



Draft Strategic Housing Land Availability Assessment

March 2009



The SHLAA does not determine or make recommendations as to whether particular sites should be allocated for housing development nor does the SHLAA determine whether planning permission should be granted.

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1. INTRODUCTION

1.1 WHAT IS A STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT?

A Strategic Housing Land Availability Assessment (SHLAA) is a key element of providing a robust and reliable evidence base for the East Staffordshire Local Development Framework (LDF). The Government requires every local planning authority to prepare a SHLAA to ensure that sufficient land is made available to deliver housing to meet future needs.

National planning policy, set out in Planning Policy Statement 3: Housing (PPS3), specifically requires the identification of land for housing with sites having been assessed for deliverability and developability. In particular PPS3 requires local planning authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and maintain supply over-time in response to market information;
- identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be delivered;
- where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

The East Staffordshire SHLAA has been prepared in line with the Government's SHLAA Practice Guidance which was published by the Department for Communities and Local Government in 2007¹. This sets out that the primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

In addition, the Practice Guidance sets out the SHLAA core outputs and a process checklist to be used when undertaking a SHLAA:

TABLE 1.1 SHLAA CORE OUTPUTS

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)

¹ Strategic Housing Land Availability Assessments, Practice Guidance, Department for Communities and Local Government, July 2007

4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

TABLE 1.2 SHLAA PROCESS CHECKLIST

1	The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)
2	The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment

Importantly, the SHLAA itself does **not** make policy decisions on future housing allocations, nor does it **allocate** sites to specific land uses. Such policy decisions and allocations of land will be set out in East Staffordshire’s Development Plan Documents including the Core Strategy and Site Allocations and Policies documents, which will be subject to further consultation in June 2009 and November 2010, respectively.

However, the SHLAA does, through a robust assessment process, provide an indication of potential future housing land that can be delivered across the borough, including sites within and outside of existing settlements. The SHLAA will seek to identify as many potential housing sites as possible to ensure a comprehensive assessment process.

The inclusion of a site within the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.

1.1 HOUSING REQUIREMENTS FOR EAST STAFFORDSHIRE

Development requirements for East Staffordshire are set out in the West Midlands Regional Spatial Strategy (RSS) which covers the plan period 2006 – 2026. This sets out the broad framework of how land uses should be distributed across the West Midlands region, and policies for guiding different types of major development. The RSS plays an important part in the production of East Staffordshire’s Local Development Framework (LDF).

The Preferred Options version of the RSS Phase 2 Revision was submitted to the Secretary for State in December 2007, and a formal period of consultation ran from January to December 2008. The housing proposals set out are for 12,900 new homes in East Staffordshire between 2006 and 2026. The 12,900 requirement has been split so that 11,000 of these are to be provided in and around Burton upon Trent and 1,900 elsewhere in the Borough.

Following this Submission, the Minister asked the Government Office for the West Midlands (GOWM) to commission a Study to identify options that could deliver higher housing numbers. Nathaniel Lichfield & Partners (NLP) were commissioned, and their assessment has culminated in the presentation of three

scenarios in their final report. NLP’s Option 1 involves a focus on growth in the south east of the region, primarily through a new settlement in Solihull District. No further growth is therefore allocated to East Staffordshire. Option 2 spreads growth, concentrating on the south-east part of the region again and also North Staffordshire and Telford but with increases in other “areas of additional capacity”. East Staffordshire is allocated 2,500 additional homes. Option 3 seeks to maximise growth throughout the region, including within the West Midlands conurbation. East Staffordshire is consequently allocated an additional 5,000 homes.

1.2 SHLAA PROGRESS TO DATE

In January 2007, East Staffordshire Borough Council (ESBC) commissioned consultants White Young Green to undertake a Housing Land Availability Assessment to replace the 2004 Urban Capacity Study. The study was carried out in conformity with the Draft Practice Guidance “Housing Land Availability Assessments: Identifying Appropriate Land for Housing Development” published by ODPM in December 2005. This study should be regarded as Phase I of a SHLAA which considers the sources of capacity within the existing urban areas of Burton and Uttoxeter. The methodology used reflects the draft guidance that was in place at the time the study was undertaken.

Subsequently, further guidance was published by CLG in July 2007, which extends the scope of housing land availability studies to include consideration of all possible sites within the local authority, including both urban and rural, greenfield and brownfield, and to identify constraints to their development. Phase II of the ESBC SHLAA follows the standard methodology as set out in this guidance, and has been a separate exercise carried out by officers in the Planning Policy team at ESBC. Therefore, it is considered that updating the information from the Phase I study and assessing sites in Phase II in line with the revised methodology would be considered to be a comprehensive SHLAA for the whole of East Staffordshire which is compliant with current guidance.

The Phase I study was limited to sites within the existing urban boundaries of the towns of Burton upon Trent and Uttoxeter and does not include the rural settlements in the Borough. A number of greenfield sites adjoining the defined urban area of Burton were suggested for inclusion in the study during the initial consultation exercise. These sites were not regarded as being sources of existing capacity within the Phase I work and were therefore included in the Phase II assessment. The size of the housing allocation in the emerging RSS, due in part to the Council’s commitment to becoming a Growth point, meant that the amount of greenfield development that would be required would involve the allocation of additional greenfield sites outside the existing development boundaries of Burton and Uttoxeter. Therefore, the Council had always intended to undertake the Phase II review of sites outside the development boundaries of Burton and Uttoxeter.

The Practice Guidance issued in 2007 states that even where there is a recent Urban Capacity Study, further work will be necessary to bring it up to date. The following table sets out what is needed to bring the Urban Capacity Study up to date, as outlined in the Guidance, and how ESBC have approached these issues to update the Phase I work.

Guidelines for updating UCS	ESBC Actions
Determine whether identified sites are still available and to review assumptions on housing	An up to date review of the Phase I sites has been carried out in January 2009 to identify availability

potential	and potential of sites.
Identify additional sites with potential for housing which were not required to be investigated by Urban Capacity Studies, such as sites in rural settlements, brownfield sites outside settlement boundaries and suitable greenfield sites, as well as broad locations (where necessary)	The Phase II SHLAA assesses all potential additional sites within and outside development boundaries. This includes sites that have come through as part of the initial request for information, and those identified during the Site Allocations and Policies Issues and Options Consultation.
Carry out further survey work within settlements to identify additional brownfield sites that have come forward since the Urban Capacity Study was carried out, and	The Phase II SHLAA assesses all potential additional sites within and outside development boundaries using the methodology as outlined in the Practice Guidance.
Assess the deliverability/developability of all sites.	An up to date review of the Phase I sites has been carried out in January 2009 to identify deliverability/developability of those sites. All Phase II sites have been assessed through the SHLAA site proforma for deliverability and developability.

Phase II of ESBC's SHLAA has followed the SHLAA methodology as set out in the Practice Guidance. Each site has been assessed using a proforma to establish suitability, deliverability and developability, as shown in Appendix 2.

All sites submitted to the Planning Policy team before 31st December 2008 have been included in the assessment, in either the Phase I or the Phase II study.

A total of 44 sites were included in the Phase I study, accounting for a total site area of 102 ha, with the potential to deliver some 3,500 properties. In total, 104 sites have been included in Phase II. After duplicate submissions have been removed, the total site area proposed comes to over 1,200 ha, representing potential yield of some 37,000 properties, however, not all of these are considered suitable.

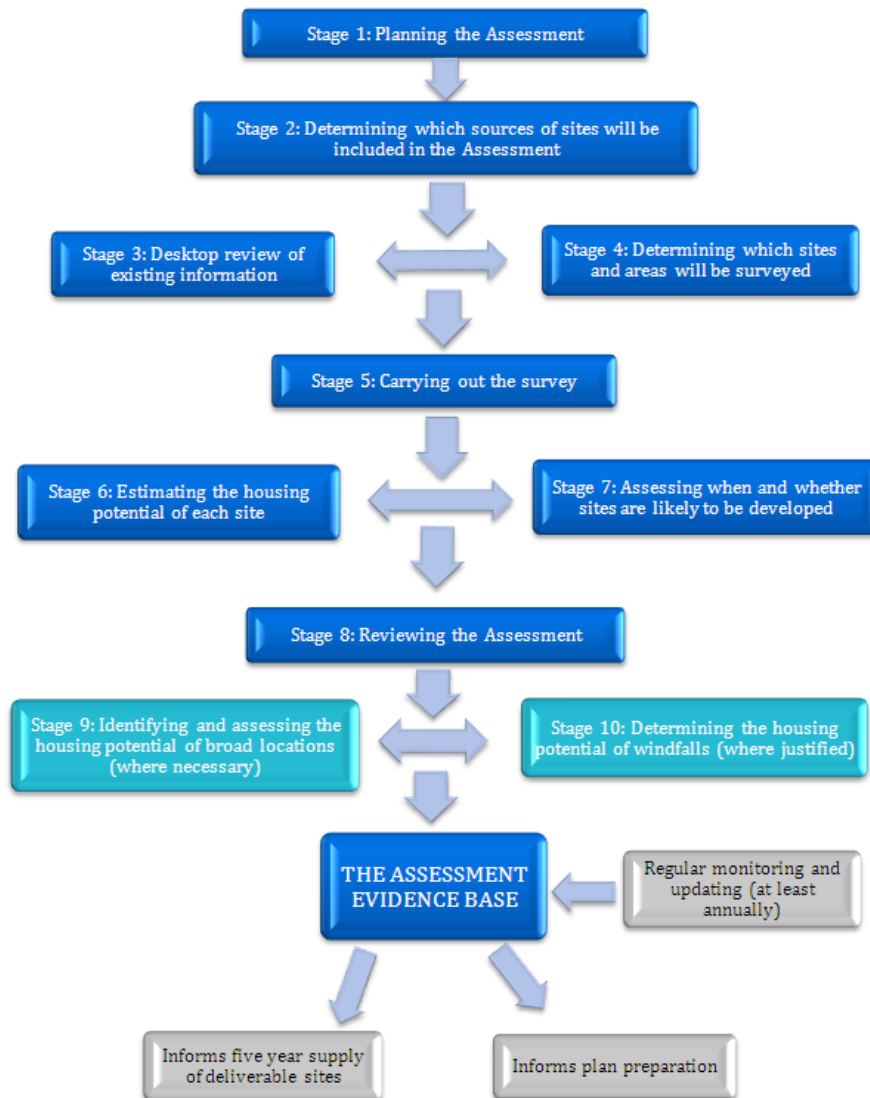
Following consultation on this Draft SHLAA, the Council will consider the findings and a final SHLAA will be published later in the year. The SHLAA will be revised each year in line with the Annual Monitoring Report and should further sites be submitted these will be considered in each revision.

2. METHODOLOGY

The Government’s Practice Guidance sets out a standard methodology to follow in preparing a SHLAA. The use of this standard methodology is recommended to ensure the findings are robust and transparent. The Practice Guidance states that if this methodology is followed then a local planning authority should not need to justify the methodology of its SHLAA, including at independent examination.

This standard methodology is divided into ten stages, the first eight being key, with two further optional stages, covering broad locations and windfalls. This is illustrated in Figure 2.1. East Staffordshire’s SHLAA broadly follows this methodology.

FIGURE 2.1 THE SHLAA PROCESS AND OUTPUTS



2.1 STAGE 1 – PLANNING THE ASSESSMENT

GUIDANCE

The Practice Guidance outlines the following matters that should be addressed at this first stage:

- whether it is possible to carry out the Assessment with the other local planning authorities in the housing market area;
- whether there is an existing housing market partnership that could be used as the forum to take forward the Assessment and, if not, whether it could now be initiated;
- whether all relevant partners are already involved in the partnership, where it exists, and if not, which key stakeholders need to be included;
- the resources for the project – within the local planning authority(s) and the partnership;
- the composition and skills needed by any project team who will be carrying out the Assessment on behalf of the partnership;
- the management and scrutiny arrangements, including who is responsible for what and who makes the decisions;
- how will the quality of the project work be ensured; and
- the work programme and project milestones, taking into account resources, timings of the relevant plans or assessments of five years supply of specific deliverable sites, or other evidence gathering exercises, such as the employment land review.

ESBC APPROACH

It was decided at an early stage that a joint study with other local authorities was not possible because of the different LDF time scales that each local authority was following.

The initial work on the SHLAA began in January 2007, when White Young Green was commissioned to undertake a Housing Land Availability Assessment of the urban areas of Burton upon Trent and Uttoxeter (Phase I work).

The Phase II work was undertaken by the Planning Policy team at East Staffordshire Borough Council between January and December 2008 to accord with the timing of its LDF evidence base. This timescale took account of the Issues and Options consultation of the Site Allocations and Policies DPD (April to June 2008) which enabled people to submit sites to the Council with the potential for delivering housing. All sites submitted during this consultation phase have been included in this SHLAA.

To ensure the widest possible involvement of interested parties, an initial stakeholder meeting was held at an early stage of the SHLAA process, and a “call for sites” was also featured in the local press. Over 100 companies, organisations and individuals were contacted including agents, house builders and developers, landowners, planning consultants, local community groups, local amenity and civic societies, parish councils, registered social landlords, utility companies, officers from adjacent local authorities and Staffordshire County Council, representatives from Government Office, the Regional Assembly, Advantage West Midlands, Home Builders Federation, the Environment Agency, Natural England, Sport England, the Housing Corporation, English Heritage and the Highways Agency. The meeting was attended by approximately 35 people, and subsequent meetings with a number of landowners,

consultants and other interested parties have been held, which has resulted in a number of sites being put forward.

