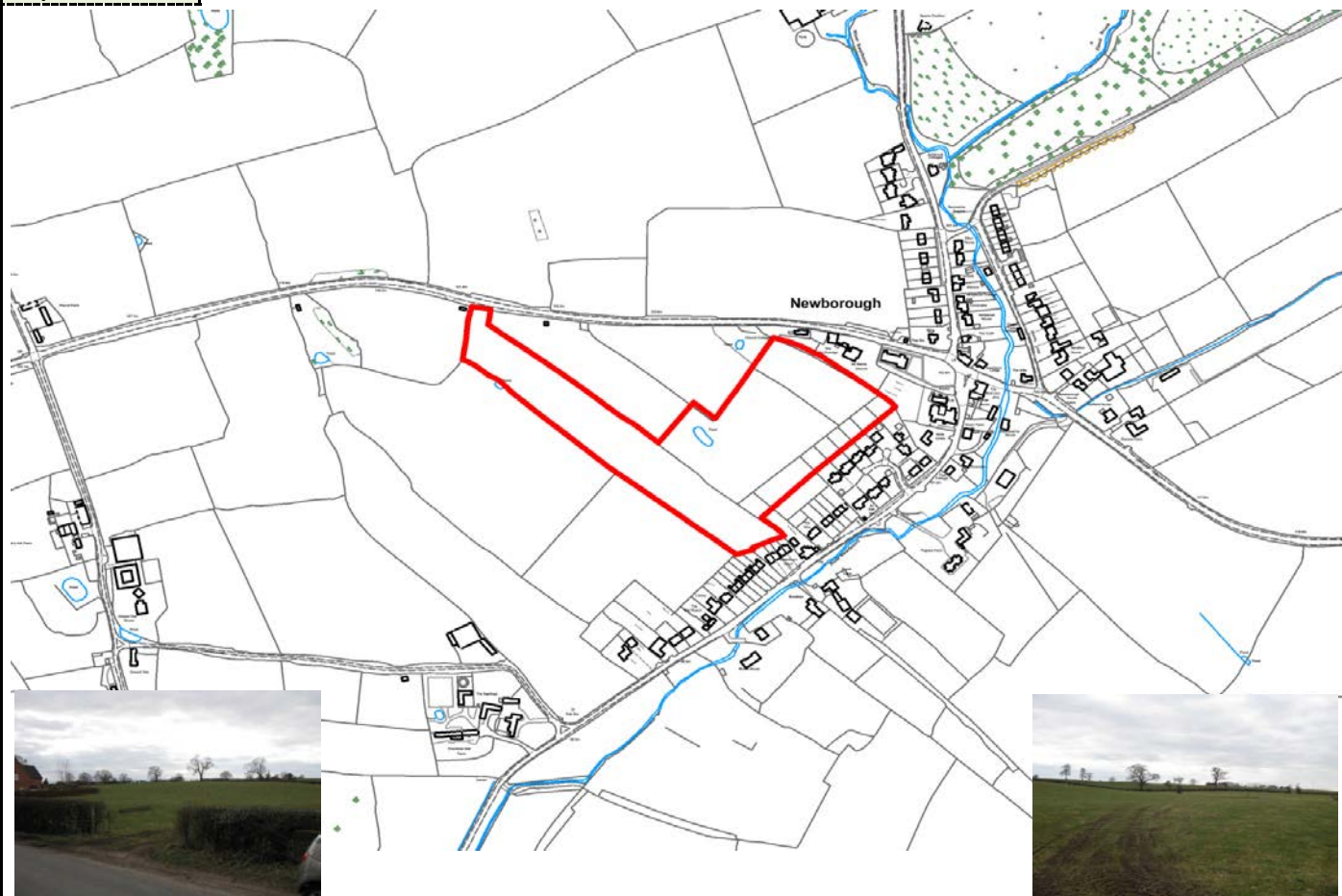
Site Address:	<b>Land at Stubwood, Uttoxeter</b>			Site Ref:	<b>34</b>
Site Area (ha):	0.46	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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?*	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 developed?	15+ years	What would the build rate be?	Site completed within a year		
Existing Strategic Local Plan policy:	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.				
Are there any national policy restrictions?	None				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape Impact on landscape character
What are the surrounding uses and character of the site?	Rural in character. Site lies to the south of Stubwood, area is predominantly open countryside.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Cost of infrastructure and Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land between Church Lane and Yoxall Road, Newborough</b>			Site Ref:	<b>35</b>
Site Area (ha):	4.7	Potential Yield:	141	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is unsuitable for development due to unsustainable location in small rural village and not supported by the Neighbourhood plan.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Drainage, although unlikely to prevent residential use</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Neighbourhood plan policy HE3</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the Conservation Area and adjacent to the National Forest</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Other, Please specify...	
			Changes in ground levels and possible drainage issues, unlikely to prevent residential development	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Yes, on landscape character	
What are the surrounding uses and character of the site?	Rural village. Open countryside to west of site, residential to east and south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions, perhaps infrastructure			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land at Yoxall Road, Newborough</b>	Site Ref:	<b>36</b>
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Site Area (ha):	0.98	Potential Yield:	29	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>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</i>				
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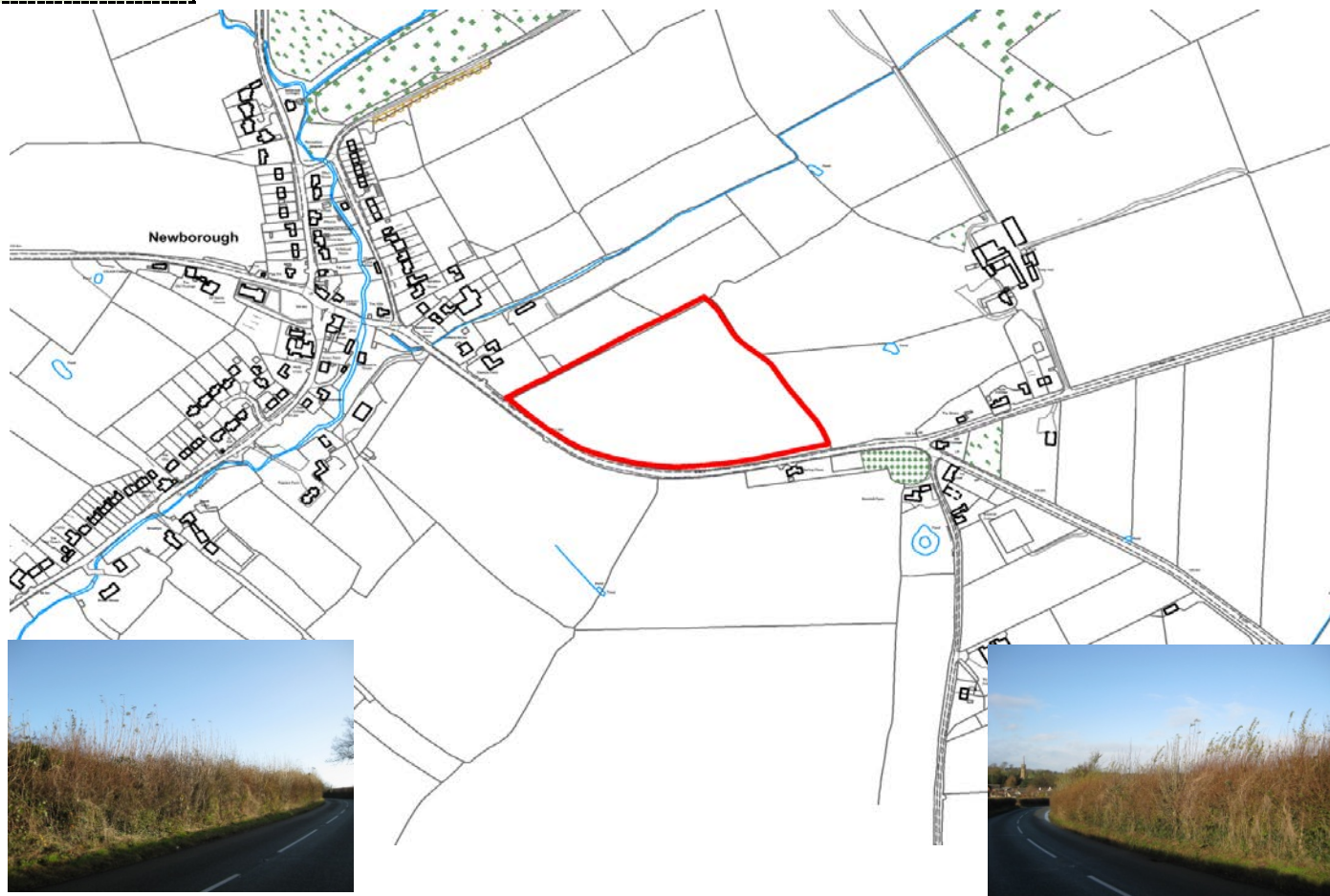
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Adjacent to flood zones</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Neighbourhood plan policy HE3</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and Conservation Area</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i> <i>There is a slight slope upwards to the rear of the site and there is no current access onto site.</i>	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Development over whole of site would project into countryside more than existing development, and would be out of character with the mainly linear character of the village</i>	
What are the surrounding uses and character of the site?	<i>Residential development is primarily along one main road in the village.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Unknown</i>			
Cost Factors:	<i>Standard S106 contributions, unlikely to affect viability</i>			
Delivery Factors:	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>Unknown</i>
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Open countryside</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Open countryside</i>			

Site Address:	<b>Land East of Newborough</b>	Site Ref:	<b>37</b>
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Site Area (ha):	3.98	Potential Yield:	119	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is unsuitable for development due to unsustainable location in small rural village and not supported by the Neighbourhood plan as set out in policy HE3</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	15+ years	<b>What would the build rate be?</b>	30 dwellings per year		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Neighbourhood plan policy HE3</i>				
<b>Are there any national policy restrictions?</b>	<i>Within National Forest &amp; adjacent to the Conservation Area</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i>	
			<i>No evident access into site, although could easily be created. Change in level increasing to east of site, also site is higher than road height.</i>	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
			<i>If front boundary hedge was retained, view from road into site is likely to shield most development</i>	
What are the surrounding uses and character of the site?	<i>Site is south east of village. Some residential separated from site to north west. Open countryside in all other directions along site.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Unknown</i>			
Cost Factors:	<i>Standard S106 contributions.</i>			
Delivery Factors:	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	<i>Agri-Env Agreement, needs 24 months notice to cease</i>
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:				
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?	<i>No</i>			
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural Land</i>			
Are there any existing buildings on the site?	<i>None</i>			
What was the previous use of the site?	<i>Agricultural Land</i>			

Site Address:	<b>Land west of Newborough</b>			Site Ref:	<b>38</b>
Site Area (ha):	5.64	Potential Yield:	169	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>The site as a whole is not suitable, however a small part of the site on the northern edge would be considered deliverable against policy HE3 from the Newborough Neighbourhood plan.</i></p>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Part of the site is within the flood zones</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Partially in the Conservation Area</i>				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	There is a slight slope within the site, although this would not be a problem. Two separate access points	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Too much development within village would increase its size to the detriment of the villages character.	
What are the surrounding uses and character of the site?	Small village mainly housing, with a school and public house in close proximity. Road to the southern boundary of the site, countryside to the west, north west, and south west. Development in village is mainly along one road, development on site would extend this to west.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural use			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land East of Draycott in the Clay</b>	Site Ref:	<b>39</b>
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Site Area (ha):	9.98	Potential Yield:	300	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>The central part of the site (2.2ha) is considered developable as it is within the Settlement boundary, however the northern and southern parts are outside the settlement boundary and therefore not deliverable or developable.</i>
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its:	<b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is:		<b>Developable</b>	<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mix</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>	

