



East Staffordshire Borough Council
Local Development Framework

Strategic Housing Land Availability
Assessment

May 2010

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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. 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

National planning policy, set out in Planning Policy Statement 3: Housing (PPS3), specifically requires Local Planning Authorities to identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

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 specific, deliverable sites for the first five years of a plan that are ready for development**, and to keep this topped up 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 topped up;
- 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.

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

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

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

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.

However, the SHLAA does, through a robust assessment process, provide an indication of potential future housing land that could 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.

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. Following the publication of the Panel Report in September 2009 this figure was increased to 13000. The region is now awaiting the publication of the proposed modifications of the Secretary of State to be published by GOWM in 2010.

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 (Phase 1) 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 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 however, the 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.

Further guidance was published by CLG in July 2007, which extended the scope of housing land availability studies to include consideration of all possible sites within the borough including both urban and rural, greenfield and brownfield, and to identify constraints to their development.

As a result of this, ESBC carried out further work on its SHLAA that included a wider range of sites. This work (Phase 2) followed the standard methodology as set out in the CLG guidance. The Draft SHLAA of the Phase 2 work was then published for consultation in April 2009.

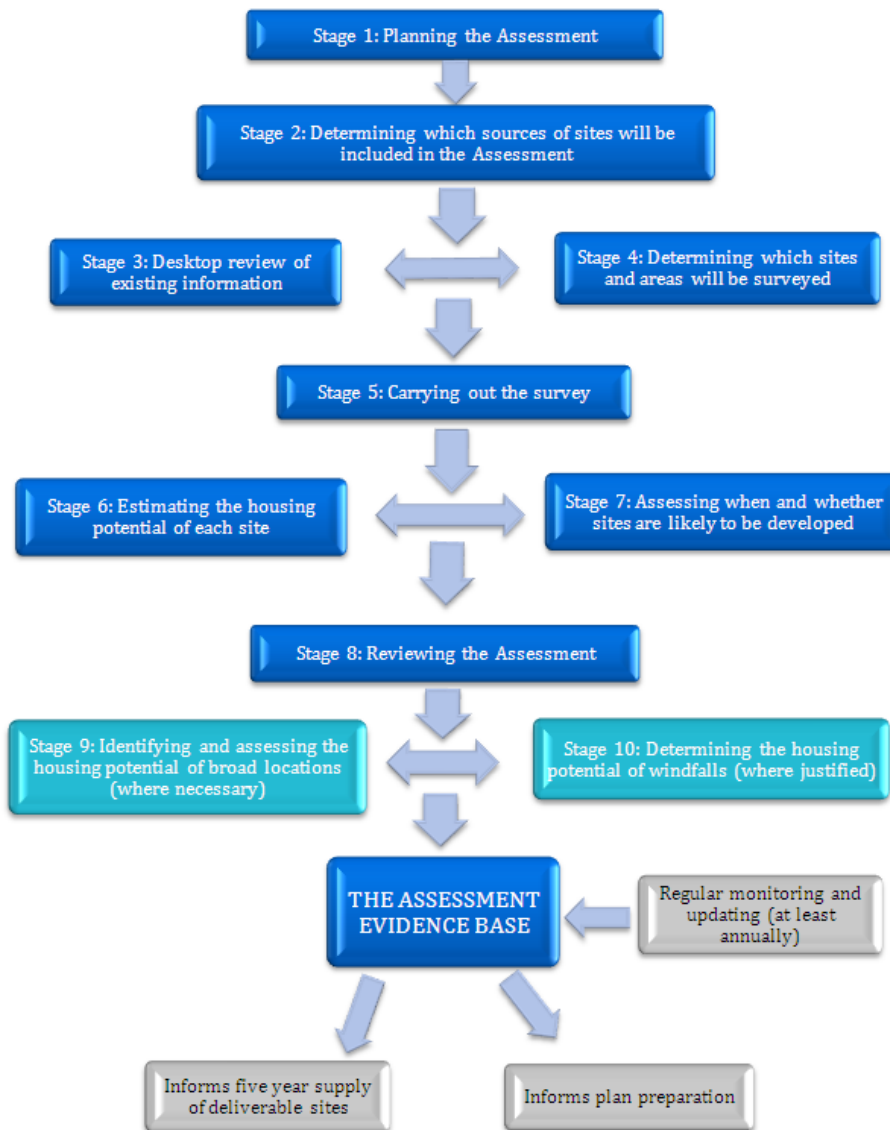
Following consultation on the Draft SHLAA, and analysis of the comments received, the Council considered that in order to ensure the document was a robust part of the Councils LDF evidence base, greater involvement of stakeholders was required, and further assessment about the deliverability of sites was also necessary as a result of changes to the economy. Having considered these issues, it was felt further work was necessary in a number of areas, and in line with the CLG guidance it was considered

that to look at the SHLAA process from the beginning was the most appropriate way forwards. The following sections provide details of the methodology used in producing the SHLAA.