2.2 STAGE 2 – DETERMINING WHICH SOURCES OF SITES WILL BE INCLUDED IN THE ASSESSMENT

GUIDANCE

The Practice Guidance outlines the types of sites that the SHLAA should cover:

Sites in the planning process

- unimplemented/outstanding planning permissions for housing
- planning permissions for housing that are under construction
- existing housing allocations and site development briefs
- land allocated (or with permission) for employment or other land uses which are no longer required for those uses

Sites not currently in the planning process

- vacant and derelict land and buildings
- surplus public sector land
- land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
- additional housing opportunities in established residential areas, such as under-used garage blocks
- large scale redevelopment and re-design of existing residential areas
- sites in rural settlements and rural exception sites²
- urban extensions
- new free standing settlements

ESBC APPROACH

Sites in the Planning Process

Information related to sites in the planning process has been taken from the East Staffordshire Annual Monitoring Report 2007 – 2008, and has a base date of April 2008. This includes any unimplemented/outstanding permissions for housing, and any permissions for housing that are under construction. Although the guidance states that specific planning consents cannot always be relied on to come forward, past trends show that East Staffordshire delivers broadly similar ratio of completions to commitments.

At the time of preparing the East Staffordshire Local Plan in 2006, the structure plan requirements for housing had been met and so no sites were allocated for housing in the Local Plan. There are also no site development briefs for new housing development yet to come forward for consideration.

² See Paragraph 30 PPS3.

East Staffordshire’s Employment Land Review is currently in draft form and further work is being commissioned relating to the viability of both existing employment sites and those sites committed by planning consent or allocation in the Local Plan. Until this work has been completed allocated employment sites have not been included in this SHLAA, unless they have been specifically put forward to ESBC.

Sites not currently in the Planning Process

A number of sources were used to identify potential sites outside the current planning process, including those listed above. A ‘call for sites’ was issued to known developers, land owners and other interested parties in early 2007 for the Phase I study and a further ‘call for sites’ including those outside of the development boundaries of Burton and Uttoxeter was sent out in August 2007, following the publication of the practice guidance. This letter is included at Appendix 4.

During April and June 2008 ESBC consulted on the Issues and Options stages of the Site Allocations and Policies Development Plan Document. This document listed all the sites included in the Phase I study, and those received for the Phase II study up to November 2007. This gave people the chance to comment on those sites, but also to propose other sites for potential housing in the borough. The consultation process involved a number of public exhibitions, articles in the local press, along with a postal survey to all consultees on the LDF consultee list and the Council’s Citizens Panel.

All of the sites currently outside the planning process have initially been assessed for site characteristics, suitability, availability, achievability and deliverability with information recorded in a proforma, included as Appendix 2. Individual site assessments can be found in separate documents on the Planning Policy pages of the East Staffordshire Borough Council website (www.eaststaffsbc.gov.uk).

2.3 STAGE 3 – DESKTOP REVIEW OF EXISTING INFORMATION

GUIDANCE

The Practice Guidance sets out some of the data sources that could be used to identify sites with potential for housing and any relevant information they might provide, such as constraints, as outlined below:

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission

Other sources of information that may help to identify sites	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

ESBC APPROACH

A number of data sources suggested in the Practice Guidance have been utilized in order to identify any potential housing sites. As well as the call for sites, the council utilized its existing local knowledge of potentially available sites, along with the existing urban capacity study and the national land use database.

The Annual Monitoring Report and associated monitoring records provided information regarding sites currently in the planning process, these sites will not be assessed using the SHLAA proforma, but the overall figures will be used to inform the housing trajectory and future housing supply.

The Phase I study looked at sources of capacity and identified empty homes as a potential source that could contribute to the overall supply. The Council's Empty Property Strategy of 2005, referred to in the Phase I study has been superseded by a new Private Sector House Condition Survey, prepared by David Adamson and Partners in December 2008. This states a new figure of 447 for vacant/Derelict dwellings. Of this total 360 of the 447 are in the rural wards of Bagots, Crown, Needwood, Rolleston, Tutbury and Yoxall. The Council sets out its approach to dealing with these vacant/derelict dwellings in its Housing Strategy 2009-2014. It does not believe these are a sign of wholesale abandonment in the Borough. The assumptions made by White Young Green in the Phase I work are therefore seen as optimistic and should no longer be relied upon. Given the limited number of units and the inability to guarantee that all of this capacity could be brought back into use it is appropriate to discount this source. The guidance is clear that this study should include known sites. Factoring in an allowance for the number of empty homes that will be brought back into use does not fit with the spirit of the guidance.

Another source set out in the Phase I report was that of small sites. This is, in effect, a windfall allowance. PPS3 makes clear that the supply of land for housing should be based on specific sites. This source has therefore not been carried forward.

As outlined in the guidance, all sites have been mapped and contact details of landowners and developers have been recorded. Appendix 3 contains maps of each site boundary.

2.4 STAGE 4 – DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED

GUIDANCE

The Guidance states that as a minimum all sites identified by the desk-top study should be visited to ensure all information held is consistent and up-to-date and to identify any constraints. The guidance identifies a number of factors to take into account in determining how comprehensive and intensive the survey element of the assessment needs to be:

- **The nature of the housing challenge** – assessments will need to be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and/or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing;
- **The nature of the area** – in areas dominated by smaller rural settlements, it may be necessary to identify all the sites with potential for housing, whereas this may not be necessary or feasible in more urbanised areas;
- **The nature of land supply** – where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply; and
- **The resources available to the partnership** – which can be brought together for best effect and, should reflect the scale of the task. The methodology provides different approaches for some stages to reflect any differences in resources.

ESBC APPROACH

In line with the guidance, at this stage no areas of land or buildings have been excluded from the assessment in order to ensure that as many potential sources are identified as possible. All sites identified have been assessed in either an update to Phase I or in the SHLAA proforma in Phase II in order to get an up to date view of availability and to identify any potential constraints.

If it is found that there is insufficient housing land supply then further data sources will be considered. It is important to note that this is an on-going process that will be reviewed annually. Sites can therefore be put forward at any time to the Council to be included in subsequent SHLAA's.

2.5 STAGE 5 – CARRYING OUT THE SURVEY

GUIDANCE

The Practice Guidance emphasizes the importance of briefing all personnel involved in the site surveys to ensure consistency in identifying sites and recording information. It is suggested that the following characteristics be recorded or checked:

- site size;
- site boundaries;
- current use(s);
- surrounding land use(s);
- character of surrounding area;
- physical constraints, e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons;
- development progress, e.g. ground works completed, number of homes started and number of homes completed (recorded through the AMR and associated monitoring records); and
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

ESBC APPROACH

The site surveys under the Phase I work were carried out by members of the consultancy team at White Young Green. The subsequent surveys for Phase II sites were carried out by the Planning Policy team at the Council between January 2008 and December 2008. All personnel were adequately briefed before commencing site surveys, and the consistency of such surveys were checked. All of the details listed above were recorded and checked whilst on site against a standard proforma.

In addition, when assessing the deliverability and developability of the sites identified, those submitting sites were also asked to provide as much information as possible on the suitability of the site and any constraints through the site proforma.

2.6 STAGE 6 – ESTIMATING THE HOUSING POTENTIAL OF EACH SITE

GUIDANCE

The Practice Guidance suggests establishing the housing potential for sites by using existing or emerging local plan policies. If this is not available or is out-of-date then relevant existing schemes could be utilized as the basis for an outline scheme on a particular site. Alternatively the site could be compared with a sample scheme which represents the form of development considered desirable in a particular area.

ESBC APPROACH

Planning Policy 3: Housing states that whilst Local Planning Authorities may set a range of densities in local planning documents, 30 dwellings per hectare (net) should be used as a national indicative minimum to guide local development and decision making.

During the Phase I work design scenarios were produced for a number of sites, and the densities achieved on these sites were then used to inform the yields on other sites. Further details of this methodology can be found in the Phase I report. In summary the following range of densities were used:

30 dwellings per hectare	Low density suburban
40 dwellings per hectare	Low density town houses and semi-detached
50 dwellings per hectare	Medium density town houses
60 dwellings per hectare	High density town houses and apartments
70 dwellings per hectare	Medium density apartments
80 dwellings per hectare	High density apartments

These densities have broadly been followed in the Phase II work, with Greenfield sites having a density of on average 40 dph, sites in village locations 35 dph, and brownfield sites no less than 50 dph.

2.7 STAGE 7 – ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED

GUIDANCE

In the Practice Guidance this stage is divided into four sub-stages that will provide the information on which a judgement can be made as to whether a site can be considered deliverable, developable or not currently developable. It is suggested that Stages 6 and 7 can be carried out in parallel to ensure that the housing potential for each site is guided by the plan and by economic viability.

STAGE A – ASSESSING SUITABILITY FOR HOUSING

For a site to be considered suitable for housing development, it must offer a suitable location for development and contribute to the creation of sustainable mixed communities. The following factors should be used for assessing the sites suitability for housing:

- policy restrictions – such as designations, protected areas, existing planning policy
- physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts – including effect upon landscape features and conservation; and
- the environmental conditions – which would be experienced by prospective residents.

STAGE B – ASSESSING AVAILABILITY FOR HOUSING

The Practice Guidance states that a site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Where certain problems are identified then an assessment will need to be made as to how and when they can realistically be overcome.

STAGE C – ASSESSING ACHIEVABILITY FOR HOUSING

The Practice Guidance states that a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. The following factors affect the achievability of sites:

- **market factors** – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **cost factors** – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- **delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

STAGE D – OVERCOMING CONSTRAINTS

Where constraints have been identified on sites, the Practice Guidance states that the SHLAA should identify what potential action is required to overcome these. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development.

DELIVERABILITY AND DEVELOPABILITY OF SITES

The assessment of a sites suitability, availability and achievability can then be used to make a judgement as to whether a site can be considered deliverable, developable or not currently developable for housing development.

For a site to be considered deliverable it must meet the following criteria: available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

For a site to be considered developable it must meet the following criteria: a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

ESBC APPROACH

Assessing whether a site is deliverable or developable will depend on the degree of suitability, availability and achievability, and when any known constraints can be overcome. The methodology used in the Practice Guidance has been followed, with the sites suitability, availability and achievability being

recorded in the SHLAA Proforma (Appendix 2) to feed into the assessment of a site's deliverability and developability.

The following factors were used to assess the sites suitability:

Policy Restrictions	Location of site – inside/ edge/ outside settlement Is the site within a conservation area and/ or contain a listed building? Is the site within or adjacent to an environmental protection area? Is the site within the National Forest? Would the redevelopment of the site for residential use be contrary to policies in the Development Plan?
Physical Problems or Limitations	Is the site at risk of flooding? Is there a possibility that the site could be contaminated? Can satisfactory access be achieved to the site? Are there any other physical problems or limitations on site? E.g. infrastructure, steep slopes, ground conditions, pylons
Potential Impacts	Would residential development have a significant detrimental impact on the character or quality of the area?
Environmental Conditions	Is the site affected by un-neighbourly uses which would affect prospective residents?
Sustainability Criteria	Is the site within 800m of: A frequent public transport mode (30 minutes) A supermarket or local shop? A Primary School? A Doctors Surgery? Recreational, leisure or sporting open space? Employment opportunities?

The following questions were asked in relation to a site's availability:

Is the site subject to multiple or difficult land ownerships?
Has the owner shown a willingness to sell or has intention been shown?
Are any buildings currently occupied?
If currently in use is there an intention to cease/relocate that use, and if so when?
What is the planning status of the site?
If there are constraints/ problems how and when can they be realistically overcome?

We have considered sites to be available if there is an extant unimplemented planning permission on the site or if the land owner has expressed an interest in developing the site through the planning process. However it should be noted that the existence of a planning permission does not necessarily mean the site is available because planning applications can be made by people who do not have an interest in the land.

Through the SHLAA process, the sites achievability has been assessed using the following factors:

Market factors	including the economic viability of site, level of potential market demand, and attractiveness of site
Financial/ cost factors	including overcoming physical constraints, planning obligations, and contamination
Delivery factors	including phasing, build-out rates, size and capacity of developer

In line with the guidance, potential constraints and opportunities for these to be overcome have been identified.

This assessment has fed into the overall assessment of a sites deliverability and developability. For a site to be considered deliverable it must meet the following criteria: available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan. For a site to be considered developable it must meet the following criteria: a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

2.8 STAGE 8 – REVIEW OF THE ASSESSMENT

GUIDANCE

The Practice Guidance outlines that once the initial survey and assessment of sites has been made, then the housing potential of all sites can be collected to produce an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future. If insufficient sites have been identified further sites may need to be sought, or the assumptions made, for example on the housing potential of particular sites, will need to be revisited.

Whether there is sufficient land available will depend on a number of factors including the timescale of the assessment, the level of housing demand in an area and how quickly sites may be developed, as well as the current economic climate.

If, after the review there are still insufficient sites available then two options are proposed in the Practice Guidance, namely the identification of broad locations for future housing growth, within and outside settlements (see Stage 9); and/or the use of a windfall allowance (see Stage 10).

ESBC APPROACH

The initial assessment of the sites deliverability/developability has been compiled and a summary of these sites has been produced. The Practice Guidance suggests that these sites are collected to produce an indicative housing trajectory that sets out how much housing can be provided and at what point in the future. At this stage, the figures will be compared to the preferred options RSS requirements.

2.9 STAGE 9 – IDENTIFYING AND ASSESSING THE HOUSING POTENTIAL OF BROAD LOCATIONS (WHERE NECESSARY)

GUIDANCE

The Practice Guidance states that broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. Examples of broad locations include:

- Within and adjoining settlements – for example, areas where housing development is or could be encouraged, and small extensions to settlements; and
- Outside settlements – for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. The need to explore these will usually be signalled by the Regional Spatial Strategy.