<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Topographical issues. Access would need to be improved.</i>
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<b>Can they be overcome?</b>	<i>Yes</i>
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>
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<b>Are there any national policy restrictions?</b>	<i>The site is subject to an Agri-Environment Scheme, it is also adjacent to the national forest boundary.</i>
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography & Access Brook running through site and a number of steep slopes on site. Access points from Pipehay lane would need substantial improvements.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Development would be beyond existing line of development.	
What are the surrounding uses and character of the site?	Open countryside to the North, Farm to the east, School to the south, with residential to the west. The site is subject to an Agri-Environment Scheme. This is not an environmental designation per se but an agreement to maintain the land in a specific state for a specified period. Arrangements can be made within any 24 month period to bring this use to an end.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Agri-Env Agreement, needs 24 months notice to cease
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	Farm buildings			
What was the previous use of the site?	Agricultural land			

Site Address:	<b>Land West of Draycott in the Clay</b>			Site Ref:	<b>40</b>
Site Area (ha):	8.5	Potential Yield:	255	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 27.</p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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?		No
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	Topography				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	Greenfield site outside development boundary contrary to SP4 & SP8				
Are there any national policy restrictions?	Adjacent to SBI (Bulls park Wood)				

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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i>  <i>No obvious access. South of site is a steep slope.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	<i>Character</i>  <i>Yes, this site would significantly increase the size of Draycott</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>Mix of agricultural and residential uses around the site, unused church near the site.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Unknown</i>			
<b>Cost Factors:</b>	<i>Related to topographical/infrastructure issues. Standard S106 contributions</i>			
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	Yes	<i>Lease on field, could cease within 24 months</i>
<b>Do they intend to develop or sell the site?</b>		<i>Sell</i>		<b>When are they looking to develop/sell the site?</b>
<b>Comments:</b>	<i>Site proposed by owner</i>		<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			No	
<b>If yes, give details:</b>				
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Agricultural Land</i>			
<b>Are there any existing buildings on the site?</b>	<i>Unknown</i>			
<b>What was the previous use of the site?</b>	<i>Agricultural Land</i>			

Site Address:	<b>Land at Bramshall, Uttoxeter</b>	Site Ref:	<b>41</b>
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Site Area (ha):	7.32	Potential Yield:	220	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
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Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>
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<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Electricity wires runs though site.</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Grade 2 Agricultural Land</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	Access available. No other problems, slight slope downwards from road.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape Impact on landscape character.	
What are the surrounding uses and character of the site?	Residential uses to the south of the site, site mainly surrounded by countryside.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	In addition to standard S106 contributions, costs related to electricity wires within site.			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	Unknown
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land off Oak Road, Denstone</b>	Site Ref:	<b>42</b>
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Site Area (ha):	3.47	Potential Yield:	104	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is 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.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Highway/access. All roads surrounding the site are rural lanes and may be considered to be incapable of carrying additional traffic.</i>	
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<b>Can they be overcome?</b>	Yes
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Denstone Neighbourhood Plan policy SB1.</i>		
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<b>Are there any national policy restrictions?</b>	<i>The eastern part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.</i>		
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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access</i>  <i>Access from adjacent road, which will require improvement.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	<i>Landscape</i>  <i>This would be a further encroachment into the countryside.</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>Predominantly rural in character. Adjacent to Denstone Village, housing to the north</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Unknown</i>			
<b>Cost Factors:</b>	<i>Access costs and Standard S106 contributions</i>			
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No	<i>Immediately available</i>
<b>Do they intend to develop or sell the site?</b>		<i>Sell</i>		<b>When are they looking to develop/sell the site?</b>  <i>0-5 years</i>
<b>Comments:</b>				
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			No	
<b>If yes, give details:</b>				
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Agricultural land</i>			
<b>Are there any existing buildings on the site?</b>	<i>None</i>			
<b>What was the previous use of the site?</b>	<i>Agricultural land</i>			

Site Address:	<b>Land along the B5017, Marchington</b>	Site Ref:	<b>43</b>
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Site Area (ha):	3.14	Potential Yield:	94	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA no: 22.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Drainage issues</i>
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<b>Can they be overcome?</b>	Yes
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Marchington Neighbourhood Plan Policy SB1</i>
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<b>Are there any national policy restrictions?</b>	<i>Partially in the Conservation Area</i>
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Infrastructure
		Possible infrastructure requirements.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character
		Impact on landscape character	
What are the surrounding uses and character of the site?	Agricultural land surround the majority of the site, with residential over opposite. Northern part of site (adjacent to Bag Lane) is within Conservation area.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Possible additional infrastructure costs due to remote location. Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			6- 15 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give details:	OU/23344/002 - Outline planning application for residential development - withdrawn 27/01/2000		
Additional Site Information:			
What is the current use of the site?	Agricultural Land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural Land		

Site Address:	<b>20-24 Dovecliff Road, Stretton, Burton upon Trent</b>			Site Ref:	<b>44</b>
Site Area (ha):	0.38	Potential Yield:	11	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p>Site is to the rear of existing residential properties within the settlement boundary and could be accessed via the current driveway to numbers 24. Site is suitable for residential use and adjacent to SHLAA site no: 7.</p>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	<i>N/A</i>				
When could the site be developed?	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site within Burton upon Trent Settlement Boundary. Development subject to DP3</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk & Access  There is a field drainage ditch bordering the site. Access may be too narrow to support a yield of 11.		
Would residential development have an impact on the surrounding area?	No	If yes, what:	Site is to the rear of residential properties		
What are the surrounding uses and character of the site?	Residential properties to the south and agricultural buildings to the east. Open countryside to the north west				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	Unknown				
Cost Factors:	None				
Delivery Factors:	Unknown				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?		Sell		<b>When are they looking to develop/sell the site?</b>	0-5 years
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				Yes	
If yes, give details:	OU/20059/004 - Outline application for a residential development - approved 23/05/2005. PA/14748/007 - erection of 1 dwelling - approved 14/03/2001. (both proposals do not appear to have commenced).				
<b>Additional Site Information:</b>					
What is the current use of the site?	Land to the rear of existing gardens				
Are there any existing buildings on the site?	Unknown				
What was the previous use of the site?	Unknown				

Site Address:	<b>Land at Hardy Close, Barton under Needwood</b>			Site Ref:	<b>45</b>
Site Area (ha):	0.9	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	No	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	<i>No</i>	
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	<i>N/A</i>				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	None	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the landscape character	
What are the surrounding uses and character of the site?	To the north of the site lies residential properties and to the east and south the land is open agricultural land.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	The land is currently used for allotment use			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land at Stone Road, Uttoxeter</b>			Site Ref:	<b>46</b>
Site Area (ha):	3.96	Potential Yield:	119	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?		Yes
Constraints?*	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	<i>N/A</i>				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan policy L2.</i>				
Are there any national policy restrictions?	<i>None</i>				

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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify...</i> <i>There are mature trees on the site which may affect the design in terms of redevelopment for residential housin.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify...</i> <i>The site is also within the Picknall valley, which is a locally important landscape.</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>The site has a school to both the east and the west, to the south of the site is open land and the north is a recreational area. To the north east of the site is a well established residential area which is located west of Uttoxeter town centre.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Unknown</i>			
<b>Cost Factors:</b>	<i>Standard Section 106 contributions.</i>			
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No	<i>Staffordshire County Council</i>
<b>Do they intend to develop or sell the site?</b>		<i>Sell</i>		
<b>Comments:</b>	<i>Site has been declared surplus to requirements</i>		<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			No	
<b>If yes, give details:</b>				
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Site is vacant and unused</i>			
<b>Are there any existing buildings on the site?</b>	<i>None</i>			
<b>What was the previous use of the site?</b>	<i>Previously the site has been used for agricultural purposes and has been let out on a grazing license.</i>			



Site Address:	<b>Land at Dunstall Road, Barton under Needwood</b>			Site Ref:	<b>47</b>
Site Area (ha):	0.42	Potential Yield:	13	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>N/A</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest. Part of the site is within the Conservation Area and grade 2 agricultural land.</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the rural character of this part of the village
What are the surrounding uses and character of the site?	Predominantly rural area. Countryside to North, West and East residential to south		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site? 0-5 years
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Land for the keeping of horses		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Unknown		

Site Address:	<b>Land at Manor Farm, Tutbury</b>	Site Ref:	<b>48</b>
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Site Area (ha):	0.57	Potential Yield:	17	Related SHLAA Site Ref No's:	N/A
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**Summary:** *Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site 49.*

Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Northern part of the site is within the flood zones</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography	
			Topography - steep slope. Part of site is within flood zones 2 & 3	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Conservation Area	
			Site is in a conservation area.	
What are the surrounding uses and character of the site?	Site lies on the edge of Tutbury village, in a predominantly residential area within the conservation area			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Single Owner, but may be some tenancies linked to the site
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	PA/14283/003 - Application to erect one dwelling - REFUSED 16/08/2006 due to impacts on the Conservation Area and highways.			
Additional Site Information:				
What is the current use of the site?	Agriculture/ garden use. The site is partly in agricultural use and partly used as a garden but arrangements can be made within any 24 month period to bring these uses and the relevant tenancies to an end.			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Unknown			



Site Address:	<b>Land adjacent to Manor Farm, Tutbury</b>			Site Ref:	<b>49</b>
Site Area (ha):	2.28	Potential Yield:	68	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 48.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access to the site could be an issue and located within flood zones.</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i> <i>Access to the site could be problematic. Site is on a steep slope and is adjacent to Mill Fleam.</i>		
Would residential development have an impact on the surrounding area?	No	If yes, what:	<i>Conservation Area</i> <i>Site is in a conservation area.</i>		
What are the surrounding uses and character of the site?	<i>Site lies on the edge of Tutbury, within the conservation area. Residential towards the south and east, Tutbury Castle lies to the west of the site.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Unknown</i>				
Cost Factors:	<i>Standard S106 contributions</i>				
Delivery Factors:	<i>Site considered not deliverable</i>				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	<i>Yes</i>	Are there any existing leases/Ownership issues/multiple landowners?	<i>No</i>	<i>Single Owner</i>	
Do they intend to develop or sell the site?		<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				<i>No</i>	
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Agricultural use, but arrangements can be made within any 24 month period to bring this use to an end.</i>				
Are there any existing buildings on the site?	<i>None</i>				
What was the previous use of the site?	<i>Agricultural land</i>				

Site Address:	<b>Land at Radhurst, Barton under Needwood</b>			Site Ref:	<b>50</b>
Site Area (ha):	1.55	Potential Yield:	46	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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?		No
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Possible access issues.</i>				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
Are there any national policy restrictions?	<i>Within the National Forest and borders Barton Conservation area</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access  Current access through Crowberry Lane may not be sufficient		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character		
What are the surrounding uses and character of the site?	Site lies to the north of the village of Barton, it is close to the village centre. Open countryside is to the north of the site and there is a relatively new residential development to the immediate south of the site.				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	Unknown				
Cost Factors:	Standard S106 contributions				
Delivery Factors:	Site considered not deliverable				
Landowner Information:					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years	
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?			No		
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	Agricultural land				
Are there any existing buildings on the site?	None				
What was the previous use of the site?	Agricultural land				

Site Address:	<b>Roycroft Lodge, Uttoxeter</b>	Site Ref:	<b>51</b>
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Site Area (ha):	3.1	Potential Yield:	93	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA Site no: 15 &amp; 89.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	None				



Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Would have impact on the character of the countryside and the Picknall Valley.
What are the surrounding uses and character of the site?	Residential to the north and a new development to the east, with open countryside in all other directions		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:	Site proposed by owner		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give details:	P/2015/00961 - Outline application for the erection of up to 6 dwellings - Withdrawn 13/10/2015		
Additional Site Information:			
What is the current use of the site?	Residential property - still occupied		
Are there any existing buildings on the site?	Yes		
What was the previous use of the site?	Unknown		

Site Address:	<b>Barton Park Farm, Barton under Needwood</b>	Site Ref:	<b>52</b>
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Site Area (ha):	21.8	Potential Yield:	654	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 6.</i>				
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Is the Site: <b>Available?</b>	<i>Un-known</i>	Is the site: <b>Achievable?</b>	<i>No</i>	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	<i>No</i>	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	<i>Yes</i>	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Part of the site is covered by floodzone 2 &amp; 3</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk  Some issues with flood risk.		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character  Significant impact on landscape character.		
What are the surrounding uses and character of the site?	Residential to the east, open countryside to the south and west with ribbon development to the north.				
Are there likely to be any impacts on the viability of development in relation to the following:					
Market Factors:	Unknown				
Cost Factors:	No unexpected costs likely on this site other than usual infrastructure and s106 contributions.				
Delivery Factors:	Site considered not deliverable				
Landowner Information:					
Is the Landowner of the site known?	Unknown	Are there any existing leases/Ownership issues/multiple landowners?	Unknown		
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown	
Comments:					
Planning Application History:					
Are there any planning applications relating to residential use on the site?			No		
If yes, give details:					
Additional Site Information:					
What is the current use of the site?	Agricultural land				
Are there any existing buildings on the site?	Unknown				
What was the previous use of the site?	Agricultural land				

Site Address:	<b>Land along Bramshall Road, Bramshall</b>	Site Ref:	<b>53</b>
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Site Area (ha):	2.56	Potential Yield:	77	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside of any settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>N/A</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Grade 2 Agricultural Land</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Residential development would have a detrimental impact on the character of the area.
What are the surrounding uses and character of the site?	Edge of settlement to the west and farm complex to the east. Fields to the south.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Normal S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site? 0-5 years
Comments:			
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land at Bitham Lane, Stretton</b>	Site Ref:	<b>54</b>
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Site Area (ha):	4.47	Potential Yield:	134	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 75.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Access to this site is poor.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>Most of the site is Grade 2 Agricultural Land and site is adjacent to the National Forest boundary</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
		Proposed access looks insufficient but could be resolved with the demolition of one of the adjacent properties.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape
		Residential development would have an impact on the rural nature of this part of Stretton.	
What are the surrounding uses and character of the site?	Site is bounded by houses on two sides (South & West) a vacant golf course to the North and a field to the North East.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	There are other large permitted development within the vicinity that may impact on the market		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	One developer on site		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give 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.		
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		



Site Address:	<b>Land at Bagots View, Abbots Bromley</b>			Site Ref:	<b>55</b>
Site Area (ha):	3.16	Potential Yield:	95	Related SHLAA Site Ref No's:	N/A

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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Access would be key to delivery of the site.</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Most of the site is Grade 2 Agricultural Land and site is adjacent to the Abbots Bromley Conservation Area</i>				
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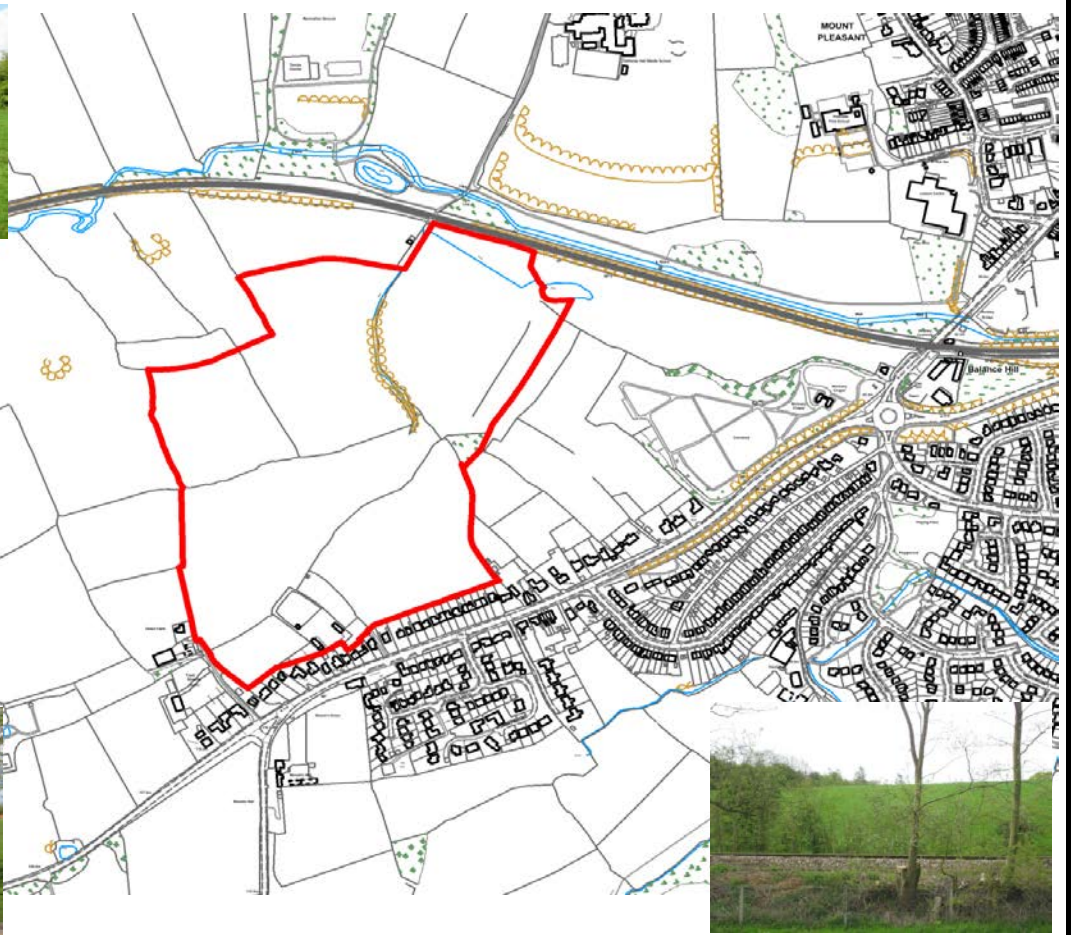


Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Access poor from both Schoolhouse Lane and Harley Lane.
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...
			Further encroachment into the countryside would have an impact on existing residents.
What are the surrounding uses and character of the site?	Low density residential development to the south with countryside to the north. School, Doctors surgery within the village.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 Contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	OU/01551/005 - Outline application for 1 dwelling in one small corner of the site - REFUSED 05/05/2005 due to intrusion into the countryside and landscape impacts.		
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Blounts Green Farm, Stafford Road, Uttoxeter</b>	Site Ref:	<b>56</b>
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Site Area (ha):	19.44	Potential Yield:	583	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Access issues</i>
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<b>Can they be overcome?</b>	Yes
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>
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<b>Are there any national policy restrictions?</b>	<i>None</i>
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access  Current farm access is poor.		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape  This part of Uttoxeter is attractive and part of a former special landscape area. The site is also not well contacted to the built up area and as such would create a significant protrusion into the countryside.		
What are the surrounding uses and character of the site?	The site is largely surrounded by countryside but also the cemetery and Bramshall Park to the east and north east, separated by the Derby Crewe railway line. Stafford Road, the only development adjacent to the boundary is to the south.				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	Unknown				
Cost Factors:	Standard S106 contributions				
Delivery Factors:	Site considered not deliverable				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown		
Do they intend to develop or sell the site?		Sell		When are they looking to develop/sell the site?	0-5 years
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				No	
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	Agricultural land				
Are there any existing buildings on the site?	Unknown				
What was the previous use of the site?	Agricultural land				



Site Address:	<b>Land off Goose Lane, Abbots Bromley</b>			Site Ref:	<b>57</b>
Site Area (ha):	1.00	Potential Yield:	30	Related SHLAA Site Ref No's:	N/A

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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Possible access issues</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed over two years</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access	
			Potential issues with access	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Residential development on two sides. However, this would be a further incursion into the countryside increasing the density of development in this location.	
What are the surrounding uses and character of the site?	Residential development to the north. Part of the southern boundary formed by a number of residential and commercial buildings. However the area is largely rural in character with the boundary to the northern residential area separated by a narrow heavily hedged walkway (Narrow Lane). Site bordered by a care facility.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Open countryside/fields.			
Are there any existing buildings on the site?	Unknown			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land at Derby Road, Burton on Trent (Graham Fletcher Coaches)</b>			Site Ref:	<b>58</b>
Site Area (ha):	0.39	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
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Summary:	<i>Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 59 &amp; 60.</i>				
Is the Site: Available?	No	Is the site: Achievable?	Yes	If YES to both then its: Deliverable	Not Deliverable
Is the Site: Suitable?	Yes	If YES to Suitable then the site is: Developable		Developable	
Brownfield or Greenfield?	Brownfield		In a Neighbourhood Plan Area?		Yes
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Listed building, contamination and ownership issues</i>				
Can they be overcome?	Yes				
When could the site be developed?	6- 15 years	What would the build rate be?	Site completed within a year		
Existing Strategic Local Plan policy:	<i>Housing allocation in SP4</i>				
Are there any national policy restrictions?	<i>Within the National Forest and there is a Listed Building on site.</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Other, Please specify...	
			The site includes a listed building and is within the Flood zones.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Residential development would improve this part of the town, particularly if developed as part of a larger scheme (with SHLAA sites 59, 60 and/or 72)	
What are the surrounding uses and character of the site?	Site is bounded to the east by the railway, to the west by Kwik Fit and retail and commercial to the north and south.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Land value likely to be low and 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 of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Multiple sites and owners
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Coach department			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Railway building associated with sidings.			



Site Address:	<b>Land at Derby Road, Burton on Trent (Tile Store/Kwik fit &amp; adjacent land)</b>			Site Ref:	<b>59</b>
Site Area (ha):	1.02	Potential Yield:	31	Related SHLAA Site Ref No's:	N/A

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<b>Summary:</b>	<i>Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 58 &amp; 60.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Existing tenants and possible ownership issue. Proximity to flood zones.</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Housing allocation in SP4</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b>	<i>Other, Please specify...</i> <i>Site is under utilised, having been partially cleared. However it is home to Kwik fit and the Pets at Home/Tile store which would need to be relocated.</i>		
Would residential development have an impact on the surrounding area?	Yes	<b>If yes, what:</b>	<i>Other, Please specify...</i> <i>Development in this site and adjacent sites 58 and 60 would help to improve the area in line with the council's objectives.</i>		
What are the surrounding uses and character of the site?	<i>Site is close to the railway and other commercial units, residential opposite.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
<b>Market Factors:</b>	<i>Land value likely to be low and currently in use.</i>				
<b>Cost Factors:</b>	<i>Possible high mitigation costs and standard S106 contributions</i>				
<b>Delivery Factors:</b>	<i>Likely to come forward as a phase of a larger development</i>				
<b>Landowner Information:</b>					
<b>Is the Landowner of the site known?</b>	<i>Unknown</i>	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	<i>Unknown</i>		
<b>Do they intend to develop or sell the site?</b>		<i>Unknown</i>		<b>When are they looking to develop/sell the site?</b>	<i>Unknown</i>
<b>Comments:</b>					
<b>Planning Application History:</b>					
<b>Are there any planning applications relating to residential use on the site?</b>				<i>No</i>	
<b>If yes, give details:</b>					
<b>Additional Site Information:</b>					
<b>What is the current use of the site?</b>	<i>Retail and Sui Generis Units</i>				
<b>Are there any existing buildings on the site?</b>	<i>Yes</i>				
<b>What was the previous use of the site?</b>	<i>Unknown</i>				

Site Address:	<b>Land at Derby Road, Burton on Trent (Rykneld Metals)</b>	Site Ref:	<b>60</b>
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Site Area (ha):	0.47	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is within a Strategic Allocation (Mixed Use) and is therefore suitable for development. Site adjacent to SHLAA site no's: 58, 59 &amp; 72.</i>				
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Is the Site: <b>Available?</b>	<i>Un-known</i>	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes

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

<b>If yes what are they:</b>	<i>Possible contamination. Existing tenants and possible ownership issue. Proximity to flood zones.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	6- 15 years	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Housing allocation in SP4</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential risk of contamination	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Development in this site and adjacent sites 58, 59 and 72 would help to improve the area in line with the council's objectives.	
What are the surrounding uses and character of the site?	Area is mix of industrial, commercial, and retail on the eastern side of Derby Road with Residential to the West. Railway to the east of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Land value likely to be low and 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 of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Vacant Industrial Unit			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Industrial Unit			

Site Address:	<b>Land off Park Hill Rd, Church Leigh</b>			Site Ref:	<b>61</b>
Site Area (ha):	0.41	Potential Yield:	12	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside any settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>No</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the character of the village
What are the surrounding uses and character of the site?	Set within a rural village with residential to the South and West and agricultural land to the East of the site.		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
<b>Landowner Information:</b>			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site? 0-5 years
Comments:	Site proposed by owner		
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:	P/2014/01400 - Outline development for five new dwellings- Withdrawn 19/01/2015		
<b>Additional Site Information:</b>			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land to the North of Church Leigh</b>			Site Ref:	<b>62</b>
Site Area (ha):	2.62	Potential Yield:	79	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside any settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	<i>No</i>	
Constraints?*	<i>No</i>	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	<i>N/A</i>				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
Are there any national policy restrictions?	<i>None</i>				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on character of village.
What are the surrounding uses and character of the site?	Residential to the South of the site and open countryside to the North, East and West of the site.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			6- 15 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land off Bondfield Lane, Yoxall</b>	Site Ref:	<b>63</b>
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Site Area (ha):	1.4	Potential Yield:	42	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Public footpath crosses the site, therefore it would need to be routed through the development.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	15+ years	<b>What would the build rate be?</b>	30 dwellings per year		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and adjacent to the Conservation Area</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Impact on the character of the village
What are the surrounding uses and character of the site?	The A515 runs along the eastern boundary of the site and the existing settlement of Yoxall lies directly to the north. Agricultural land lies to the south and west. To the south lies an industrial unit.		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
<b>Landowner Information:</b>			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site? 0-5 years
Comments:			
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	Yes		
If yes, give details:	P/2015/00512 - Outline application for residential development for up to 35 dwellings - Refused 28/07/2015 due to the site being outside the settlement boundary. P/2016/00712 - Outline application for residential development for up to 35 dwellings- Refused 17/08/2016 due to the site being outside the settlement boundary.		
<b>Additional Site Information:</b>			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land off Dove Street, Ellastone</b>	Site Ref:	<b>64</b>
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Site Area (ha):	1.67	Potential Yield:	50	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site is outside any settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	<i>No</i>
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Overhead electric cables and a Public footpath crosses the site</i>		
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<b>Can they be overcome?</b>	<i>Yes</i>		
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>		
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<b>Are there any national policy restrictions?</b>	<i>Conservation Area</i>		
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<p>Are there any physical problems on site which would affect residential development?</p>	<p>Yes</p>	<p>If yes, what:</p>	<p>Other, Please specify...</p> <p>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 than the site.</p>	
<p>Would residential development have an impact on the surrounding area?</p>	<p>Yes</p>	<p>If yes, what:</p>	<p>Character</p>	
<p>What are the surrounding uses and character of the site?</p>	<p>Rural in character, bounded by residential on three sides.</p>			
<p>Are there likely to be any impacts on the viability of development in relation to the following:</p>				
<p>Market Factors:</p>	<p>Unknown</p>			
<p>Cost Factors:</p>	<p>Standard S106 contributions</p>			
<p>Delivery Factors:</p>	<p>Site considered not deliverable</p>			
<p>Landowner Information:</p>				
<p>Is the Landowner of the site known?</p>	<p>Yes</p>	<p>Are there any existing leases/Ownership issues/multiple landowners?</p>	<p>Yes</p>	<p>2 Owners</p>
<p>Do they intend to develop or sell the site?</p>	<p>Develop</p>			
<p>Comments:</p>			<p>When are they looking to develop/sell the site?</p>	<p>Unknown</p>
<p>Planning Application History:</p>				
<p>Are there any planning applications relating to residential use on the site?</p>			<p>No</p>	
<p>If yes, give details:</p>				
<p>Additional Site Information:</p>				
<p>What is the current use of the site?</p>	<p>Agricultural land</p>			
<p>Are there any existing buildings on the site?</p>	<p>Unknown</p>			
<p>What was the previous use of the site?</p>	<p>Agricultural land</p>			

Site Address:	<b>Land at The Croft, College Road, Denstone</b>			Site Ref:	<b>65</b>
Site Area (ha):	1.24	Potential Yield:	37	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**




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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 91.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	None				



Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character
What are the surrounding uses and character of the site?	Rural in character. Residential to the north, predominantly Greenfield to the East, West and South.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Residential with garden and equestrian uses including a paddock		
Are there any existing buildings on the site?	Yes		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land to the south of Denstone</b>			Site Ref:	<b>66</b>
Site Area (ha):	1.5	Potential Yield:	45	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 42.</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	Yes	
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 developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	None				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Other, Please specify...	
			The western part of the site is within the Stramshall-Caldon Canal/disused railway archaeological area.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Development would extend the built form southwards	
What are the surrounding uses and character of the site?	Residential to the north, Agriculture to the west, employment to the south (including car parking for JCB). Site bounded by B5031 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:	Site development would be expected to contribute to usual S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Unknown			

Site Address:	<b>Covered (Redundant) Reservoir, Bramshall Rd, Bramshall</b>			Site Ref:	<b>67</b>
Site Area (ha):	0.48	Potential Yield:	14	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not Deliverable
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		Not Developable	
Brownfield or Greenfield?	Mix		In a Neighbourhood Plan Area?	Yes	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Topography</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>Site completed within a year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	<i>Part of site is Grade 2 Agricultural Land</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Topography	
			Topography could be an issue once site is cleared.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape	
			Landscape character would be affected.	
What are the surrounding uses and character of the site?	Rural in nature though there are several residential properties.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	6- 15 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Redundant covered reservoir			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Covered reservoir			

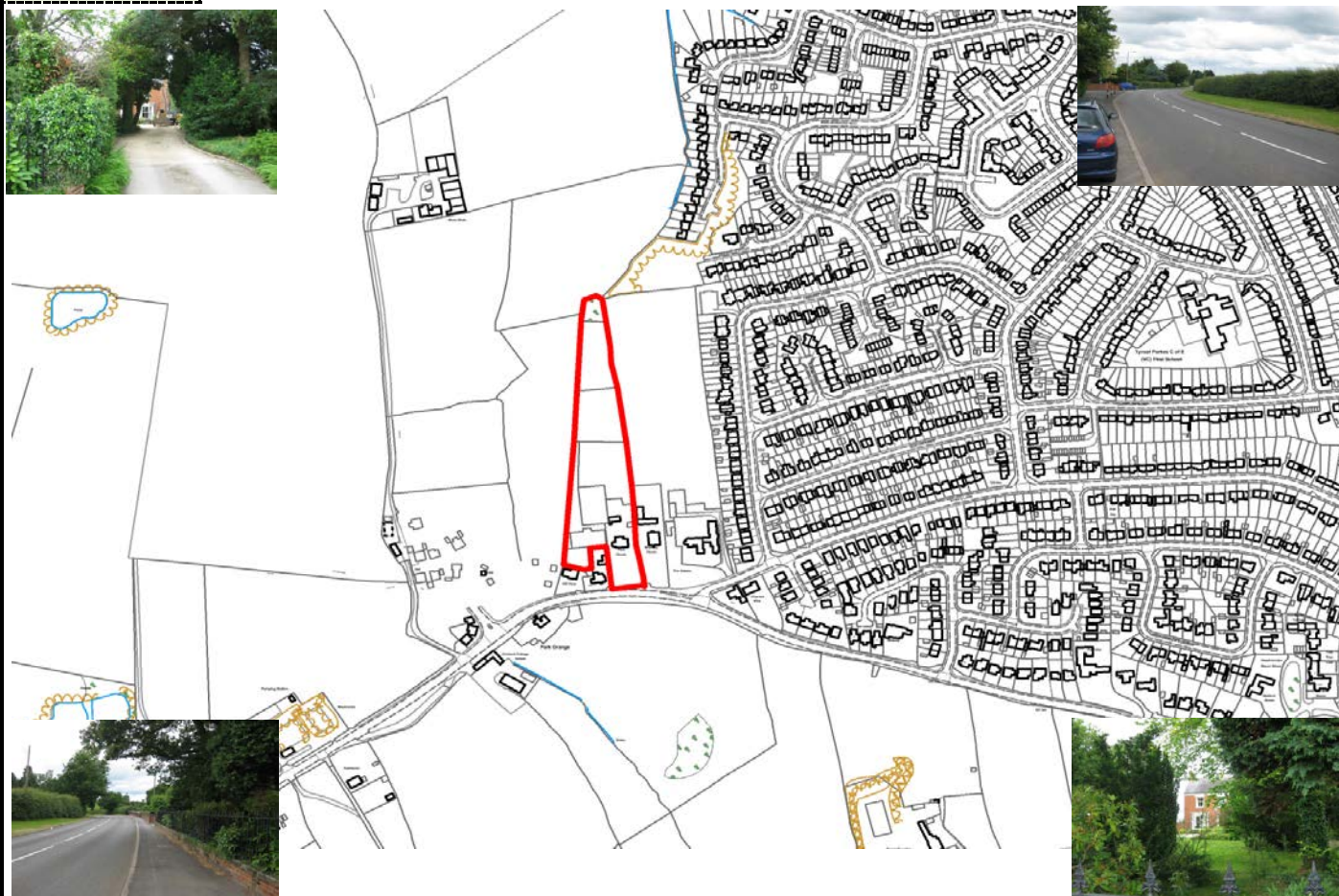
Site Address:	<b>Knowles Hill, Rolleston on Dove</b>			Site Ref:	<b>68</b>
Site Area (ha):	10.85	Potential Yield:	325	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
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Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i></p>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	N/A				
<b>When could the site be developed?</b>	15+ years	<b>What would the build rate be?</b>	30 dwellings per year		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Adjacent to conservation area. Also an archaeological search area.</i>				

Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character The site would have a detrimental impact on the character of the area.
What are the surrounding uses and character of the site?	Residential on three sides and agricultural land to the South. With mature planting and generous plot sizes.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions would be sought.		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Land Adjacent to West of Uttoxeter</b>	Site Ref:	<b>69</b>
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Site Area (ha):	1.36	Potential Yield:	41	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Greenfield site within the settlement boundary, suitable for development.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Un-known	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mostly Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Access issues</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site within the development boundary subject to SP4, SP24 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access <i>The site itself does not have a clear access to Bramshall Road without demolition of the main house. However, as part of the wider West of Uttoxeter site access could be further west on Bramshall Road.</i>		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape <i>Development would have impact on landscape character, however land to the west will reduce the impact of developing this site</i>		
What are the surrounding uses and character of the site?	<i>Site bounded by greenfields, either agriculture or equestrian. A field separates the site from the existing dwellings to the East of the site.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Due to delivery of adjacent development the site is considered viable.</i>				
Cost Factors:	<i>Standard S106 contributions, plus provision of public open space.</i>				
Delivery Factors:	<i>This site could be phased as part of West of Uttoxeter site.</i>				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?		<i>Sell</i>		When are they looking to develop/sell the site?	<i>0-5 years</i>
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				<i>No</i>	
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Residential with Paddock/Equestrian use</i>				
Are there any existing buildings on the site?	<i>Dwelling, outbuildings and Stables</i>				
What was the previous use of the site?	<i>Unknown</i>				

Site Address:	<b>Land North of Beamhill, Burton upon Trent</b>			Site Ref:	<b>70</b>
Site Area (ha):	7.33	Potential Yield:	220	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	No	* are there any issues that would prevent residential use?			
If yes what are they:					
Can they be overcome?	<i>N/A</i>				
When could the site be developed?	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Adjacent to the National Forest</i>				

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Are there any physical problems on site which would affect residential development?	No	If yes, what:	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Residential would have an impact on the character of countryside.
What are the surrounding uses and character of the site?	Rural in character. Farm buildings to West, ribbon development to East. Playground 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:	Standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural land		

Site Address:	<b>Coors Land - Middle Yard, Off Hawkins Lane, Burton</b>			Site Ref:	<b>71</b>
Site Area (ha):	9.08	Potential Yield:	272	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is within a Strategic Housing Allocation and is therefore suitable for development.</i>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Potential risk of contamination and within flood zones</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>0-5 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Housing allocation in SP4</i>				
<b>Are there any national policy restrictions?</b>	<i>Within National Forest area. Site is close to Horninglow Street Conservation area and a number of listed buildings.</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential contamination issues due to current/previous use. The site is bounded predominantly by employment uses.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Changing this site's current use to residential would have a positive impact on the surrounding area.	
What are the surrounding uses and character of the site?	The area is mixed commercial and residential. The surrounding uses are predominantly 'good neighbour' uses.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Dependent on relocation of the current use			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?	No			
If yes, give details:	Pre-application discussions ongoing			
Additional Site Information:				
What is the current use of the site?	Currently used for storage and parking relating to the operation of Molson Coors Brewery site to the south.			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	<b>Derby Rd, Burton upon Trent</b>	Site Ref:	<b>72</b>
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Site Area (ha):	4.39	Potential Yield:	132	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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**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: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>	<b>In a Neighbourhood Plan Area?</b>	Yes
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**Constraints?\*** Yes \* are there any issues that would prevent residential use?

**If yes what are they:** *Potential risk of contamination and the relocation of existing retail/light industrial units. Proximity to flood zones.*

**Can they be overcome?** Yes

<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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**Existing Strategic Local Plan policy:** *Housing allocation in SP4*

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

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential risk of contamination likely in this area.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...	
			Residential development in this area would enhance the area.	
What are the surrounding uses and character of the site?	Mix of employment, retail uses and traditional terraced housing. Site is bounded by railway/sidings to the south east and Derby road to the north west. Urban in character, some underused/vacant sites			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Land value likely to be low and 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 of the site known?	No	Are there any existing leases/Ownership issues/multiple landowners?		Multiple Owners & leases
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	15+ years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	PA/16788/012 - Planning application for two semi detached houses - Approved 24/10/2002 and fully complete			
Additional Site Information:				
What is the current use of the site?	Mix of employment, retail uses and traditional terraced housing.			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			



Site Address:	<b>Land North of Station Road, Rolleston on Dove</b>			Site Ref:	<b>73</b>
Site Area (ha):	5.01	Potential Yield:	150	Related SHLAA Site Ref No's:	N/A

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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Site is within flood zone 2 &amp; 3</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

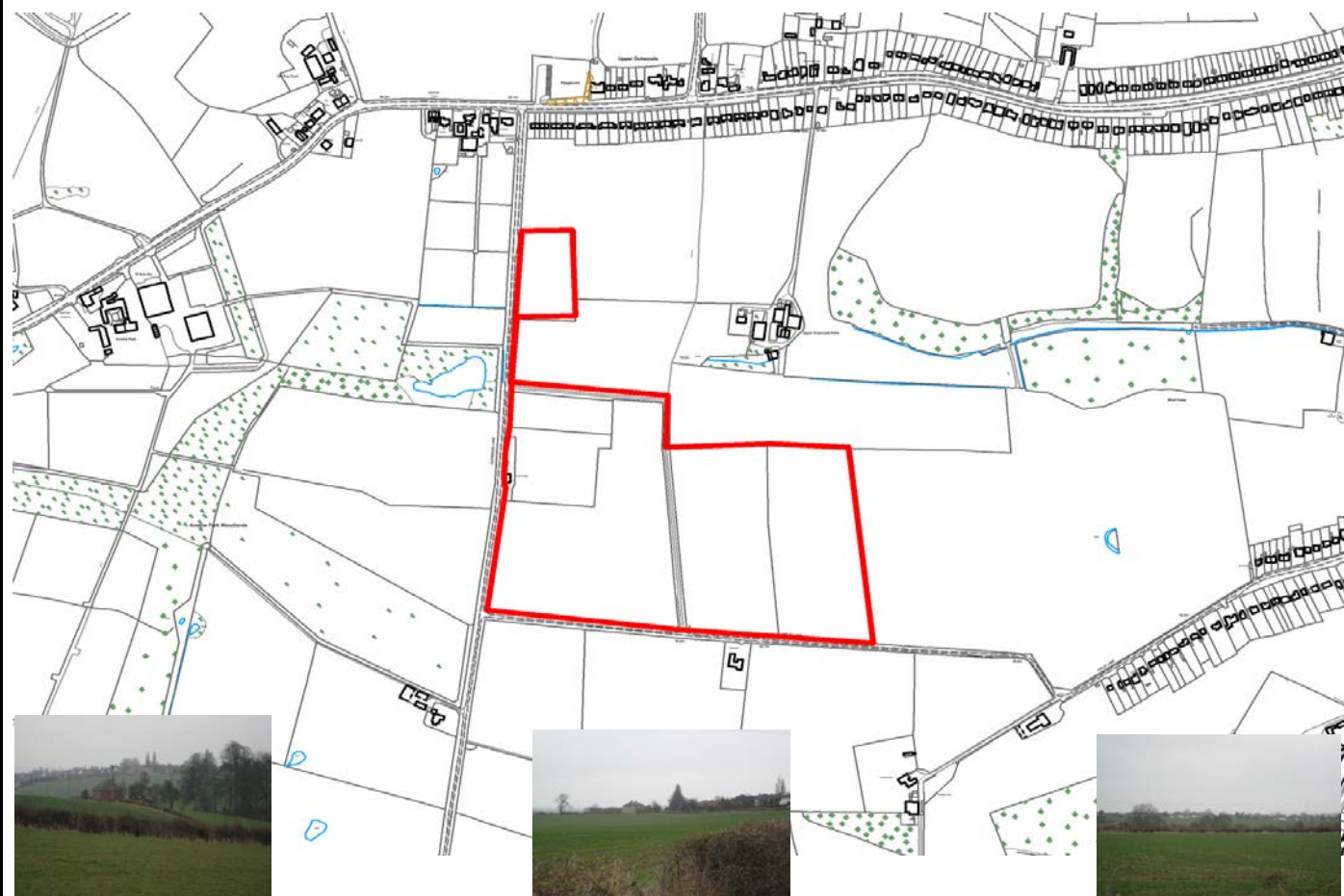


Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk	
			Site lies within the flood zone. Pumping station and culvert adjacent to the site.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Impact on the character of the village.	
What are the surrounding uses and character of the site?	Site lies to the north of Rolleston, in a predominantly residential area. Open countryside lies to the north, east and west of the site			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknwon			
Cost Factors:	Possible relocation of pumping station required, may increase costs and standard S106 contributions			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:				
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	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.			
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land south of Beamhill Road, East of Outwoods, Burton</b>	Site Ref:	<b>74</b>
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Site Area (ha):	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.*

Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Topography</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>50 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Part of site is a site of Biological Importance &amp; within the National Forest</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential Contamination and a number of access points along the site boundary.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character	
			Residential to the north and east of site and countryside to the west and south.	
What are the surrounding uses and character of the site?	Residential and Open Countryside			
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 of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	Unknown
Comments:	Site proposed by owner, immediately available			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	P/2013/00429 - Approved application to develop the majority of the original SHLAA site (68).			
Additional Site Information:				
What is the current use of the site?	Agricultural Land			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	Agricultural Land			

Site Address:	<b>Land North of Stretton, Burton</b>	Site Ref:	<b>75</b>
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Site Area (ha):	28.5	Potential Yield:	855	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no: 54.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Potential access issues.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>40 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>Most of the site is Grade 2 Agricultural Land</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Access from Craythorne Road and Guinevere Avenue
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...
			Development of this scale would have an impact on the character of the area.
What are the surrounding uses and character of the site?	Craythorne Road runs through the three areas making up this site. Housing to the south, vacant Golf course to the north west. Open countryside beyond.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Standard S106 contributions.		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No Single Owner
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?
Comments:	Site promoted in behalf of owner		0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give details:	<p>P/2012/01215 - Approved application to develop some of the original SHLAA site (178).</p> <p>P/2014/00818 - Outline application to develop the western field with up to 385 dwellings - Refused at committee due to harm to development strategy, outside settlement boundary and loss of agricultural land. Since appealed and dismissed - 18/11/2016</p>		
Additional Site Information:			
What is the current use of the site?	Agricultural land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	As above		

Site Address:	<b>Coors Offices, High Street, Burton</b>	Site Ref:	<b>76</b>
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Site Area (ha):	2.9	Potential Yield:	87	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>The site is allocated for housing in the Local Plan and therefore suitable for housing.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Unkn wn	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Listed buildings and the relocation of the current office uses. Within the flood zones.</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>Site completed over two years</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP14</i>				
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<b>Are there any national policy restrictions?</b>	<i>Listed buildings make up part of the site. Within Conservation Area and National Forest.</i>				
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Are there any physical problems on site which would affect residential development?	No	If yes, what:	Not expected to be any contamination issues on site.	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
What are the surrounding uses and character of the site?	The area is mixed Leisure, retail, commercial and office uses. There has also been recent conversion from offices to residential use within the surrounding area. The surrounding uses would not have a detrimental impact on a residential environment.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Reliant on the relocation of current occupant for the site to come forward. Most cost would be associated with listed building development and expected section 106 payments			
Delivery Factors:	The site is a good opportunity site within the town centre and residential development as part of a wider mix would be attractive in this location. Site would not need to be phased.			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Develop		When are they looking to develop/sell the site?	0-5 years
Comments:	To develop site for housing			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Office buildings			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	As above			