This stage will only be required should insufficient sites be identified through the SHLAA.

ESBC APPROACH

Following the review of the SHLAA sites and if insufficient sites are identified, options will be considered through broad locations identified as part of the LDF production and evidence base.

2.10 STAGE 10 – DETERMINING THE HOUSING POTENTIAL OF WINDFALLS (WHERE JUSTIFIED)

GUIDANCE

PPS3 requires the supply of land for housing to be based upon specific sites and, where necessary, broad locations, unless there are local circumstances to justify a windfall allowance. However, in some circumstances a windfall allowance may be justified. The Practice Guidance sets out potential approaches for estimating the windfall allowable.

ESBC APPROACH

Consideration of whether a windfall allowance will be justified will be made later in the SHLAA process, if required. Following the Practice Guidance methodology, coming to a view will involve reflecting on how comprehensive and intensive the survey has been in identifying sites and broad locations for future growth, and the extent to which the Assessment has been informed by the industry and by market intelligence.

3. INITIAL FINDINGS

3.1 SITES CURRENTLY IN THE PLANNING PROCESS

Those sites currently in the planning process have been identified using the East Staffordshire Annual Monitoring Report and associated monitoring records. The following completions have taken place since 2001:

Year	Numbers Completed (Gross)	Numbers Completed (Net)	Cumulative Total
2001/02	322	314	314
2002/03	219	214	528
2003/04	250	225	753
2004/05	273	256	1,009
2005/06	703	643	1,652
2006/07	304	218	1,870
2007/08	486	482	2,352

The following commitments are still in place as of 1st April 2008:

Under Construction	1,245
Full Planning Permission	1,719
Outline Planning Permission	151
Total Commitments	3,115

3.2 SITES NOT CURRENTLY IN THE PLANNING PROCESS

A summary of the results from each phase is included as Appendix 1. This sets out which sites are considered suitable, available, achievable, deliverable, developable and the likely timescale for delivery. Maps of the location of each site are also included in Appendix 3. Individual site assessments can be found on the Planning Policy pages of the East Staffordshire Borough Council website (www.eaststaffsbc.gov.uk). The following section sets out the main findings from the SHLAA process.

PHASE I SUMMARY

The Phase I study identified a total of 44 sites in both Burton and Uttoxeter. The total site area of these sites is 102 ha, which offers the potential to deliver some 3,500 properties. Approximately 80 percent of those sites assessed were brownfield.

All sites were considered suitable, however the availability of all sites was not known, and therefore they could not all be considered deliverable.

From the Phase I study the total area of land considered developable over the next 15 years amounts to over 94 ha, with a potential yield of some 3,200 properties. In addition, the revised figure for the reintroduction of long term empty homes adds a further 447 over the next 15 years.

SHLAA PHASE I SUMMARY

TOTAL SITES PROPOSED			
	Number of sites	Site area	Potential Yield
Total	44	102	3,525
Greenfield	8	24	828
Brownfield	36	79	2,697

SITES CONSIDERED SUITABLE			
	Yes	No	Maybe
Total	44		
Greenfield	8		
Brownfield	36		

SITES CONSIDERED AVAILABLE			
	Yes	No	Maybe
Total	37	2	5
Greenfield	8	0	0
Brownfield	29	2	5

SITES CONSIDERED ACHIEVABLE			
	Yes	No	Maybe
Total	42	2	0
Greenfield	8	0	0
Brownfield	34	2	0

SITES CONSIDERED DELIVERABLE			
	Yes	No	Maybe
Total	21	23	0
Greenfield	0	8	0
Brownfield	21	15	0

SITES CONSIDERED DEVELOPABLE			
	Yes	No	Maybe
Total	41	3	0
Greenfield	8	0	0
Brownfield	33	3	0

YIELD OF SITES CONSIDERED DELIVERABLE			
	Number of sites	Site area	Potential Yield
Total	21	30	1060
Greenfield	0	0	0
Brownfield	21	30	1060

YIELD OF SITES CONSIDERED DEVELOPABLE			
	Number of sites	Site area	Potential Yield
Total	41	94	3,283
Greenfield	8	24	2,455
Brownfield	33	70	828

ESTIMATED TIMESCALE OF DELIVERY				
	0 – 5 years	6-10 years	11-15 years	Beyond 15 years
Total	21	11	9	0
Greenfield	0	0	8	0
Brownfield	21	11	1	0

SHLAA PHASE I SUMMARY – PERCENTAGES

TOTAL SITES PROPOSED			
	Number of sites	Site area	Potential Yield
Greenfield	18.2%	23.0%	23.5%
Brownfield	81.8%	77.0%	76.5%

SITES CONSIDERED SUITABLE			
	Yes	No	Maybe
Total	100.0%		
Greenfield	100.0%		
Brownfield	100.0%		

SITES CONSIDERED AVAILABLE			
	Yes	No	Maybe
Total	84.1%	4.5%	11.4%
Greenfield	100.0%	0.0%	0.0%
Brownfield	80.6%	5.6%	13.9%

SITES CONSIDERED ACHIEVABLE			
	Yes	No	Maybe
Total	95.5%	4.5%	0.0%
Greenfield	100.0%	0.0%	0.0%
Brownfield	94.4%	5.6%	0.0%

SITES CONSIDERED DELIVERABLE			
	Yes	No	Maybe
Total	47.7%	52.3%	0.0%
Greenfield	0.0%	100.0%	0.0%
Brownfield	58.3%	41.7%	0.0%

SITES CONSIDERED DEVELOPABLE			
	Yes	No	Maybe
Total	93.2%	6.8%	0.0%
Greenfield	100.0%	0.0%	0.0%
Brownfield	91.7%	8.3%	0.0%

YIELD OF SITES CONSIDERED DELIVERABLE			
	Number of sites	Site area	Potential Yield
Total			
Greenfield	0%	0%	0%
Brownfield	100%	100%	100%

YIELD OF SITES CONSIDERED DEVELOPABLE			
	Number of sites	Site area	Potential Yield
Total			
Greenfield	20%	25%	75%
Brownfield	80%	74%	25%

ESTIMATED TIMESCALE OF DELIVERY				
	0 – 5 years	6-10 years	11-15 years	Beyond 15 years
Total	51.2%	26.8%	22.0%	0.0%
Greenfield	0.0%	0.0%	100.0%	0.0%
Brownfield	63.6%	33.3%	3.0%	0.0%

PHASE II SUMMARY

In Phase II a total of 104 sites were assessed, with a total site area of 1,460 ha. However, some of these sites overlapped, and removing those duplicate areas the total number of sites was 87, accounting of some 1,245 ha. Approximately 70 percent of those sites assessed were Greenfield.

In terms of suitability, 47 sites were considered suitable, notably 27 greenfield sites and 20 brownfield sites.

From the Phase II study, the total area of land considered developable over the next 15 years amounts to over 1,000 ha, with a potential yield of some 32,000 properties.

SHLAA PHASE II SUMMARY

TOTAL SITES PROPOSED				TOTAL SITES PROPOSED (REMOVING DUPLICATES)			
	Number of sites	Site area	Potential Yield		Number of sites	Site area	Potential Yield
Total	104	1,460	48,251	Total	87	1,245	37,200
Greenfield	76	1,151	48,661	Greenfield	60	938	36,127
Brownfield	28	309	4,590	Brownfield	27	308	4,541

SITES CONSIDERED SUITABLE				
	Yes	No	Maybe	
Total	47	40	0	
Greenfield	27	33	0	
Brownfield	20	7	0	

SITES CONSIDERED AVAILABLE				
	Yes	No	Maybe	
Total	67	2	18	
Greenfield	50	1	9	
Brownfield	17	1	9	

SITES CONSIDERED ACHIEVABLE				
	Yes	No	Maybe	
Total	79	6	2	
Greenfield	56	2	2	
Brownfield	23	4	0	

SITES CONSIDERED DELIVERABLE				
	Yes	No	Maybe	
Total	14	72	1	
Greenfield	0	60	0	
Brownfield	14	12	1	

SITES CONSIDERED DEVELOPABLE				
	Yes	No	Maybe	
Total	45	41	1	
Greenfield	26	34	0	
Brownfield	19	7	1	

YIELD OF SITES CONSIDERED DELIVERABLE				YIELD OF SITES CONSIDERED DEVELOPABLE			
	Number of sites	Site area	Potential Yield		Number of sites	Site area	Potential Yield
Total	14	8.22	428	Total	45	1,025	32,107
Greenfield	0	0	0	Greenfield	26	723	27,951
Brownfield	14	8.22	428	Brownfield	19	301	4,155

ESTIMATED TIMESCALE OF DELIVERY				
	0 – 5 years	6-10 years	11-15 years	Beyond 15 years
Total	15	12	19	0
Greenfield	0	7	19	0
Brownfield	15	5	0	0

SHLAA PHASE II SUMMARY – PERCENTAGES

TOTAL SITES PROPOSED			
	Number of sites	Site area	Potential Yield
Greenfield	73.1%	78.8%	90.5%
Brownfield	26.9%	21.2%	9.5%

TOTAL SITES PROPOSED (REMOVING DUPLICATES)			
	Number of sites	Site area	Potential Yield
Greenfield	69.0%	75.3%	97.1%
Brownfield	31.0%	24.7%	12.2%

SITES CONSIDERED SUITABLE			
	Yes	No	Maybe
Total	54.0%	46.0%	0.0%
Greenfield	45.0%	55.0%	0.0%
Brownfield	74.1%	25.9%	0.0%

SITES CONSIDERED AVAILABLE			
	Yes	No	Maybe
Total	77.0%	2.3%	20.7%
Greenfield	83.3%	1.7%	15.0%
Brownfield	68.0%	3.7%	33.3%

SITES CONSIDERED ACHIEVABLE			
	Yes	No	Maybe
Total	90.8%	6.9%	2.3%
Greenfield	93.3%	3.3%	3.3%
Brownfield	85.2%	14.8%	0.0%

SITES CONSIDERED DELIVERABLE			
	Yes	No	Maybe
Total	16.1%	82.8%	1.1%
Greenfield	0.0%	100.0%	0.0%
Brownfield	51.9%	44.4%	3.7%

SITES CONSIDERED DEVELOPABLE			
	Yes	No	Maybe
Total	51.7%	47.1%	1.1%
Greenfield	43.3%	56.7%	0.0%
Brownfield	70.4%	25.9%	3.7%

YIELD OF SITES CONSIDERED DELIVERABLE			
	Number of sites	Site area	Potential Yield
Total			
Greenfield	0%	0%	0%
Brownfield	100%	100%	100%

YIELD OF SITES CONSIDERED DEVELOPABLE			
	Number of sites	Site area	Potential Yield
Total			
Greenfield	58%	71%	87%
Brownfield	42%	29%	13%

ESTIMATED TIMESCALE OF DELIVERY				
	0 – 5 years	6-10 years	11-15 years	Beyond 15 years
Total	31.9%	25.5%	40.4%	0.0%
Greenfield	0.0%	25.9%	70.4%	0.0%
Brownfield	73.0%	25.0%	0.0%	0.0%

3.3 DELIVERABLE AND DEVELOPABLE SITES

The following table sets out the housing trajectory, as identified during the SHLAA process.

Supply	Number of sites	Hectares	Number of dwellings
DELIVERABLE 0 – 5 YEARS			
Under construction	244	71	1,245
With planning permission	269	38	1,870
Capacity from Phase I	21	30	1,060
Capacity from Phase II	14	8	428
SUB-TOTAL	548	147	4,603
DEVELOPABLE			
6 – 10 years			
Capacity from Phase I	11	15	595
Capacity from Phase II	12	776	22,455
11 – 15 years			
Capacity from Phase I	9	49	1,628
Capacity from Phase II	19	239	9,225
SUB-TOTAL	51	1,079	33,903
TOTAL 15 YEARS SUPPLY	599	1,226	38,506

The key headlines from the assessment are as follows:

- East Staffordshire’s deliverable supply 2008 – 2013 is approximately 4,600 dwellings. Just over 3,000 of these are already under construction or have full or outline planning permission.
- The RSS requirement for 12,900 homes between 2006 and 2026, equates to the need to provide 645 new homes each year, and 3,225 over the first five year period.
- From this assessment of sites it can be concluded that East Staffordshire has a seven-year supply of housing, and so, even for allowing for some slippage and non-development the Council can meet the five year supply requirement.
- Looking beyond 2013, there is a developable supply of some 33,903 dwellings.
- Clearly, the developable supply of housing is substantially more than the requirement for the Borough over the 20 year period, which means that a number of options can be looked at for future housing development.
- At this stage it is not considered necessary to consider the potential of broad locations or windfalls.

4. NEXT STEPS

4.1 MONITORING AND REVIEW

The Practice Guidance emphasises that the SHLAA is not a one-off study and should be continually updated. East Staffordshire Borough Council propose to update the SHLAA along with the Annual Monitoring Report process, and so any new sites proposed to the Council will be included in the SHLAA update. However, a comprehensive assessment will not be undertaken each year, rather it is anticipated that a full re-survey will only be necessary when the LDF is reviewed and rolled forward beyond 2026 or if the local planning authority is no longer likely to be able to demonstrate a five year supply of specific deliverable sites for housing.