Site Address:	<b>Land South of Uttoxeter Rd, Abbots Bromley</b>	Site Ref:	<b>77</b>
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Site Area (ha):	4.6	Potential Yield:	138	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>The site is mostly outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Biodiversity site and brook would restrict development. Topography issues within the larger section of the site.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the emerging Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>Grade 2 Agricultural Land and Conservation Area</i>				
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Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b> Established woodland and brook to the rear of the smaller field. There is a public footpath that runs across the larger field. Telegraph poles on site.	<b>Other, Please specify...</b>
Would residential development have an impact on the surrounding area?	Yes	<b>If yes, what:</b> Development into the open countryside would significantly increase the size of Abbots Bromley.	<b>Other, Please specify...</b>
What are the surrounding uses and character of the site?	Rural in character and bounded by some residential on the eastern side. Development of whole site would be detrimental to the character of the area.		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
Market Factors:	Unknown		
Cost Factors:	Usual S106 contributions required		
Delivery Factors:	Site considered not deliverable		
<b>Landowner Information:</b>			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		
Comments:	Yes, if land required for development.	When are they looking to develop/sell the site?	0-5 years
<b>Planning Application History:</b>			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
<b>Additional Site Information:</b>			
What is the current use of the site?	Agricultural		
Are there any existing buildings on the site?	No		
What was the previous use of the site?	Agricultural		

Site Address:	<b>Land at Browns Lane, Yoxall</b>			Site Ref:	<b>78</b>
Site Area (ha):	0.86	Potential Yield:	26	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	Yes	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access is poor and proximity to flood zones</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>Site completed over two years</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	<i>Within the National Forest and partially inside Conservation Area. Listed buildings adjacent to site.</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			Poor access to the site via an unadopted road.
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Other, Please specify...
			Possible impact on the setting of adjacent listed buildings and conservation area.
What are the surrounding uses and character of the site?	Edge of village location and open countryside		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Usual section 106 contributions. Access expected to be a cost factor.		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		
Comments:		When are they looking to develop/sell the site?	0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			No
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Paddock		
Are there any existing buildings on the site?	Unknown		
What was the previous use of the site?	Paddock/Agricultural		

Site Address:	<b>Land west of Uttoxeter and Parks Farm</b>			Site Ref:	<b>79</b>
Site Area (ha):	28.19	Potential Yield:	846	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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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: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>No existing access onto the site, however this could be achieved through the adjacent development.</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>50+ dwellings a year (Multiple developers on site)</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 &amp; SP31</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
			No existing access onto the site
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character
			Development would affect the landscape and character in the area, part of which is a green gap.
What are the surrounding uses and character of the site?	Residential to the east of the site, open countryside in all other directions. A50 to north of the site.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Major highway and infrastructure works in addition to the standard s106 contributions.		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			6- 15 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give details:	P/2013/00882 - Approved Outline Application for a mixed use site including 700 dwellings to develop a large proportion of the original SHLAA site (42).		
Additional Site Information:			
What is the current use of the site?	Agricultural Land		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural Land		

Site Address:	<b>Land at Henhurst Hill, Burton upon Trent</b>			Site Ref:	<b>80</b>
Site Area (ha):	90.9	Potential Yield:	2727	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not Deliverable
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		Not Developable	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	Yes	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Infrastructure and access</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>50+ dwellings a year (Multiple developers on site)</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	<i>Within the National Forest</i>				

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Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b>	Contamination	
			Potential risk of contamination on some parts of the site. Access from Forest Road, Henhurst Hill and Postern Road. There is a brook along the edge of the site.	
Would residential development have an impact on the surrounding area?	Yes	<b>If yes, what:</b>	Landscape	
			Development on this scale would lead to loss of landscape character	
What are the surrounding uses and character of the site?	Site is predominantly surrounded by open countryside with residential properties to the north and along part of the western boundary of the site. Site lies on the western fringes of Burton along Henhurst Hill.			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	Unknown			
Cost Factors:	Infrastructure and normal S106 costs			
Delivery Factors:	Site considered not deliverable			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	7 land owners
Do they intend to develop or sell the site?	Sell		<b>When are they looking to develop/sell the site?</b>	0-5 years
Comments:	Site proposed by all seven for co-ordinated development. 25 month notice required			
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:	P/2012/01359 - Approved outline application (approved at appeal 12/02/2014) to develop some of the original SHLAA site (125).			
<b>Additional Site Information:</b>				
What is the current use of the site?	Agricultural land			
Are there any existing buildings on the site?	None			
What was the previous use of the site?	Agricultural land			



Site Address:	<b>Shobnall Sports and Social Club, Burton upon Trent</b>			Site Ref:	<b>81</b>
Site Area (ha):	3.46	Potential Yield:	104	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is suitable for residential development, and there is suitable access. Development would lead to the loss of existing sports facilities.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Mix</i>		<b>In a Neighbourhood Plan Area?</b>		Yes

<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>					
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<b>Can they be overcome?</b>	<i>N/A</i>				
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<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Site within settlement boundary (SP4), but also open space (SP32)</i>				
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<b>Are there any national policy restrictions?</b>	<i>Site is adjacent to Site of Biological Importance - Branston Lock, Trent and Mersey Canal. Trent &amp; Mersey Canal Conservation Areas adjacent to site.</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Flood Risk	
			Majority of site is within flood zones 2 and 3.	
Would residential development have an impact on the surrounding area?	No	If yes, what:	None	
What are the surrounding uses and character of the site?	Residential area, next to Canal and Leisure centre, with residential on other side of canal. New development to the south of this site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions			
Delivery Factors:	Dependent on relocation of existing sports facilities			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	Single Owner
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Site submitted on behalf of the owner. Owner will relocate.			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	OU/03624/069/JPM/ & P/2012/00029/JPM/PO - Outline application Approved to develop some of the original SHLAA site (94).			
Additional Site Information:				
What is the current use of the site?	Sports/social club - including tennis courts, bowling green and hockey/football pitches in use. Motorbike driver training also on the site			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Unknown			

Site Address:	<b>Land to the rear of Brook House, Denstone</b>			Site Ref:	<b>82</b>
Site Area (ha):	1.4	Potential Yield:	42	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
					
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Summary:	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its Deliverable	Not 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:	<i>No access onto the remainder of the original site (267)</i>				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8 and Neighbourhood Plan</i>				
Are there any national policy restrictions?	None				

<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	Access <i>Access onto site could be problematic, would need to be through other land or other relatively new developments adjoining the site.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	Character <i>Further residential in the area would have some impact on village as a whole.</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>Agricultural land with a small amount of residential dwellings surrounding the South and west of the site. Former railway line (now disused) to the east.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Unknown</i>			
<b>Cost Factors:</b>	<i>Achieving access by purchasing land could be expensive in addition to standard S106 contributions</i>			
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No	
<b>Do they intend to develop or sell the site?</b>	<i>Develop</i>		<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Comments:</b>				
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			Yes	
<b>If yes, give details:</b>	<i>OU/26916/002 &amp; OU/26916/003 - Outline applications to develop the original site as a whole (i.e.: 276) were refused in 2003 &amp; 2004 due to the site being outside the settlement and the impact on the character of the village.</i>			
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Agricultural land</i>			
<b>Are there any existing buildings on the site?</b>	No			
<b>What was the previous use of the site?</b>	<i>Agricultural land</i>			

Site Address:	<b><i>The Beeches and land adjoining Millholme, Rocester</i></b>			Site Ref:	<b>83</b>
Site Area (ha):	2.39	Potential Yield:	72	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<i>The majority of the site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	<i>No</i>	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access and adjacent to the floodzones</i>				
Can they be overcome?	<i>Yes</i>				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
Are there any national policy restrictions?	<i>None</i>				

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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Access and Flood Risk</i>  <i>No access points and potential risk of flooding</i>
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	<i>Character</i>  <i>Impact on the character of the village</i>
<b>What are the surrounding uses and character of the site?</b>	<i>The site is on the edge of the village, with residential to the west and countryside to the east, main part of the village to the north. In close proximity to JCB factory and academy.</i>		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
<b>Market Factors:</b>	<i>Unknown</i>		
<b>Cost Factors:</b>	<i>Cost of obtaining access and standard S106 contributions</i>		
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>		
<b>Landowner Information:</b>			
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	Yes  <i>Two land owners, site proposed by both.</i>
<b>Do they intend to develop or sell the site?</b>	<i>Sell</i>		
<b>Comments:</b>			<b>When are they looking to develop/sell the site?</b>  <i>0-5 years</i>
<b>Planning Application History:</b>			
<b>Are there any planning applications relating to residential use on the site?</b>			Yes
<b>If yes, give details:</b>	<i>P/2011/01295/JPM - planning permission for the erection of 4 dwellings on part of the of the original SHLAA site (110).</i>		
<b>Additional Site Information:</b>			
<b>What is the current use of the site?</b>	<i>Residential property and garden. Remainder is open land</i>		
<b>Are there any existing buildings on the site?</b>	<i>Yes, residential property</i>		
<b>What was the previous use of the site?</b>	<i>Unknown</i>		

Site Address:	<b>Land East of Highwood Road and West of Wood Lane, Uttoxeter</b>			Site Ref:	<b>84</b>
Site Area (ha):	5.72	Potential Yield:	172	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 16.</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	<b>Not Deliverable</b>
Is the Site: Suitable?	No	If YES to Suitable then the site is: Developable		<b>Not Developable</b>	
Brownfield or Greenfield?	<i>Greenfield</i>		In a Neighbourhood Plan Area?	Yes	
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<i>Access and topography issues.</i>				
Can they be overcome?	Yes				
When could the site be developed?	<i>15+ years</i>	What would the build rate be?	<i>30 dwellings per year</i>		
Existing Strategic Local Plan policy:	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
Are there any national policy restrictions?	<i>None</i>				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i> <i>Access of Highwood road would be difficult due to the topography and different ground levels from the site to the road. Wood lane is too narrow for a development of this size.</i>		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Landscape</i> <i>Development would impact on open countryside.</i>		
What are the surrounding uses and character of the site?	<i>Small number of residential developments within large plots to the east and west of the site. Uttoxeter racecourse is to the east of wood lane with Uttoxeter golf club to the south.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Unknown</i>				
Cost Factors:	<i>Standard S106 contributions</i>				
Delivery Factors:	<i>Site considered not deliverable</i>				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?	<i>Develop</i>		<b>When are they looking to develop/sell the site?</b>	<i>Unknown</i>	
Comments:	<i>Submitted as representation to the Pre-submission Local Plan in October 2013</i>				
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?			Yes		
If yes, give details:	<i>P/2015/00140 - Outline application for 49 dwellings - Refused due to site being outside the settlement boundary and landscape impact. Appeal dismissed 03/03/16</i>				
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Agricultural land</i>				
Are there any existing buildings on the site?	<i>Unknown</i>				
What was the previous use of the site?	<i>Agricultural land</i>				

Site Address:	<b>Land East of Bonfield Lane, Yoxall</b>	Site Ref:	<b>85</b>
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Site Area (ha):	2.66	Potential Yield:	80	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			

<b>If yes what are they:</b>	<i>Potential access and flooding issues.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>Site is within the National Forest and the northern part is within the Conservation Area.</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access Access would need to be from the southern edge of the site, due to restricted views at the northern part of the site. Flood zones 2&3 are to the east of the site.		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Development would extend into the open countryside.		
What are the surrounding uses and character of the site?	Residential to the north and open countryside surrounding the rest of the site.				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	Unknown				
Cost Factors:	Standard S106 contributions. Potential highways costs.				
Delivery Factors:	Site considered not deliverable				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Unknown		
Do they intend to develop or sell the site?		Develop		When are they looking to develop/sell the site?	Unknown
Comments:	Submitted as representation to the Pre-submission Local Plan in October 2013				
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?				Yes	
If yes, give details:	P/2015/00228 - Erection of 8 detached dwellings - Withdrawn 16/04/2015. P/2015/01739 - Detailed Application for 7 dwellings - Valid 08/01/2016, awaiting determination.				
<b>Additional Site Information:</b>					
What is the current use of the site?	Agricultural land				
Are there any existing buildings on the site?	None (water pumping station on the field but not within the site boundary)				
What was the previous use of the site?	Unknown.				

Site Address:	<b>Land off Bar Lane and Dogshead Lane, Barton under Needwood</b>			Site Ref:	<b>86</b>
Site Area (ha):	3.25	Potential Yield:	97	Related SHLAA Site Ref No's:	N/A

**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	<i>No</i>	
<b>Constraints?*</b>	<i>No</i>	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>					
<b>Can they be overcome?</b>	<i>N/A</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				

Are there any physical problems on site which would affect residential development?	No	If yes, what:	A brook runs along the southern boundary of the site.	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Landscape The site has no landscape, environmental or heritage designations but would lead to further encroachment into the countryside.	
What are the surrounding uses and character of the site?	Predominantly rural. Ribbon development to the north of Bar Road, farm buildings to the east of Dogshead Lane. Open countryside to the south and west.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	No unexpected site costs likely other than usual infrastructure and S106 requirements.			
Delivery Factors:	Site considered not deliverable			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Sell the site to a developer			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				No
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	A single dwelling occupies part of the site on the corner of Bar Road and Dogshead Lane. The land is used largely for agricultural grazing with an informal football pitch used by the community.			
Are there any existing buildings on the site?	Yes, dwelling			
What was the previous use of the site?	Unknown.			



Site Address:	<b>Curzon Street, Burton upon Trent</b>			Site Ref:	<b>87</b>
Site Area (ha):	0.51	Potential Yield:	15	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>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.</i></p>				
Is the Site: Available?	No	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not Deliverable
Is the Site: Suitable?	Yes	If YES to Suitable then the site is: Developable		Developable	
Brownfield or Greenfield?	Brownfield		In a Neighbourhood Plan Area?		Yes
Constraints?*	Yes	* are there any issues that would prevent residential use?			
If yes what are they:	<p><i>Loss of employment land. Railway line adjacent to site and possible contamination issues.</i></p>				
Can they be overcome?	Yes				
When could the site be developed?	6- 15 years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	<p><i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP14. Emerging Neighbourhood plan.</i></p>				
Are there any national policy restrictions?	None				

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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Other, Please specify...</i> <i>Railway line is adjacent to site and development would require mitigation.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	No	<b>If yes, what:</b>	<i>None</i> <i>There are other residential uses in the vicinity</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>Railway line to rear of site, Imex Business Park to South of site. Recently some new build apartments and conversion have been built adjacent to the site on Curzon Street and Borough Road</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Current use is expected to continue</i>			
<b>Cost Factors:</b>	<i>Additional demolition and clear-up costs. Standard S106 contributions</i>			
<b>Delivery Factors:</b>	<i>Unknown</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	Yes	<i>Multi Occupancy offices</i>
<b>Do they intend to develop or sell the site?</b>		No		
<b>Comments:</b>	<i>Not currently looking to develop the site</i>		<b>When are they looking to develop/sell the site?</b>	<i>Unknown</i>
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			No	
<b>If yes, give details:</b>				
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Transport depot, furniture store and taxi office</i>			
<b>Are there any existing buildings on the site?</b>	Yes			
<b>What was the previous use of the site?</b>	<i>Employment uses</i>			

Site Address:	<b>Land South of Bramshall Road, Inc Roycroft Farm, Uttoxeter</b>	Site Ref:	<b>88</b>
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Site Area (ha):	6.56	Potential Yield:	197	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site adjacent to SHLAA site no's: 15 &amp; 51.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Flooding, although this would not prevent residential development</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
<b>Are there any national policy restrictions?</b>	<i>None</i>				

<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	Flood Risk <i>Part of site is within Flood zone 2 and 3, and there is a potential risk of contamination on site. Access from Bramshall Road.</i>
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	Landscape <i>Would have impact on the character of the countryside as development would be further south than existing built up area.</i>
<b>What are the surrounding uses and character of the site?</b>	<i>Residential to the north and east to be developed, with open countryside in all other directions. The railway line is to the southern boundary.</i>		
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>			
<b>Market Factors:</b>	<i>Unknown</i>		
<b>Cost Factors:</b>	<i>Dealing with flooding issue, plus standard S106 contributions</i>		
<b>Delivery Factors:</b>	<i>Site considered not deliverable</i>		
<b>Landowner Information:</b>			
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No Single Owner
<b>Do they intend to develop or sell the site?</b>	<i>Sell</i>		
<b>Comments:</b>	<i>Yes - site submitted on behalf of owner</i>	<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Planning Application History:</b>			
<b>Are there any planning applications relating to residential use on the site?</b>			Yes
<b>If yes, give details:</b>	<i>P/2015/01283 - Reserved matters application for the erection of 138 dwelling- Approved 15/04/2016 on the site adjacent.          P/2016/00582 - Outline application for the erection of up to 45 dwellings on part of the site - refused at Committee 18/08/2016 due to site being outside the settlement boundary, site access and landscape impacts.</i>		
<b>Additional Site Information:</b>			
<b>What is the current use of the site?</b>	<i>Farm and agricultural Land</i>		
<b>Are there any existing buildings on the site?</b>	<i>Farm Buildings (Roycroft Farm)</i>		
<b>What was the previous use of the site?</b>	<i>Farm and agricultural Land</i>		



Site Address:	<b>Land North of Forest Road, South of Field Lane &amp; East of Outwoods Lane, Burton</b>			Site Ref:	<b>89</b>
Site Area (ha):	103	Potential Yield:	3090	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA sites 74 &amp; 97.</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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:	Infrastructure				
Can they be overcome?	Yes				
When could the site be developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.				
Are there any national policy restrictions?	Within the National Forest and adjacent to a site of Biological Importance - Shobnall Brook				

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Are there any physical problems on site which would affect residential development?	Yes	<b>If yes, what:</b>	<i>Contamination</i>	
			<i>Some potential contaminations sources on site. A number of access points onto the site</i>	
Would residential development have an impact on the surrounding area?	Yes	<b>If yes, what:</b>	<i>Character</i>	
			<i>Site overlooks much of Burton. Development would have a significant impact on character of area and would involve the loss of countryside</i>	
What are the surrounding uses and character of the site?	<i>Open Countryside to the west, residential to the east.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Unknown</i>			
Cost Factors:	<i>Infrastructure and standard S106 contributions</i>			
Delivery Factors:	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?			<i>Develop</i>	
Comments:	<i>Consortium proposing development</i>		<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			Yes	
If yes, give details:	<i>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).</i> <i>P/2014/01304 - Detailed application for erection of 83 dwellings - 18/02/2016</i> <i>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.</i>			
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Agricultural land and reservoirs</i>			
Are there any existing buildings on the site?	<i>Related buildings</i>			
What was the previous use of the site?	<i>As above</i>			

Site Address:	<b>Land North of High Street, Abbots Bromley</b>	Site Ref:	<b>90</b>
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Site Area (ha):	0.91	Potential Yield:	27	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**

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<b>Summary:</b>	<i>Site within settlement boundary and potentially available. Site access would need to be via the drive to the rear of the school and St Anne's croft.</i>
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
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Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>	<b>Developable</b>
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<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>	<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?
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<b>If yes what are they:</b>	<i>Currently no suitable access</i>
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<b>Can they be overcome?</b>	Yes
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<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site within development boundary subject to SP4, SP24 and the Neighbourhood plan.</i>
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<b>Are there any national policy restrictions?</b>	<i>Grade 2 Agricultural Land and part of the Abbots Bromley Conservation Area. Listed buildings in close proximity to site</i>
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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	Access <i>Access poor at present and may need agreement with other landowners to improve.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	Yes	<b>If yes, what:</b>	Conservation Area <i>Yes, development of the site could potentially harm the character and setting of the conservation area.</i>	
<b>What are the surrounding uses and character of the site?</b>	<i>Schools on both east and west of proposed site. Residential to north and south. Recent new development adjoins the west of the site.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>If access is addressed, the site could be viable. Sought after location.</i>			
<b>Cost Factors:</b>	<i>Usual section 106 contributions. Access expected to be a cost factor.</i>			
<b>Delivery Factors:</b>	<i>Unknown</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	Yes	
<b>Do they intend to develop or sell the site?</b>	<i>Sell</i>		<b>When are they looking to develop/sell the site?</b>	<i>0-5 years</i>
<b>Comments:</b>				
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			Yes	
<b>If yes, give details:</b>	<i>P/2015/00119 - Erection of a detached dwelling - Approved 03/03/2015 (on part of the original SHLAA site no: 385).</i>			
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Agricultural/Grazing Land</i>			
<b>Are there any existing buildings on the site?</b>	<i>No</i>			
<b>What was the previous use of the site?</b>	<i>Agricultural/Grazing Land</i>			



Site Address:	<b>The Dingle, off College Rd, Denstone</b>	Site Ref:	<b>91</b>
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Site Area (ha):	0.72	Potential Yield:	22	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable. Site is adjacent to SHLAA site no: 65.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
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Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>
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<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Brook runs through the site.</i>				
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<b>Can they be overcome?</b>	Yes				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>Site completed over two years</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i>	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i> <i>Impact on open countryside</i>	
What are the surrounding uses and character of the site?	<i>Residential to the North of the site and open countryside surrounding the rest of the site.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Unknown</i>			
Cost Factors:	<i>Standard S106 contributions</i>			
Delivery Factors:	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?			<i>Sell</i>	
Comments:			When are they looking to develop/sell the site?	<i>0-5 years</i>
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Open Land</i>			
Are there any existing buildings on the site?	<i>No</i>			
What was the previous use of the site?	<i>Open Land</i>			

Site Address:	<b>Land at Efflinch Lane, Barton under Needwood</b>			Site Ref:	<b>92</b>
Site Area (ha):	2.1	Potential Yield:	63	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p><i>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).</i></p>				
Is the Site: Available?	Yes	Is the site: Achievable?	No	If YES to both then its: Deliverable	Not 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?		No
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 developed?	15+ years	What would the build rate be?	30 dwellings per year		
Existing Strategic Local Plan policy:	Greenfield site outside development boundary contrary to SP4 & SP8				
Are there any national policy restrictions?	Within the National Forest				

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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Access
		Access from Efflinch lane and Mill lane. Site is close to potential contamination sources.	
Would residential development have an impact on the surrounding area?	No	If yes, what:	
What are the surrounding uses and character of the site?	Clear defined boundaries with roads and residential development along south of the site boundary. Canal and A38 to the east. Education/recreation in close proximity of the site.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Potential remediation works		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes Multiple Owners
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?			Yes
If yes, give details:	P/2014/01490- Approved outline application to develop 25 dwellings in addition to the larger site for 130 (59a).		
Additional Site Information:			
What is the current use of the site?	Agricultural land with mature hedgerows		
Are there any existing buildings on the site?	None		
What was the previous use of the site?	Agricultural Land		

Site Address:	<b>Land off College Road, Denstone</b>	Site Ref:	<b>93</b>
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Site Area (ha):	1.25	Potential Yield:	37	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside the settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	