4.2 COMMENTING ON THIS DOCUMENT

This draft SHLAA has been produced for consultation. If you wish to make comments on this document please do so by using the comments sheet on the East Staffordshire Borough Council Planning Policy webpage at <http://www.eaststaffsbc.gov.uk/Services/Pages/Planning%20Policy.aspx>

All comments should be submitted by Friday 17th April.

Should you wish to make representations, please clearly identify the issues and sites to which your comments relate. Please provide your name and address and, if relevant, the stakeholder group you represent. Comments can be submitted using the on-line response form which can be found on the planning policy webpage. Alternatively, if you wish to make comments by email you will find an electronic version of the response sheet on the council's website. Paper returns should be sent to the following contact address:

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APPENDICES

APPENDIX 1 – SUMMARY OF SITES



Draft Strategic Housing Land Availability Assessment Phase 1 Summary Assessment of Sites

No	Site	Employer (No. Jobs)	Site Area (ha)	Site Density (No. jobs/ha)	Access?	Water?	Acquire?	Develop?	Timeline?	Comments
1	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
2	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
3	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
4	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
5	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
6	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
7	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
8	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
9	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
10	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
11	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
12	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
13	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
14	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
15	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
16	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
17	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
18	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
19	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
20	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
21	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
22	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
23	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
24	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
25	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
26	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
27	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
28	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
29	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
30	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
31	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
32	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
33	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
34	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
35	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
36	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
37	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
38	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
39	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
40	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
41	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
42	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.
43	Walsley	1000	0.28	50	Y	Y	Y	Y	0-5 years	Employment site, suitable for residential development.

Draft Strategic Housing Land Availability Assessment
Summary Assessment of Sites

No	Site	Green/Brown Area (HkA)	Site Quality	Site Yield	Suitable?	Available?	Achievable?	Deliverable?	Development?	Timescale?	Comments	Overlays included?	Priority? (see table)	Cumulative Site Area (HkA)	Cumulative Site Yield
1	Land West of the Horsewood, Westhorpe	Green	3-16	25	111	No	Yes	No	No	No	Site not considered suitable in location - unsuitable location			3.13	111
2	Land North of Bishop's Cottage, Kingswood, West	Green	0.41	30	12	No	Yes	No	No	No	Site not considered suitable - unsuitable location			0.41	12
3	Land North of Forewedge Lane, Burton	Green	31.00	40	760	Yes	Yes	No	No	Yes	Large greenfield site with potential to deliver a sustainable extension to Burton. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.	HUA16		30.00	760
4	Land North of Forewedge Lane, Burton	Green	0.15	40	246	Yes	Yes	No	No	Yes	Substantial greenfield site with potential to deliver a sustainable extension to Burton. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.	HUA16		30.00	760
5	Land East of Overwade Farm, Burton	Green	0.42	40	2,385	Yes	Yes	No	No	Yes	Substantial greenfield site with potential to deliver a sustainable extension to Burton. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.	HUA16		30.00	760
6	Land East of Overwade Farm, Burton	Green	2.15	30	508	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			2.15	108
7	Land West of the A16 (Jewins Farm)	Green	104.80	40	0,592	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			104.80	5,392
8	Land South of Westwade Hill (Forest Rd), Burton	Green	1.19	40	688	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.				
9	Land North of Westwade Hill (Forest Rd), Burton	Green	21.63	35	722	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			20.63	722
10	Land at Westwade Hill, Burton	Green	0.50	35	208	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.51	208
11	Land at Westwade Hill, Burton	Green	0.08	40	243	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.08	243
12	Land North of Westwade Hill (Forest Rd), Burton	Green	3.03	40	321	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.				
13	Land at Westwade Hill, Burton	Green	1.29	40	52	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			1.29	52
14	Land at Westwade Hill, Burton	Green	51.4	35	380	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			51.4	380
15	Land at Westwade Hill, Burton	Green	2.28	35	80	Yes	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			2.28	80
16	Land at Westwade Hill, Burton	Green	11.70	40	788	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			10.70	788
17	Land at Westwade Hill, Burton	Green	31.72	40	789	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			34.00	500
18	Land at Westwade Hill, Burton	Green	2.18	40	1095	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.				
19	Land at Westwade Hill, Burton	Green	0.48	40	248	No	Yes	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.48	248
20	Land at Westwade Hill, Burton	Brown	4.00	60	252	No	Maybe	No	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			6.48	252
21	Land at Westwade Hill, Burton	Green	31.24	35	813	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			35.44	533
22	Land at Westwade Hill, Burton	Green	31.91	35	682	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			38.91	682
23	Land at Westwade Hill, Burton	Brown	0.18	60	11	Yes	Yes	Yes	Yes	0-5 years	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.18	11
24	Land at Westwade Hill, Burton	Green	51.08	40	2,082	No	Yes	Maybe	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.				
25	Land at Westwade Hill, Burton	Brown	1.12	60	67	Yes	Yes	Yes	Yes	0-5 years	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			1.12	67
26	Land at Westwade Hill, Burton	Brown	0.41	60	25	Yes	Yes	Yes	Yes	0-5 years	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.13	11
27	Land at Westwade Hill, Burton	Brown	0.09	60	8	Yes	Yes	Yes	Yes	0-5 years	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.09	8
28	Land at Westwade Hill, Burton	Green	0.14	25	9	No	Yes	Maybe	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.34	9
29	Land at Westwade Hill, Burton	Green	1.82	35	57	Yes	Yes	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			1.82	57
30	Land at Westwade Hill, Burton	Brown	0.42	15	6	No	Yes	Yes	No	No	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.42	6
31	Land at Westwade Hill, Burton	Green	4.00	40	182	Yes	Maybe	No	No	Yes	Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be allocated for housing.			0.42	6

Draft Strategic Housing Land Availability Assessment
Summary Assessment of Sites

No	Site	Green/Brown	Site Area (ha)	Site Density	Site Yield	Suitable?	Available?	Achievable?	Deliverable?	Developable?	Timescale?	Comments	Overlap? Includes?	Overlap? Excludes?	Cumulative Site Area (ha)	Cumulative Site Yield
39	Land at Robinson on Dove	Green	3.10	35	300	Yes	Yes	Yes	No	Yes	21-15 years	Greenfield site in a sustainable village location with the potential for including recreational (community) use and/or educational use on the site.			3.10	109
40	Land South of Demonford Way	Green	4.12	40	365	No	Maybe	Yes	No	No	6-10 years	The offers potential to deliver a new bar of houses in Uttoxeter, however site is unsustainable and therefore may not be the most appropriate to develop.			4.12	103
41	Land South of Beavertill Road, Burton	Green	81.07	40	3,243	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton.	H1AA24, H1AA120, H1AA54		81.07	3,243
42	Land North of Beavertill Road, West of Tully Road, Burton	Green	45.35	40	1,814	Yes	Maybe	Yes	No	Yes	11-15 years	Large greenfield site with potential to deliver a sustainable extension to Burton.	H1AA12, H1AA63		45.35	3,634
43	Land South of Field Lane	Green	27.86	40	1,114	No	Maybe	Yes	No	No		Site not considered suitable in isolation due to irregular shape and fit with current development.	H1AA17 (part)	H1AA105, H1AA17 (part)		
44	Land south of Heathway Hill (Proseum Hill)	Green	14.28	40	571	No	Yes	Yes	No	No		Site offers potential to deliver a new bar of houses on the outskirts of Burton, however it is an unsustainable location at present.	H1AA126			
45	Orwellow Park	Brown	283.00	11	3113	Yes	Yes	Yes	No	Yes	6-10 years	Large brownfield site with potential to deliver a significant number of new homes. Site offers potential for a mixed use scheme incorporating a range of uses, and is unlikely to be all housing. However, site is located in South Derbyshire.			283.00	3,113
46	Land at Croythorne Road, (in location on Dove)	Green	1.24	35	43	No	Yes	Yes	No	No		Small greenfield site, however irregular shape and fit with current development may mean the site is unsustainable.			1.24	43
47	Land off Northfield Avenue, (between Avonson Lane, Burton upon Trent)	Green	2.20	35	79	No	Yes	Yes	No	No		Small greenfield site, however irregular shape and fit with current development may mean the site is unsustainable.			2.20	79
48	Forest Road, Burton Gate	Green	0.09	20	2	No	Yes	Yes	No	No		Site not considered suitable due to irregular shape and fit with current development.			0.09	2
49	Field of Spyness Road, Mayfield	Brown	0.13	35	5	Yes	Yes	Yes	Yes	Yes	0-5 years	Small brownfield site in a sustainable village location, current application for affordable houses not yet determined.			0.13	5
50	Reverehill Road, Burton upon Trent	Green	2.38	40	95	Yes	Maybe	Yes	No	Yes	11-15 years	Small greenfield site in a relatively sustainable location on the edge of Burton, however steep slope on site may hinder development.			2.38	95
51	Hoppley Road, Burton upon Trent	Green	2.84	40	114	No	Maybe	Yes	No	No		Site offers potential to deliver a new bar of houses on the outskirts of Burton, however it is an unsustainable location at present.	H1AA126			
52	Eastern Road, Burton upon Trent	Green	0.39	40	14	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location.			0.39	14
54	Field Green Lane, Burton upon Trent	Green	8.45	40	338	Yes	Maybe	Yes	No	Yes	6-10 years	Greenfield site in a sustainable location on the outskirts of Burton, offering potential to deliver a number of dwellings.	H1AA24 (part)			
55	Harburt Bidge, Burton upon Trent	Green	5.71	40	229	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location.	H1AA24 (part)			
56	Avonson Lane, Burton upon Trent	Green	3.94	40	158	No	Maybe	Yes	No	No		Site not considered suitable - unsustainable location.	H1AA126			
57	Royal Oak Public House, Wyginton Street	Brown	0.19	30	10	Yes	Maybe	Yes	Yes	Yes	0-5 years	Site in a sustainable area of Burton, however, may be constrained in relation to noise and air pollution and current leasing of site.	H1AA126			
58	Field of 14 Herbony Street, Burton upon Trent	Brown	0.32	30	10	Yes	Yes	Yes	Yes	Yes	0-5 years	While this site is in a sustainable location in a predominantly residential area, development would raise privacy issues with new dwellings presumably overlooking noise and the rear of existing dwellings.			0.32	10
59	Field North of Beavertill Road, East of Longbridge Lane, Burton	Green	3.81	40	152	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.	H1AA42			
60	Land at Adams Lane, Marchington	Green	2.83	35	99	Yes	Yes	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable village location.			2.83	99
61	Land South of Derby Road and A33, Burton upon Trent	Green	34.23	40	1,369	No	Maybe	Maybe	No	No		Greenfield site on the edge of Burton, but has a number of constraints and may be more appropriate for employment.			34.23	1,369
64	Beech Lane, Burton upon Trent	Brown	5.09	60	305	Yes	Maybe	Yes	No	Yes	6-10 years	Site in a sustainable location, in a predominantly residential area. However it is in active employment use and it may be more appropriate to retain for employment use.			5.09	305
65	Wethouse Farm, Burton upon Trent	Green	23.30	40	912	Yes	Yes	Yes	No	Yes	6-10 years	Greenfield site in a sustainable location on the outskirts of Burton, offering potential to deliver a number of dwellings.	H1AA 105			
66	Little Burton Lane, Derby Road, Burton upon Trent	Brown	0.89	70	62	Yes	No	Yes	No	Yes	6-10 years	Current building offers potential for conversion into apartments, however the building is in poor condition and may be more appropriate to retain for employment use.			0.89	62
67	Amson Court Car Park, Burton upon Trent	Brown	0.37	70	26	No	Maybe	No	No	No		Site not considered suitable due to location and close proximity to employment area and the loss of car parking facilities. Suitability may change depending on proposals for B1A/B2.			0.37	26
69	Rabbie Cinema, George Street, Burton upon Trent	Brown	0.08	375	30	No	Yes	No	No	No		Brownfield site in the centre of Burton, however it is a listed building and therefore sympathetic restoration would be difficult to achieve and would be costly.			0.08	30
70	Car Park, High Street, Burton upon Trent	Brown	0.22	70	15	No	Maybe	No	No	No		Site not considered suitable due to location and close proximity to employment area and the loss of car parking facilities. Suitability may change depending on proposals for B1A/B2.			0.22	15
71	Land North of Forest Road, Burton upon Trent	Green	4.11	40	164	Yes	Maybe	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable location on the edge of Burton, however steep slope on site may hinder development.	H1AA105			
73	Land West of Almsmore Road, Burton upon Trent	Brown	0.37	60	34	No	Yes	No	No	No		Brownfield site with planning permission for employment use (offices), therefore may be more appropriate to retain for employment use.			0.37	34
74	Crayke Farm Golf Centre and Course, Burton upon Trent	Green	27.30	40	1,092	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location and danger of contamination of Burton and Bollington.			27.30	1,092
75	Robson Sports and Social Club, Burton upon Trent	Brown	1.87	60	100	Yes	Yes	Yes	Yes	Yes	0-5 years	Brownfield site, which if released for housing would enable substantial investment in improving the facilities for Robson Sports and Leisure Club.			1.87	100
80	Land South of Beavertill Road, (in location on Dove)	Green	15.37	40	615	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site on edge of Uttoxeter in a sustainable location, offering the potential to deliver a substantial number of dwellings.			15.37	615
81	Wycroft Lodge, Uttoxeter	Green	3.03	40	122	No	Yes	Yes	No	No		Site not considered suitable in isolation - unsustainable location and does not fit with current development plan.			3.03	122