<b>Brownfield or Greenfield?</b>	<i>Greenfield</i>		<b>In a Neighbourhood Plan Area?</b>	Yes
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<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
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<b>If yes what are they:</b>	<i>Potential access issues</i>				
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<b>Can they be overcome?</b>	<i>Yes</i>				
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<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
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<b>Existing Strategic Local Plan policy:</b>	<i>Greenfield site outside development boundary contrary to SP4, SP8 and the Neighbourhood Plan.</i>				
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<b>Are there any national policy restrictions?</b>	<i>None</i>				
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Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Topography &amp; Access</i>	
			<i>The site is quite steep and access road is quite narrow.</i>	
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character</i>	
			<i>Impact on the open character of the countryside.</i>	
What are the surrounding uses and character of the site?	<i>Residential to north east and School buildings/playing fields to the south west.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
Market Factors:	<i>Unknown</i>			
Cost Factors:	<i>Standard S106 Contributions</i>			
Delivery Factors:	<i>Site considered not deliverable</i>			
<b>Landowner Information:</b>				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?			<i>Develop</i>	
Comments:			When are they looking to develop/sell the site?	<i>0-5 years</i>
<b>Planning Application History:</b>				
Are there any planning applications relating to residential use on the site?			<i>No</i>	
If yes, give details:				
<b>Additional Site Information:</b>				
What is the current use of the site?	<i>Field</i>			
Are there any existing buildings on the site?	<i>No</i>			
What was the previous use of the site?	<i>Field</i>			



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	<i>Flood Risk and Topography</i>  <i>Slight incline at top of site.</i>		
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	<i>Character and Heritage</i>  <i>Significant impact on character and landscape</i>		
What are the surrounding uses and character of the site?	<i>The church and residential use adjacent to south west of the site with open countryside to the north and east.</i>				
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>					
Market Factors:	<i>Unknown</i>				
Cost Factors:	<i>Standard S106 contributions</i>				
Delivery Factors:	<i>Site considered not deliverable</i>				
<b>Landowner Information:</b>					
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No		
Do they intend to develop or sell the site?	<i>Sell</i>		When are they looking to develop/sell the site?	<i>Unknown</i>	
Comments:					
<b>Planning Application History:</b>					
Are there any planning applications relating to residential use on the site?			<i>No</i>		
If yes, give details:					
<b>Additional Site Information:</b>					
What is the current use of the site?	<i>Agricultural Grazing</i>				
Are there any existing buildings on the site?	<i>Agricultural Sheds</i>				
What was the previous use of the site?	<i>Open Fields</i>				

Site Address:	<b>Land south of Vinewood Farm, Marlpit Lane, Denstone</b>			Site Ref:	<b>95</b>
Site Area (ha):	0.81	Potential Yield:	24	Related SHLAA Site Ref No's:	N/A
Map/Pictures:					
Summary:	<p>Site is within the settlement boundary as identified in the emerging Denstone Neighbourhood plan and is therefore suitable.</p>				
Is the Site: Available?	Yes	Is the site: Achievable?	Un-known	If YES to both then its: Deliverable	Not Deliverable
Is the Site: Suitable?	Yes	If YES to Suitable then the site is: Developable		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:	Possible access and topography issues				
Can they be overcome?	Yes				
When could the site be developed?	6- 15 years	What would the build rate be?	Site completed within a year		
Existing Strategic Local Plan policy:	Greenfield site within the emerging Denstone Neighbourhood plan - SB1				
Are there any national policy restrictions?	None				

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<b>Are there any physical problems on site which would affect residential development?</b>	Yes	<b>If yes, what:</b>	<i>Topography &amp; Access</i> <i>Site is above road level and slopes upwards. The lane to site is quite narrow.</i>	
<b>Would residential development have an impact on the surrounding area?</b>	No	<b>If yes, what:</b>		
<b>What are the surrounding uses and character of the site?</b>	<i>Residential to the east and countryside to the south and west.</i>			
<b>Are there likely to be any impacts on the viability of development in relation to the following:</b>				
<b>Market Factors:</b>	<i>Unknown</i>			
<b>Cost Factors:</b>	<i>Standard S106 contributions</i>			
<b>Delivery Factors:</b>	<i>Unknown</i>			
<b>Landowner Information:</b>				
<b>Is the Landowner of the site known?</b>	Yes	<b>Are there any existing leases/Ownership issues/multiple landowners?</b>	No	
<b>Do they intend to develop or sell the site?</b>		<i>Sell</i>	<b>When are they looking to develop/sell the site?</b>	<i>Unknown</i>
<b>Comments:</b>				
<b>Planning Application History:</b>				
<b>Are there any planning applications relating to residential use on the site?</b>			<i>No</i>	
<b>If yes, give details:</b>				
<b>Additional Site Information:</b>				
<b>What is the current use of the site?</b>	<i>Agricultural Grazing</i>			
<b>Are there any existing buildings on the site?</b>	<i>None</i>			
<b>What was the previous use of the site?</b>	<i>Agricultural Grazing</i>			

Site Address:	<b>Land next to B5234, Needwood</b>	Site Ref:	<b>96</b>
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Site Area (ha):	19.12	Potential Yield:	574	Related SHLAA Site Ref No's:	N/A
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**Map/Pictures:**



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<b>Summary:</b>	<i>Site is outside any settlement boundary and therefore is not deliverable or developable.</i>				
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Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	No	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Not Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>Part in NP</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Possible relocation costs</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>15+ years</i>	<b>What would the build rate be?</b>	<i>30 dwellings per year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site outside development boundary contrary to SP4 &amp; SP8</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Infrastructure
Would residential development have an impact on the surrounding area?	Yes	If yes, what:	Character Area is mostly open countryside
What are the surrounding uses and character of the site?	Existing rural industrial estate to the west, Airfield to the south and surrounded by agricultural land.		
Are there likely to be any impacts on the viability of development in relation to the following:			
Market Factors:	Unknown		
Cost Factors:	Significant infrastructure costs and standard S106 contributions		
Delivery Factors:	Site considered not deliverable		
Landowner Information:			
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes Lease can be terminated for development
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?
Comments:			0-5 years
Planning Application History:			
Are there any planning applications relating to residential use on the site?	No		
If yes, give details:			
Additional Site Information:			
What is the current use of the site?	Stock car and motorcycle track		
Are there any existing buildings on the site?	No		
What was the previous use of the site?	Agricultural Land		

Site Address:	<b>Burton Hospital - Outwoods Site</b>	Site Ref:	<b>97</b>
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Site Area (ha):	2.76	Potential Yield:	83	Related SHLAA Site Ref No's:	N/A
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<b>Summary:</b>	<i>Site is within the settlement boundary and is therefore suitable. Site is adjacent to SHLAA site no: 89.</i>				
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Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	Yes	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		Yes
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Possible access issue and relocation of existing medical uses.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	6- 15 years	<b>What would the build rate be?</b>	30 dwellings per year		
<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Possible contamination mitigation required.	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
			No - residential in close proximity to the site.	
What are the surrounding uses and character of the site?	Hospital to the south, with some countryside beyond. Main built up area of Burton located to the east of the site.			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Standard S106 contributions.			
Delivery Factors:	Unknown			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Ownership of access road belongs to the hospital
Do they intend to develop or sell the site?	Sell		When are they looking to develop/sell the site?	0-5 years
Comments:	Yes, premises surplus to requirements. Planning to vacate the site within 2 years.			
Planning Application History:				
Are there any planning applications relating to residential use on the site?				Yes
If yes, give details:	P/2016/00610 - Approved application to develop some of the site for specialist care accommodation.			
Additional Site Information:				
What is the current use of the site?	Hospital site			
Are there any existing buildings on the site?	Yes, hospital buildings			
What was the previous use of the site?	As above			

Site Address:	<b>Bond Street (Car Park), Burton upon Trent</b>	Site Ref:	<b>98</b>
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Site Area (ha):	0.34	Potential Yield:	10	Related SHLAA Site Ref No's:	N/A
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**Summary:** *Site is currently a car park. Not considered deliverable at this time as its been marketed for a considerable time with no interest. Site is adjacent to SHLAA site no: 8 & 99.*

Is the Site: <b>Available?</b>	No	Is the site: <b>Achievable?</b>	No	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>	No	
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Potential risk of contamination.</i>				
<b>Can they be overcome?</b>	Yes				
<b>When could the site be developed?</b>	6- 15 years	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP25</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and part of the site is within the Conservation Area.</i>				

Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential risk contamination	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
			No, site is within town centre	
What are the surrounding uses and character of the site?	Town centre - Mix of retail and office, some residential, close to Burton College			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Contamination investigation costs and standard S106 contributions			
Delivery Factors:	Dependant on landowner			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	No	
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:	Car park expected to be in use for at least 10 yers			
Planning Application History:				
Are there any planning applications relating to residential use on the site?			No	
If yes, give details:				
Additional Site Information:				
What is the current use of the site?	Car Park			
Are there any existing buildings on the site?	No			
What was the previous use of the site?	As above			

Site Address:	<b>Bond Street, Burton upon Trent</b>	Site Ref:	<b>99</b>
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Site Area (ha):	0.31	Potential Yield:	9	Related SHLAA Site Ref No's:	N/A
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**Summary:** *Site is currently a vacant office building within centre of Burton, and is suitable for residential development. Site is adjacent to SHLAA site no: 98.*

Is the Site: <b>Available?</b>	Yes	Is the site: <b>Achievable?</b>	Un-known	If <b>YES</b> to both then its: <b>Deliverable</b>	<b>Not Deliverable</b>
Is the Site: <b>Suitable?</b>	Yes	If <b>YES</b> to Suitable then the site is: <b>Developable</b>		<b>Developable</b>	
<b>Brownfield or Greenfield?</b>	<i>Brownfield</i>		<b>In a Neighbourhood Plan Area?</b>		<i>No</i>
<b>Constraints?*</b>	Yes	* are there any issues that would prevent residential use?			
<b>If yes what are they:</b>	<i>Potential risk of contamination</i>				
<b>Can they be overcome?</b>	<i>Yes</i>				
<b>When could the site be developed?</b>	<i>6- 15 years</i>	<b>What would the build rate be?</b>	<i>Site completed within a year</i>		
<b>Existing Strategic Local Plan policy:</b>	<i>Brownfield site within Burton upon Trent Settlement Boundary. Development subject to SP4 &amp; SP25</i>				
<b>Are there any national policy restrictions?</b>	<i>Within the National Forest and part of the site is within the Conservation Area.</i>				



Are there any physical problems on site which would affect residential development?	Yes	If yes, what:	Contamination	
			Potential risk contamination. Right of access to remain for some part of the site for telecommunication equipment.	
Would residential development have an impact on the surrounding area?	No	If yes, what:		
			No, site is within town centre	
What are the surrounding uses and character of the site?	Town centre - Mix of retail and office, some residential, close to Burton College			
Are there likely to be any impacts on the viability of development in relation to the following:				
Market Factors:	Unknown			
Cost Factors:	Contamination investigation and standard S106 contributions			
Delivery Factors:	Dependant on owner			
Landowner Information:				
Is the Landowner of the site known?	Yes	Are there any existing leases/Ownership issues/multiple landowners?	Yes	Access arrangements
Do they intend to develop or sell the site?	Unknown		When are they looking to develop/sell the site?	Unknown
Comments:	Site for sale/let but has been for a number of years			
Planning Application History:				
Are there any planning applications relating to residential use on the site?	Yes			
If yes, give 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			
Additional Site Information:				
What is the current use of the site?	Vacant Offices			
Are there any existing buildings on the site?	Yes			
What was the previous use of the site?	Offices			