Draft Strategic Housing Land Availability Assessment
Summary Assessment of Sites

No	Site	Green/Brown	Site Area (Ha)	Site Density	Site Yield	Suitable?	Available?	Achievable?	Deliverable?	Developable?	Timescale?	Comments	Overlap? Includes?	Cumulative Site Area (Ha)	Cumulative Site Yield
82	Land south of Wood Lane, Uttoxeter	Green	4.08	40	162	No	Yes	Yes	No	No		A greenfield site in an unsustainable location, and the boundary of the HLAG is not clear. The site is in a sustainable location offering the potential to deliver a number of dwellings.	HLAA06	4.08	162
84	Land off Meadow View, Station on Edge	Green	1.20	35	42	Yes	Maybe	Yes	No	Yes	11-15 years	A greenfield site in a sustainable location offering the potential to deliver a number of dwellings.		1.20	42
85	S14 Green Garage, Herringlow Road, Burton on Trent	Brown	0.81	60	40	Yes	Yes	Yes	Yes	Yes	0-5 years	A currently vacant brownfield site in Burton, offering the potential to deliver a substantial number of homes in a predominantly residential area.		0.81	40
86	Land East of Highwood Road, Uttoxeter	Green	0.86	40	38	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location and the boundary of the site does not fit with existing development line.	HLAA02		-
87	Land at Springfield, Stubby Lane, Washington	Green	1.27	35	44	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		1.27	44
88	Edley Hill, Edgerton on the Clay	Green	0.52	35	18	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.52	18
100	Five Leds Almonds, Spenhill	Green	1.24	35	60	Yes	Maybe	Yes	No	Yes	6-10 years	A small greenfield site in a sustainable residential location, offering the potential for further development.		1.24	60
101	Land South of Church Lane, Uttoxeter	Green	2.00	35	35	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		2.00	35
102	Land at Highdown Road, Newborough	Green	0.08	35	24	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.08	24
103	Land at Stubby Lane, Daycott in the Clay	Green	0.25	35	9	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.25	9
104	Land at Spokays Lane, Greycoat in the Clay	Green	0.59	35	21	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.59	21
105	Land North of Foster Road, South of Field Land and East of Outwoods Lane	Green	127.50	35	4,463	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton.	HLAA71, HLAA05 and HLAA43	127.50	4,463
106	Stamhill Gardens, Burton	Brown	0.15	60	9	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.15	9
107	Land at Rangenore	Green	23.90	35	-	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location, just proposed to build on whole of site.		23.90	607
108	Land at Tatemill	Green	4.30	35	-	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location, just proposed to build on whole of site.		4.30	151
109	The Bitches and Land Adjacent Mill Street, Rochester	Green	2.30	35	81	Yes	Yes	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable village location offering the potential to deliver a number of dwellings. Just proposed in conjunction with HLAA109.		2.30	81
110	Land Adjacent Millhouse, Mill Street, Rochester	Green	0.28	35	30	Yes	Yes	Yes	No	Yes	11-15 years	A small greenfield site in a sustainable village location offering the potential to deliver a number of dwellings (just proposed in conjunction with HLAA109).		0.28	10
111	Land at Strenfield Drive, Rochester	Brown	0.17	50	9	Yes	Maybe	Yes	Yes	Yes	0-5 years	A small brownfield site in a sustainable village location with potential for housing development depending on consent.		0.17	9
112	Land at Main Street, Rochester	Green	3.10	35	109	Yes	Yes	Yes	No	Yes	11-15 years	Greenfield site in a sustainable village location with the potential for a mixed use scheme comprising residential and some employment development.		3.10	109
113	Garage site, Main Street, Burton Under Haywood	Brown	0.12	60	7	Yes	Maybe	Yes	Yes	Yes	0-5 years	A small brownfield site in a sustainable village location which is available immediately with potential for housing development.		0.12	7
115	Land at New House, Main Street, Burton Under Haywood	Brown	3.60	60	216	Yes	Maybe	Yes	No	Yes	6-10 years	A brownfield site within Burton, however the loss of sports and social facilities would be of concern. It may be more appropriate to only develop part of the site for housing.		3.60	216
116	Land East of Highgate Road, Burton Under Haywood	Green	31.02	40	1,241	No	Maybe	Yes	No	No		Site offers potential to deliver a number of homes on the outskirts of Burton, however an unsustainable location of present development is in place. The site is not suitable - proposed boundary does not fit with current development line.	HLAA01	31.02	1,241
117	Land at High Lane and Jacks Lane, Macclesfield	Green	2.03	35	72	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		2.03	72
118	Land at Ashbrook Lane, Abbots Bromley	Green	10.61	35	371	Yes	Yes	Yes	No	Yes	11-15 years	Large greenfield site, however a site of this size is unlikely to be required appropriate for development.	HLAA124	10.61	371
119	Land at New House, Main Street, Burton Under Haywood	Green	0.23	5	1	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location. Site proposed for one additional dwelling.		0.23	1
120	Land at Churchwood Lane, Burton upon Trent	Green	2.70	40	108	No	Yes	Yes	No	No		The site forms part of a much larger proposal and ongoing discussions. The purpose of this registration is to indicate ownership with in the context of the larger proposal.	HLAA34, HLAA41		-
121	Land at the rear of 61 Stafford Road, Uttoxeter	Green	0.71	40	28	Yes	Yes	Yes	No	Yes	6-10 years	Greenfield site with few constraints, inside the current development boundary, however location is relatively unsustainable.		0.71	28
122	Land at Hildfield Lane, Shelton	Brown	1.37	36	49	Yes	Yes	Yes	Yes	Yes	0-5 years	Brownfield site within predominantly residential area, currently in use as a car park. The site is suitable for residential development.		1.37	49
123	Land off Wood Lane, Uttoxeter	Brown	0.52	60	31	Yes	Yes	Yes	No	Yes	6-10 years	Brownfield site in a sustainable location in Uttoxeter with few constraints.		0.52	31
124	Land at Woodland Barn Nurseries, Abbots Bromley	Brown	1.01	35	35	Yes	Yes	Yes	No	Yes	6-10 years	Small brownfield site in a sustainable village location.	HLAA116		-
125	Land at Crighton Road, Burton Under Haywood	Green	3.40	35	119	No	Yes	Yes	No	No		Small greenfield site, however irregular shape and fit with current development line may make the site unsuitable.		3.40	119
126	Land fronting Barnston Road, Tatenhill	Green	9.60	35	336	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		9.60	336
127	Land at Tye Farm, Rochester, 374 SIA	Green	0.54	35	19	Yes	Yes	Yes	No	Yes	11-15 years	Small greenfield site in a sustainable village location.		0.54	19
128	Land at Herthill, Burton upon Trent	Green	107.00	40	4,280	Yes	Yes	Yes	No	Yes	6-10 years	Large greenfield site with potential to deliver a sustainable extension to Burton.	HLAA6, HLAA37, HLAA44, HLAA05 and HLAA55	107.00	4,280
131	Site adjacent to 80316, Woodhouse, Uttoxeter	Green	0.09	35	3	No	Yes	Yes	No	No		Site not considered suitable - unsustainable location.		0.09	3
132	Stella Park Infants School, Tisbury Road, Burton upon Trent	Brown	1.35	50	68	Yes	Yes	Yes	Yes	Yes	0-5 years	Brownfield site within a sustainable location in Burton, site will become available during 2009.		1.35	68

**Draft Strategic Housing Land Availability Assessment
Summary Assessment of Sites**

Site No	Site Name	Site Area (ha)	Site Ready	Site Yield	Subsided?	Available?	Achievable?	Deliverable?	Transferable?	Comments	Quality? (includes "no")	Overhead (includes "no")	Carriable (includes "no")	Final Status
188	Abertawe Community Hub, Aberystwyth	0.5	50	25	No	Yes	Yes	Yes	Yes	Identify its status with local authority planning 2009			C.10	1
189	Four Courts, Central Area, Galway	0.2	50	11	No	Maybe	Yes	Maybe	0-5 years	Identify its status with local authority planning 2009			C.10	1
190	James's Street, Dublin 1	0.1	20	4	No	Yes	Yes	Yes	Yes	Identify its status with local authority planning 2009			C.10	1

APPENDIX 2 – SHLAA SITE PROFORMA

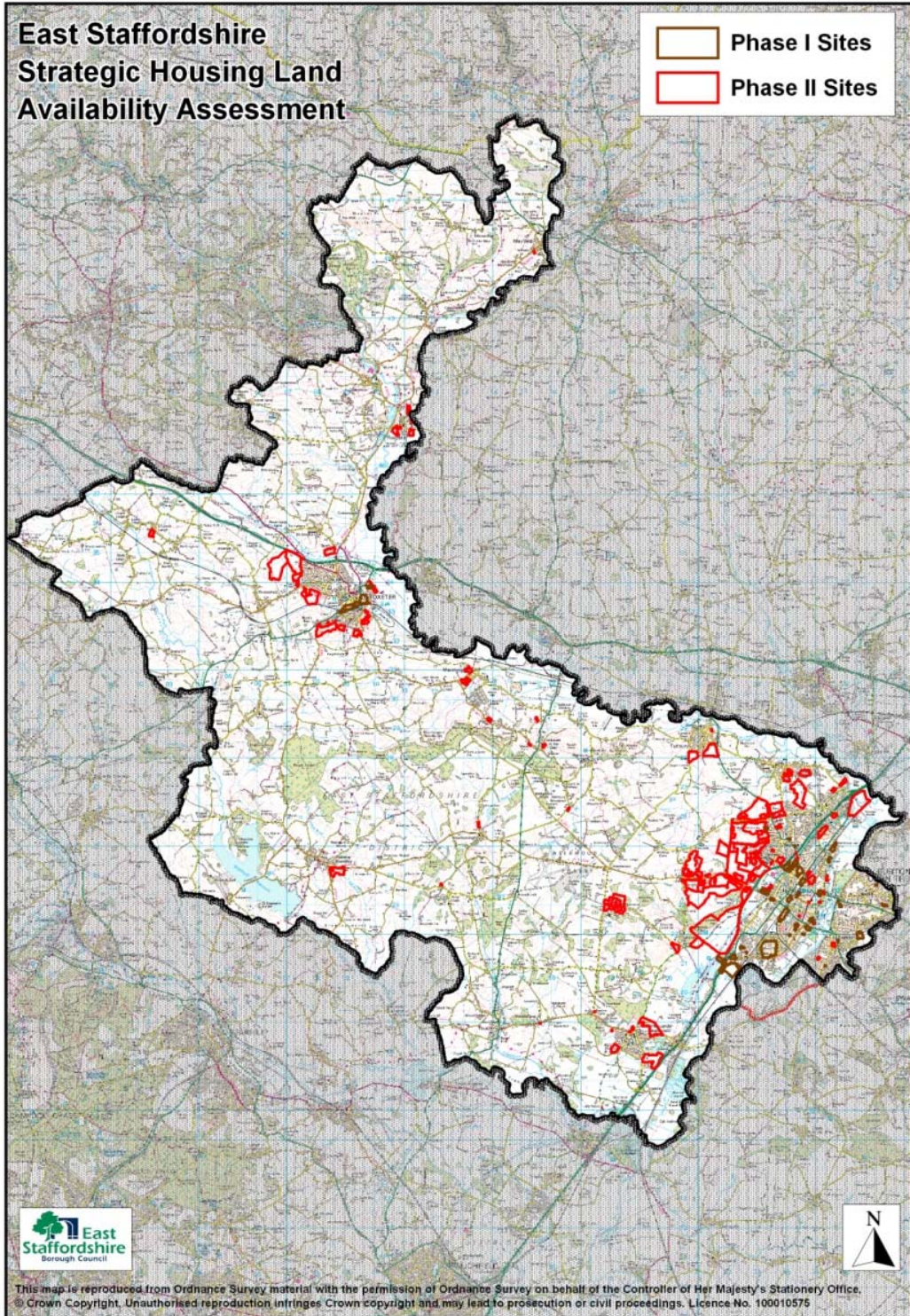
**Strategic Housing Land Availability Assessment
Site Proforma**

SITE CHARACTERISTICS							
Site Location:				Site Reference:			
Site Size:		Potential density/yield:		Greenfield/Brownfield		Urban/Rural	
Existing/ Previous Use							
Surrounding Land Use							
MAP AND PHOTOS							
SITE SUITABILITY							
Policy Restrictions							
		Tick:	Yes	No	Comment:		
Location of site:	In settlement						
	Edge of settlement						
	Outside of settlement						
Is the site within a conservation area and/ or contain a listed building?							
Is the site within or adjacent to an environmental protection area?							
Is the site within the National Forest?							
Would the redevelopment of the site for residential use be contrary to policies in the Development Plan?							
Physical Problems or Limitations							
Is the site at risk of flooding?							
Is there a possibility that the site could be contaminated?							
Can satisfactory access be achieved to the site?							
Are there any other physical problems or limitations on site? E.g. infrastructure, steep slopes, ground conditions, pylons							
Potential Impacts							
Would residential development have a significant detrimental impact on the character or quality of the area?							
Environmental Conditions							
Is the site affected by un-neighbourly uses which would affect prospective residents?							
Sustainability Criteria							
Is the site within 800m of:							
A frequent public transport mode (30							

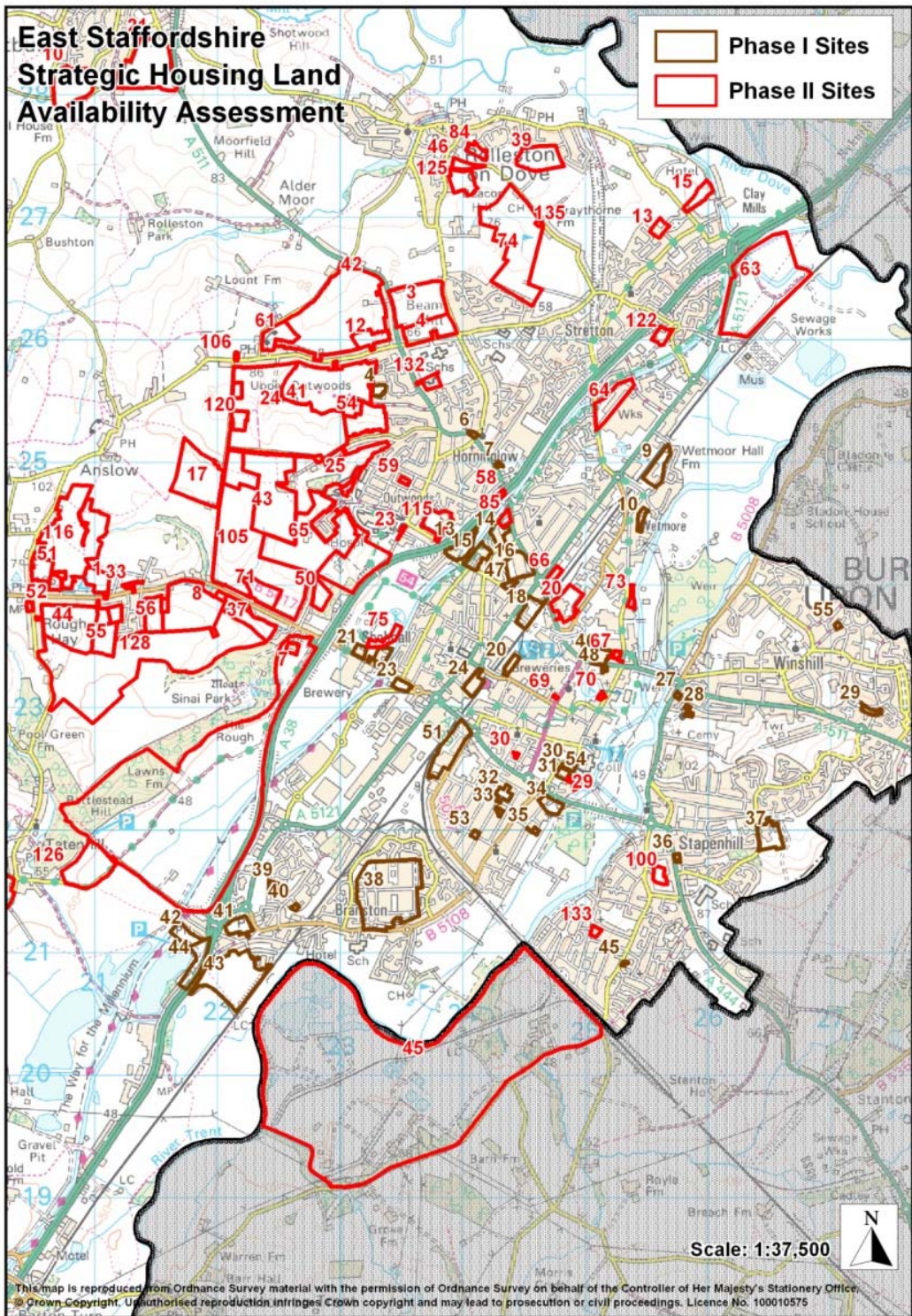
minutes)			
A supermarket or local shop?			
A Primary School?			
A Doctors Surgery?			
Recreational, leisure or sporting open space?			
Employment opportunities?			
SUITABILITY			
Could the site be considered suitable for development?	Yes/ No/ Maybe		Comment: (what type of scheme would be suitable, would it contribute to creating sustainable mixed communities?)
SITE AVAILABILITY			
	Tick:	Yes	No
Is the site subject to multiple or difficult land ownerships?			Comment:
Has the owner shown a willingness to sell or has intention been shown?			
Are any buildings currently occupied?			
If currently in use is there an intention to cease/relocate that use, and if so when?			
What is the planning status of the site?	Site is under construction		
	Has an outstanding planning permission for residential		
	Previous application for residential has been withdrawn or refused		
	No applications for residential development have been made on this site		
	Has planning permission for an alternative use		
Details of planning permission:	Application number		
	Area		
	Number of dwellings		
	Dwellings complete		
	Dwellings under construction		
	Dwellings remaining		
If there are constraints/ problems how and when can they be realistically overcome?			
AVAILABILITY			
Could the site be considered available for development?	Yes/ No/ Maybe		Comment:
SITE ACHIEVABILITY			
Is the site constrained by market factors?			

(economic viability of site, level of potential market demand, attractiveness of site)										
Is the site constrained by financial/ cost factors? (overcoming physical constraints, planning obligations, contamination)										
Is the site constrained by delivery factors? (such as phasing, build-out rates, size and capacity of developer)										
What type of residential scheme would be possible on site										
Is there an alternative to residential development?										
ACHIEVABILITY										
Could the site be considered achievable?	<table border="1"> <tr> <td>Yes/ No/ Maybe</td> <td></td> <td>Comment:</td> </tr> </table>	Yes/ No/ Maybe		Comment:						
Yes/ No/ Maybe		Comment:								
DELIVERABILITY/ DEVELOPABILITY CONCLUSION										
Is the site:	Suitable?		Deliverable? (Available now, suitable location now, delivered within 5 years?)		Developable? (Suitable location for development, reasonable prospect that it will be available, could be developed at a point in time)					
When will the site be delivered?	<table border="1"> <tr> <td>0 – 5 years</td> <td>6-10 years</td> <td>11-15 years</td> <td>Beyond 15 years</td> </tr> </table>	0 – 5 years	6-10 years	11-15 years	Beyond 15 years		Comments:			
0 – 5 years	6-10 years	11-15 years	Beyond 15 years							
How can constraints be overcome? (What actions are needed now? E.g. investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, amended planning policy)										
Further Comments										
Owner details										
Agent details										

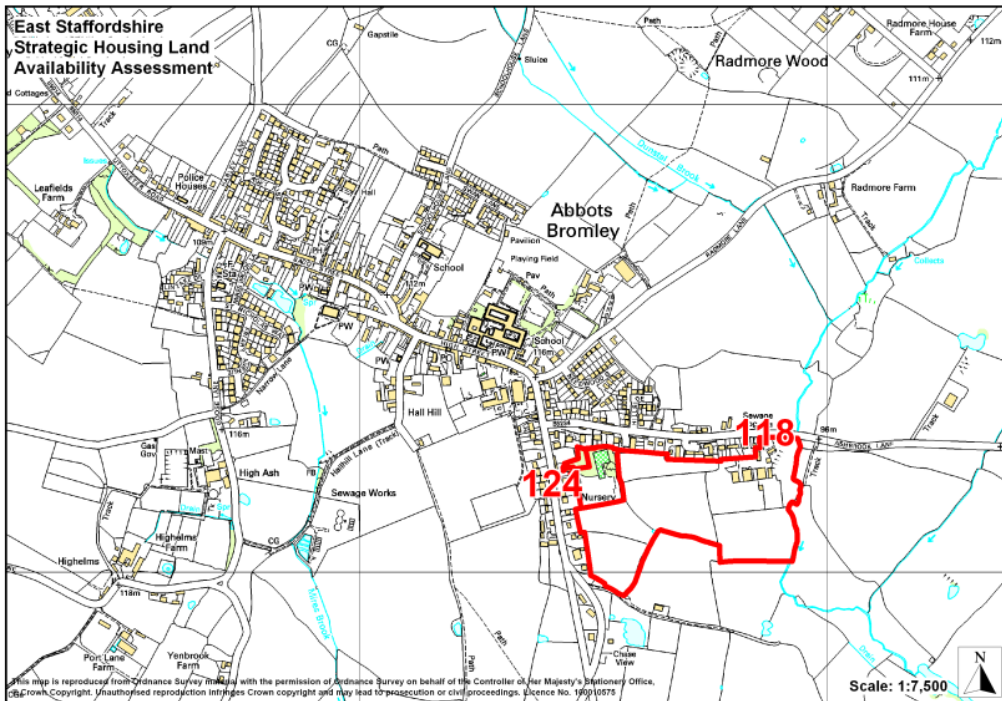
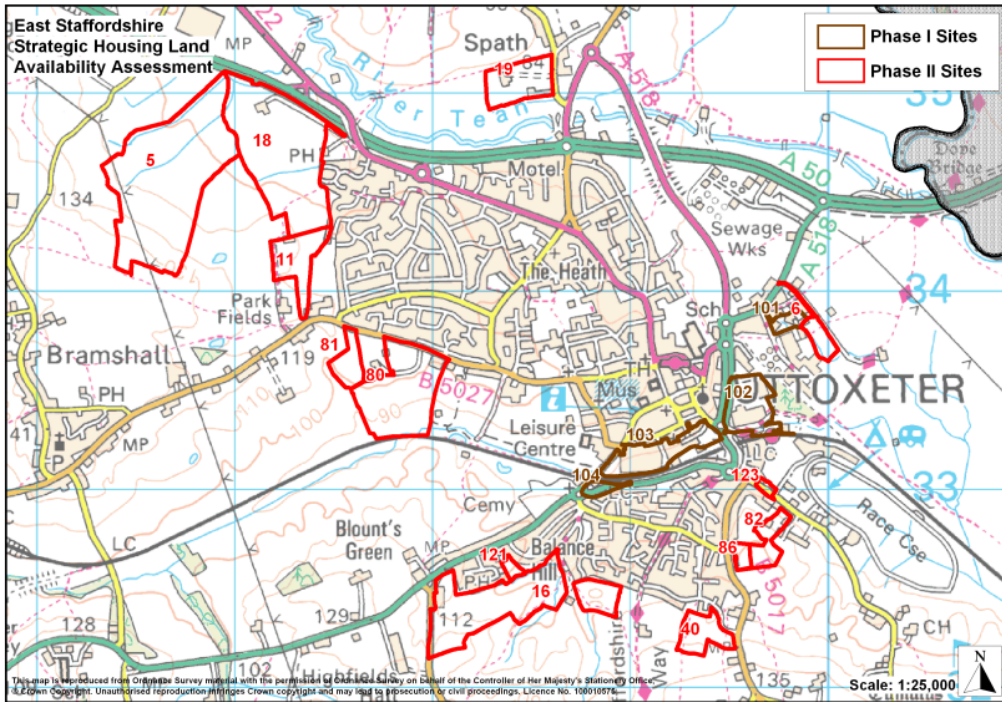
APPENDIX 3 - SHLAA SITE MAPS



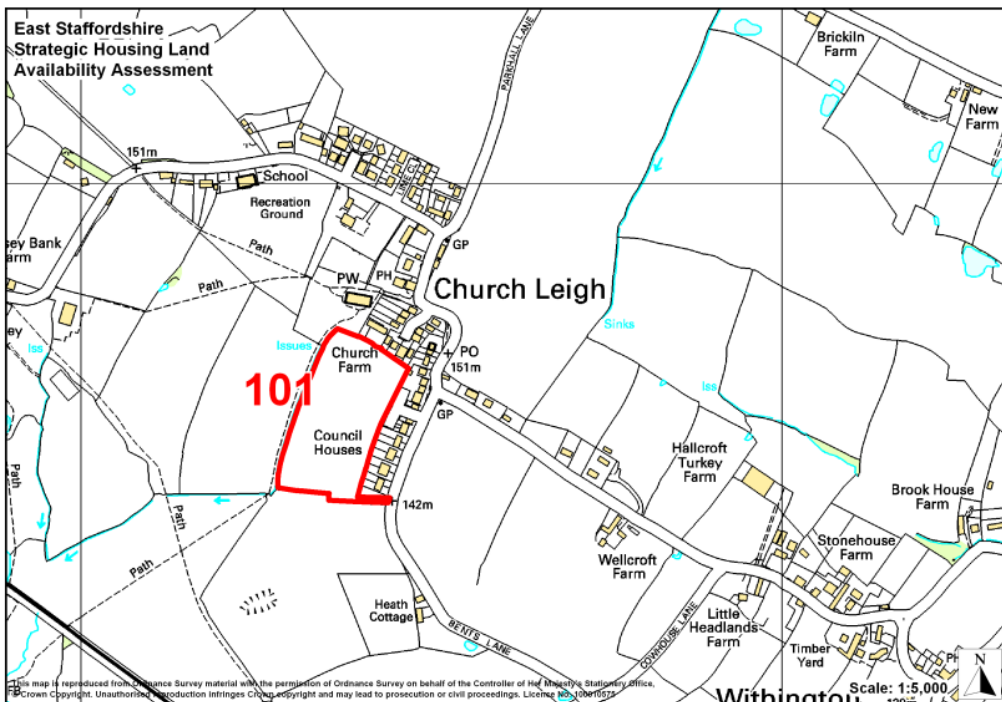
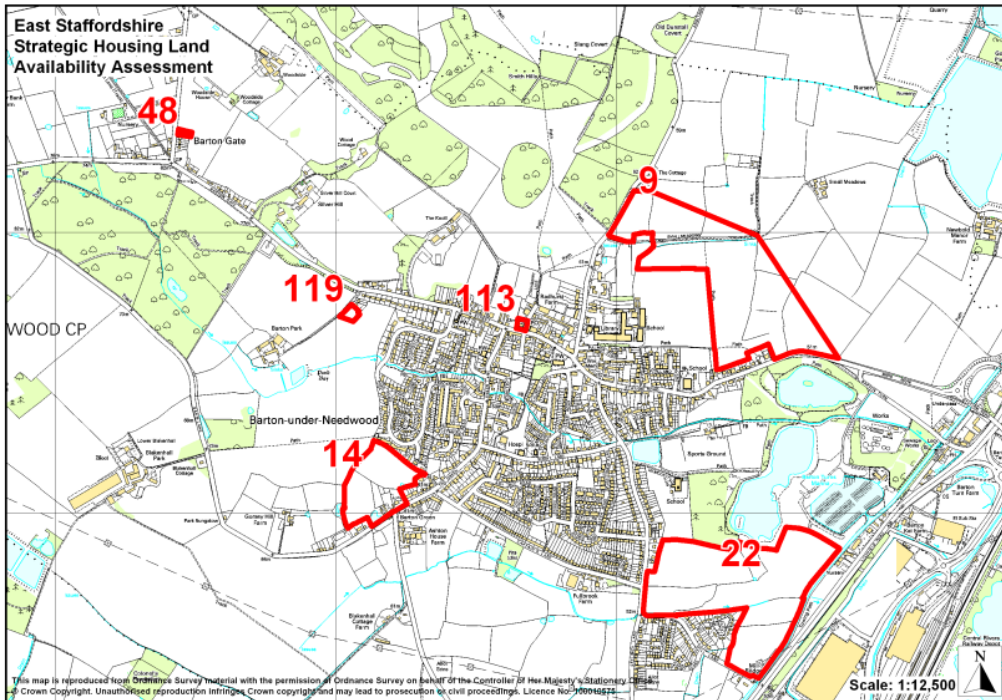
The sites shown on these maps have been submitted to the Council for its consideration. No decision has been taken to allocate any site at this stage



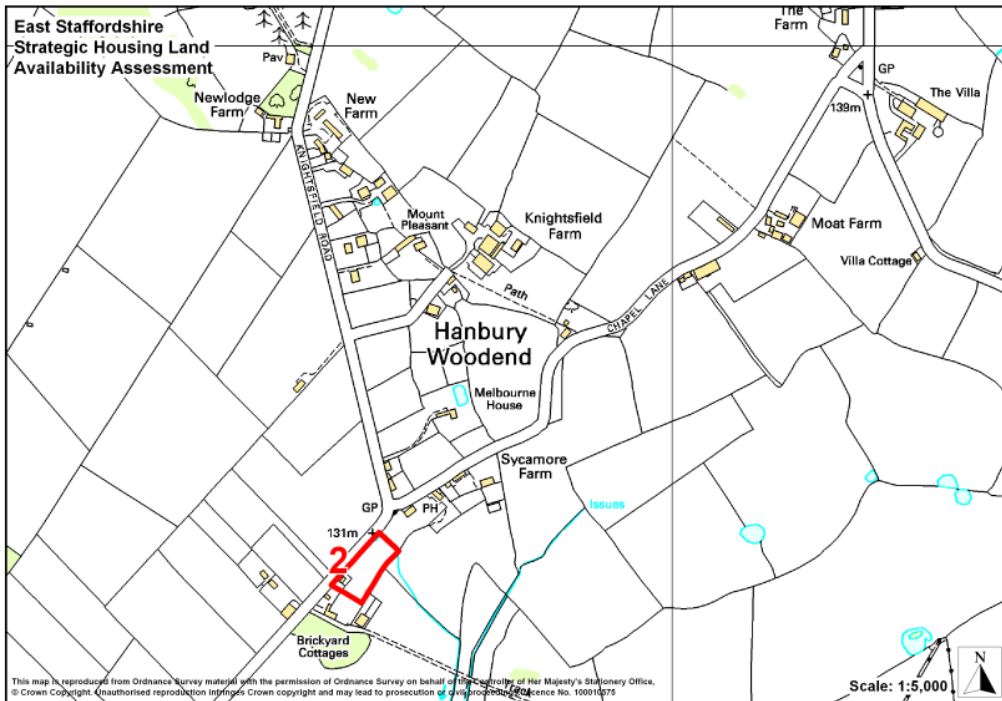
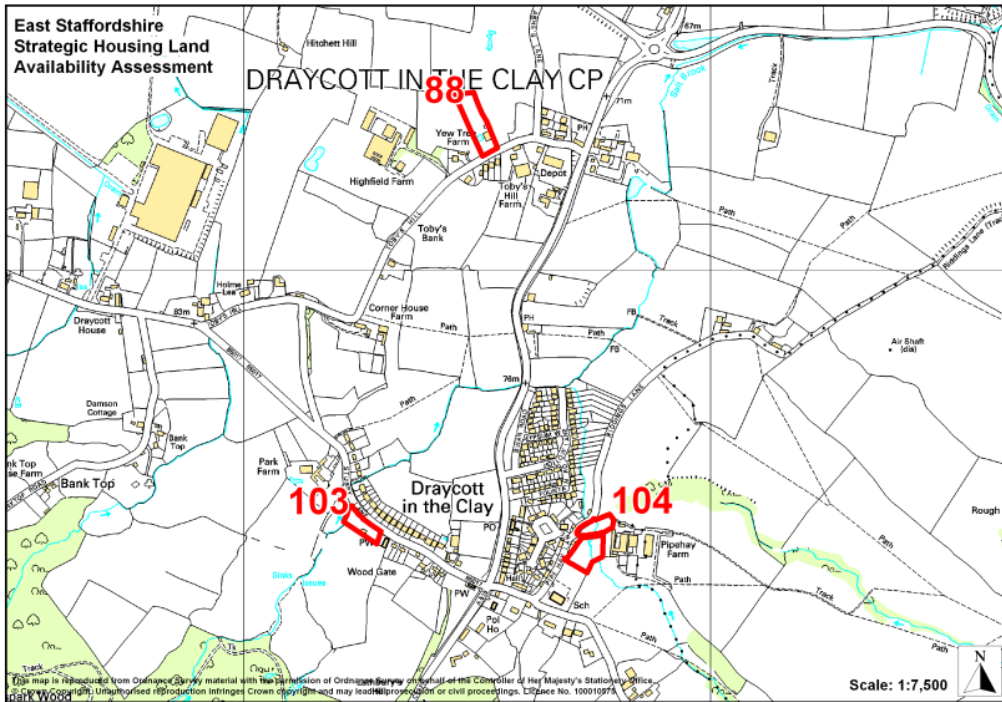
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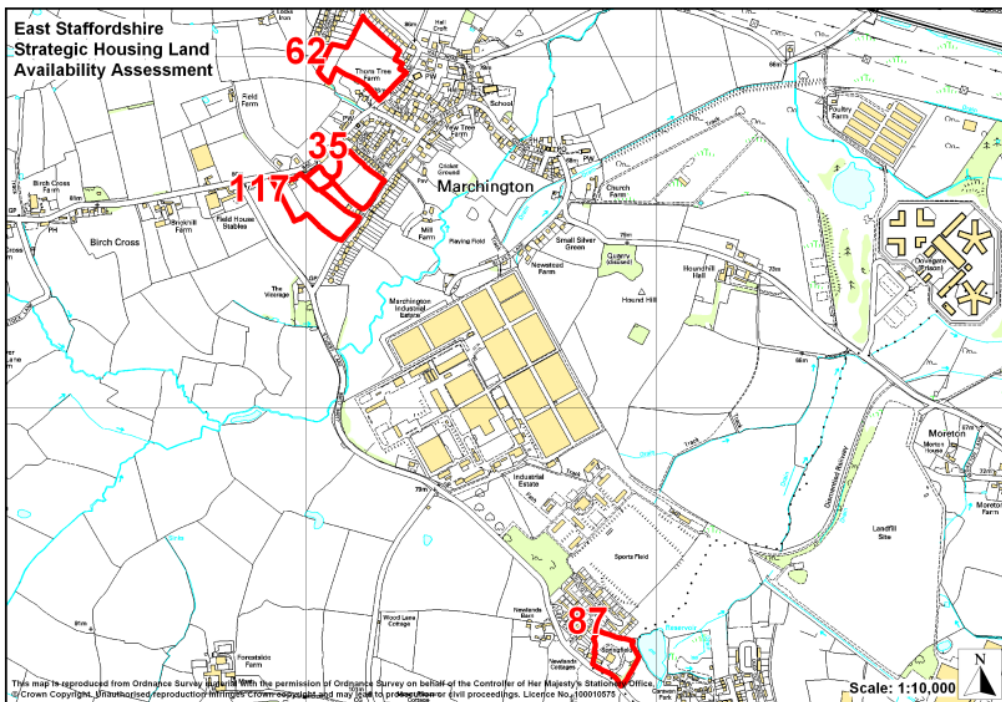
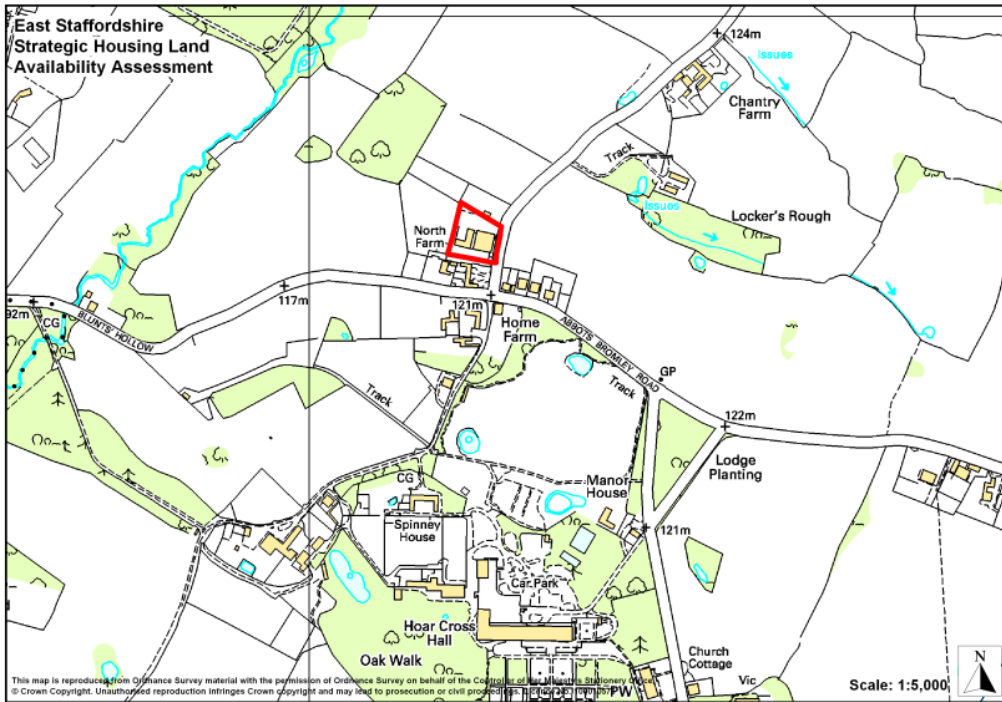
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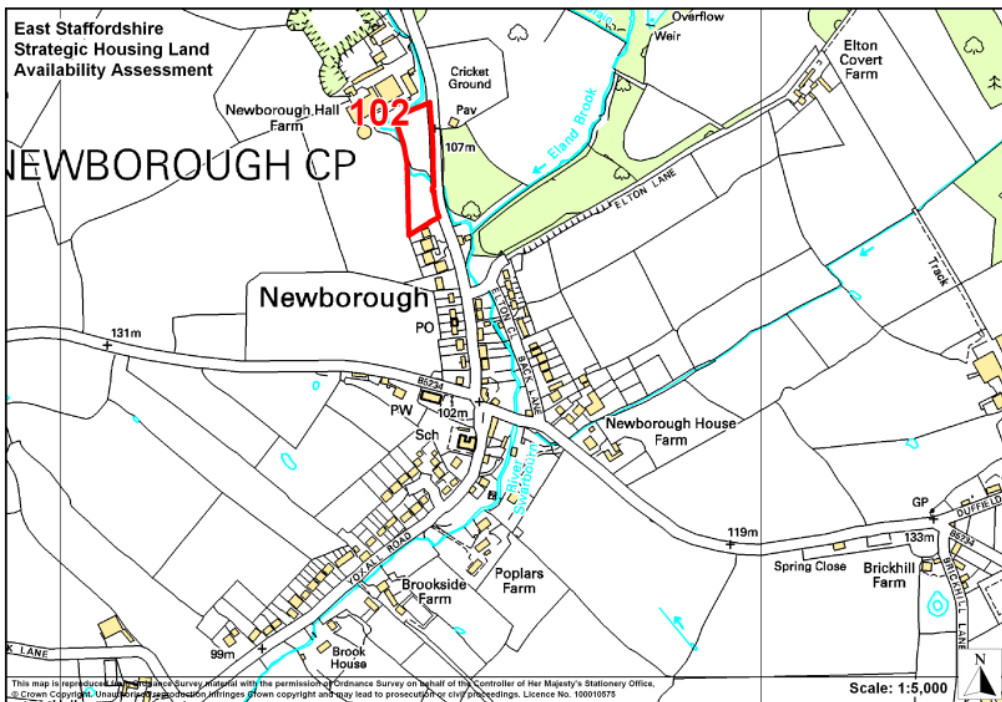
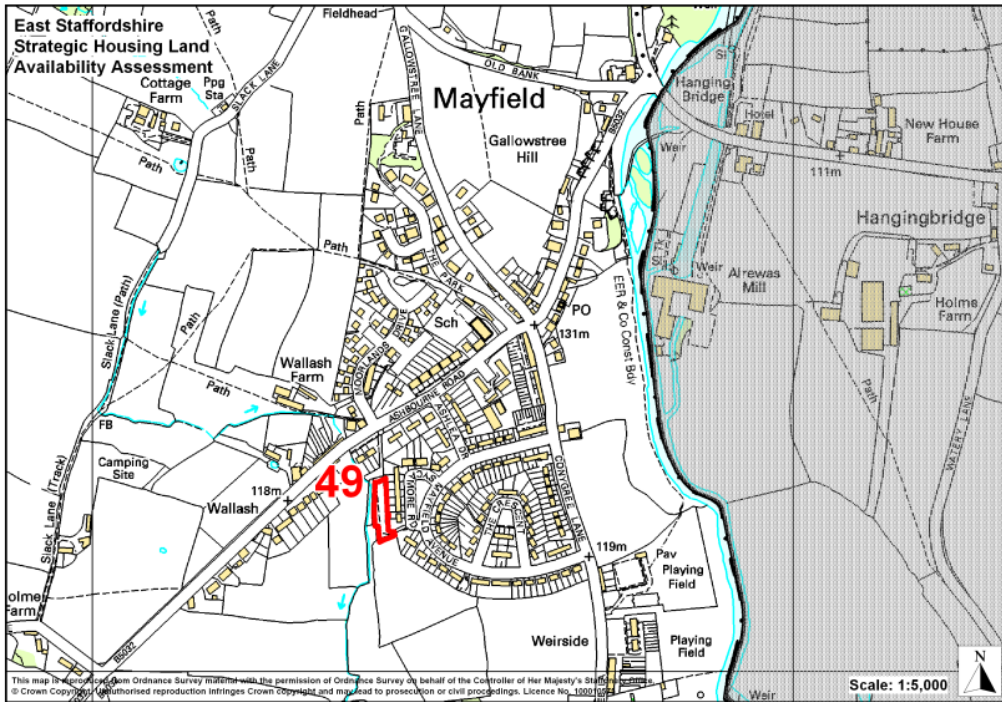
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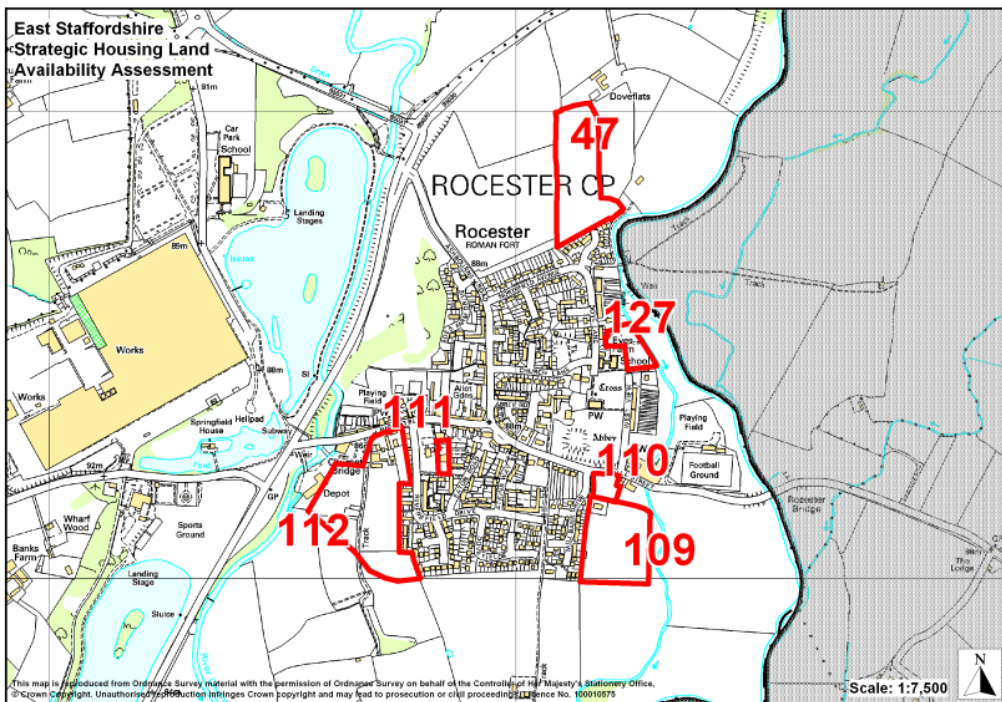
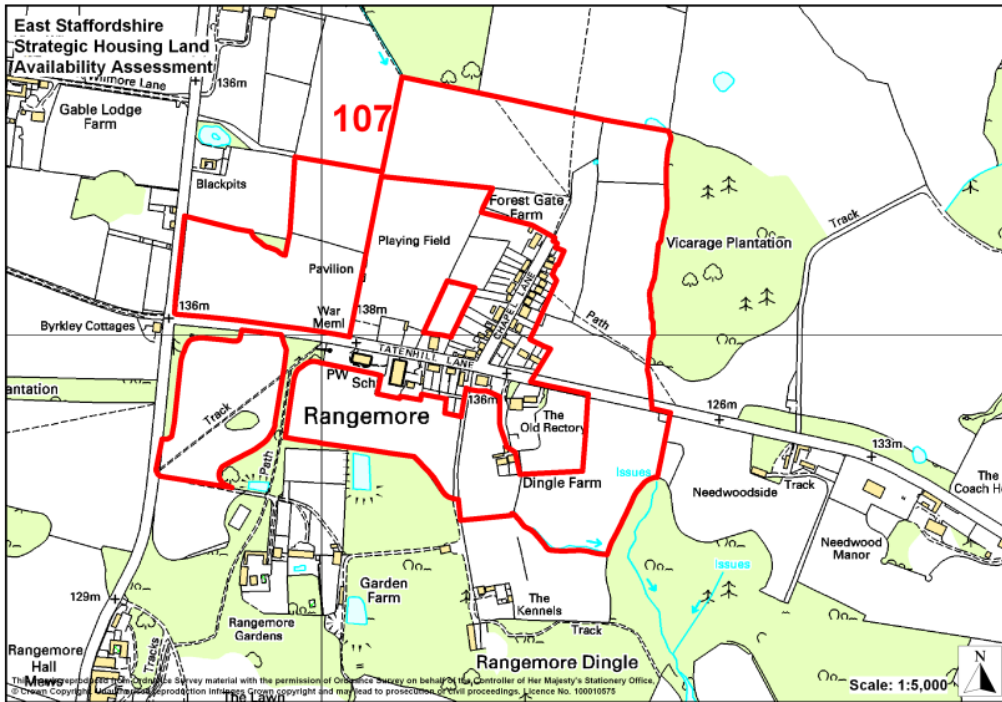
The sites shown on these maps have been submitted to the Council for its consideration. No decision has been taken to allocate any site at this stage.



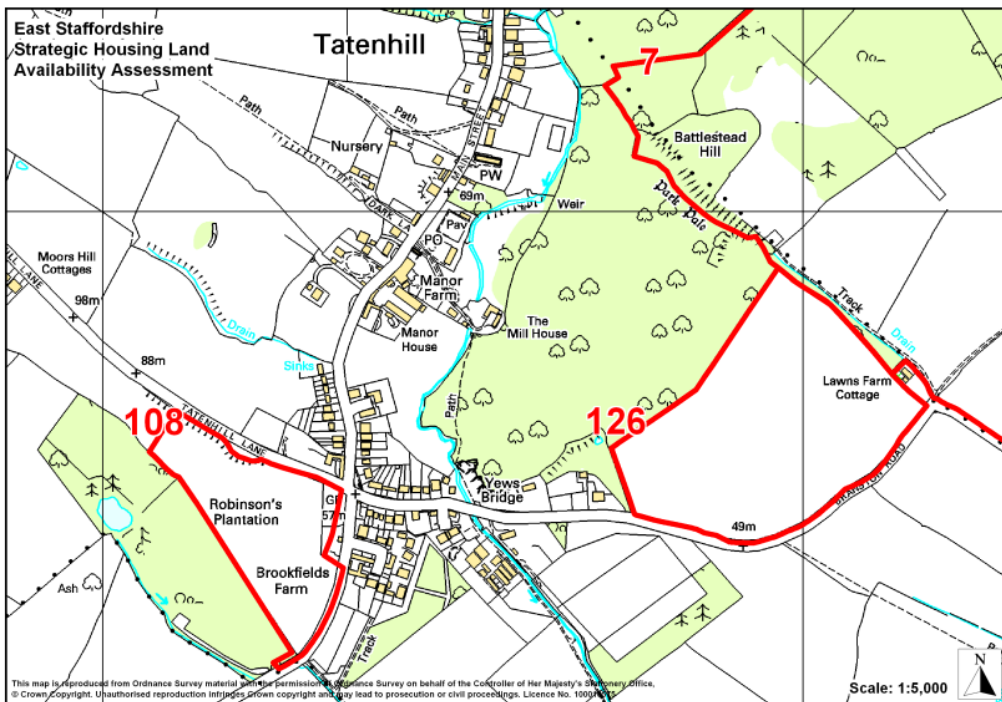
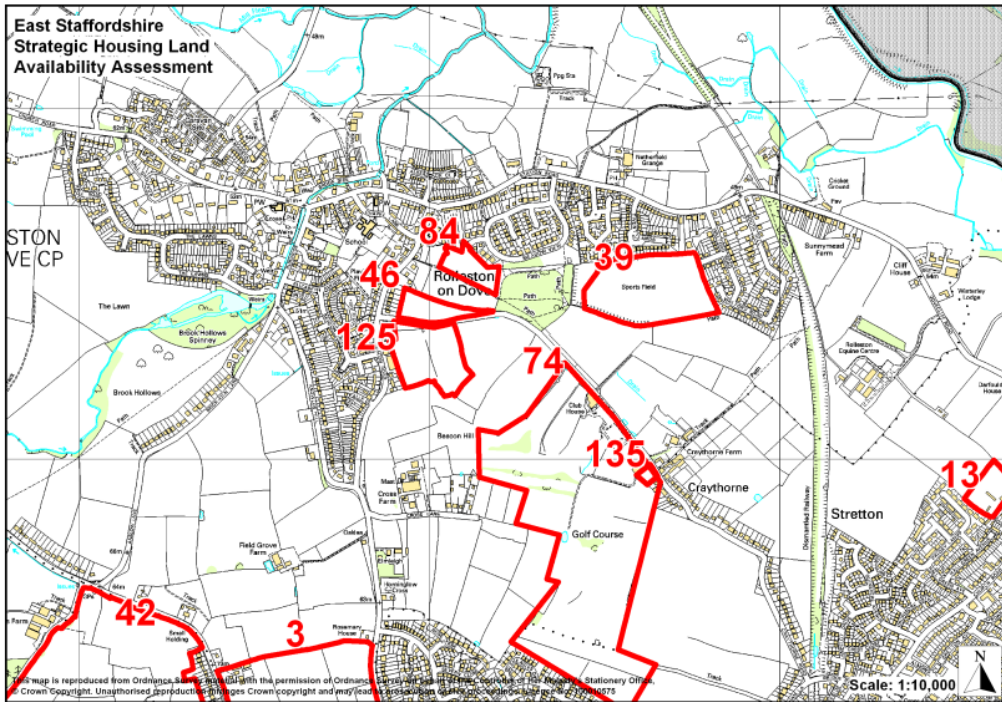
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APPENDIX 4 – CALL FOR SITES LETTER

Sandra Ford, Head of Regeneration Development and Regeneration Directorate

23 August 2007

Direct Line: (01283) 508622
Direct Fax: (01283) 508456
Reply to: Mr P Somerfield
Our Ref: LDF/HLAA2
(please quote this reference on all correspondence with us)

Dear Sir or Madam

Housing Land Availability Assessment

The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce a new style of development plan known as the Local Development Framework (LDF). This consists of a number of documents, which will be prepared at different times.

Planning Policy Statement 3: Housing (PPS3) was issued in November 2006. It sets out the requirement for local planning authorities to prepare Strategic Housing Land Availability Assessments. This will form part of the evidence base for the LDF.

In order to gather the information about the potential supply of housing in the Borough, the Borough Council has approached this in two stages:

- (1) An assessment of sites within the existing urban boundaries of Burton upon Trent and Uttoxeter

(This analysis has been prepared for the Council by consultants White Young Green.)

- (2) An assessment of potential sites across the Borough outside the existing boundaries of Burton upon Trent and Uttoxeter which could contribute to the future housing of the Borough.

(This work is being undertaken directly by the Borough Council)

In order to ensure this comprehensive coverage of the Borough, the Council would like to be made aware of any sites that you consider should be looked at as part of the assessment. I would be grateful if you could complete the enclosed form using a separate form for each site. Please note, for the purpose of this assessment lengthy and details supporting statements will not be required. However, a plan indicating the site proposed should be provided.

Whilst there will be further opportunity to put forward sites for development at other stages in the LDF process, it is important that the Council is made aware of all available sites at this early stage in order that they can be fully assessed.

This part of the evidence gathering will be added to the work by White Young Green together with other sources of potential supply. A key stage of the assessment will be to consider if the sites are genuinely available for development and are realistically developable in the short, medium and long term. In this the planning period for the Borough will extend up to 2026.

It is important however, that the sites should be (at the point of adoption of a Development Plan Document or Residential and Employment Policy and Allocations) considered deliverable. The study will also inform the Council's response to the review of the West Midlands Regional Spatial Strategy.

Please ensure that any form and comments are returned to the address below by Friday 14 September 2007.

If you require any further information regarding this assessment please contact James Norton on 01283 508618 or email james.norton@eaststaffsbc.gov.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P Somerfield', with a stylized flourish above the name.

Philip Somerfield
Planning Policy Manager
philip.somerfield@eaststaffsbc.gov.uk