The Government’s Practice Guidance sets out a standard methodology to follow in preparing a SHLAA. The use of this 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.

THE SHLAA PROCESS AND OUTPUTS



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 were 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.

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.

Having published the Draft SHLAA and revisited the work already carried out, it was considered the further involvement of stakeholders was key to the process, and as such a further stakeholder meeting was held in September 2009. At this meeting various stakeholders were given information about the SHLAA to date, and involvement was sought in decisions relating to various aspects of the SHLAA

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

² See Paragraph 30 PPS3.

- new free standing settlements

ESBC APPROACH

Sites in the Planning Process

In the initial Draft SHLAA Information relating to sites in the planning process was taken from the East Staffordshire Annual Monitoring Report 2007 – 2008, and included any unimplemented/ outstanding permissions for housing, and any permissions for housing that are under construction.

Having carried out further work following the Draft SHLAA it was considered that in order to more fully demonstrate a supply of specific sites, it would be prudent to include specific sites in the planning process within the SHLAA. In order to do this, a list of all planning applications submitted since 2004 which related to housing was obtained, and this used to provide additional sites. This list of sites was then cross referenced with the monitoring/completions data used within the AMR in order to sift out duplicates, completed or sites where work has started. East Staffordshire's Employment Land Review has recently been updated and published, and the decision to not include sites which are to be retained for employment use, was agreed with the SHLAA panel.

In addition to those sites submitted, and those specifically identified, the Council has also considered those sites which were proposed as part of the Local Plan Review

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.

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.

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 utilised in order to identify any potential housing sites. As well as the call for sites, the council used local knowledge of potentially available sites, along with the existing urban capacity study and the national land use database.

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.

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 the Phase 1 White Young Green report, a number of sites were excluded as stated above, the sites which were considered to be outside the remit of the report were then considered in the Phase 2 work. With the update following Phase 2 there were a large number of additional sites to consider, and as such it was agreed with the Stakeholder group that it was appropriate to restrict the study to sites with an area of over 0.33ha as this would equate to 10 units minimum.

In addition to this, the SHLAA panel also considered that although the scope of the SHLAA should not be narrowed down by existing policies, it was considered appropriate in this case to exclude a number of locations from the SHLAA. This decision was based around how best to determine what is a sustainable settlement as in PPS3, and in relation to stage 7a of the methodology. It was subsequently considered that East Staffordshire's Settlement Hierarchy should be used as a basis for excluding sites, and where sites fall outside locations not in the settlement hierarchy, they are regarded as rural locations, and are not sustainable settlements.

If it is found that there is insufficient housing land supply then further data sources will be considered, and the criteria which were used to exclude some sites will be revisited and the assumptions made revisited. It is also important to note that as this is an on-going process that will be reviewed annually, sites can be put forward at any time to the Council to be included in subsequent SHLAA's.

STAGE 5 – CARRYING OUT THE SURVEY

GUIDANCE

The Practice Guidance emphasises 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.

Following the publication of the Draft SHLAA and the addition of a number of extra sites, it was considered that in order to produce a more unified document, it was necessary to re-assess the Phase 1 sites. As the proforma used in the Phase 2 document included questions about issues which were not necessary to include when assessing sites, the Proforma was redesigned and simplified. The information from both Phase 1 and Phase 2 was then added onto this new proforma, which was then used as the basis for assessing all the additional sites submitted since the Draft was published, and for assessing the specific planning application sites. The information previously recorded on the original proforma has been retained.

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.

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 utilised 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 were then broadly 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.

However, as the housing market has experienced considerable change since work on the SHLAA was started, and as one of the main comments from the SHLAA panel was that the density assumptions previously used were unrealistic in terms of the viability of many developments. As such when reviewing the previous SHLAA work, it was considered that where specific density figures were provided by those submitting sites or where the panel had established the yield of a site these figures would be used, but in all other cases a density of 30dph would be applied to all sites.

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 to feed into the assessment of a site's deliverability and developability.

In addition to this, following the SHLAA stakeholder event in September 2009, two further SHLAA panel days were held which were used to discuss various sites and their deliverability and developability. The panel raised a number of issues which led to a set of assumptions being derived which were then used in assessing the additional sites.

In terms of assessing suitability, the Council followed those issues within the SHLAA guidance, and looked at the following;

- Policy Restrictions – including national designations such as Listed Buildings
- Physical problems of limitations – such as topography, access or contamination
- Potential impacts on the surrounding area – such as on landscape or conservation
- Environmental conditions – would the surrounding area have an adverse impact on residential development?
- Potential constraints – any other issues which would impact on residential use

In terms of availability, the council utilised the information provided by those submitting the site, for example whether the landowner was known, or whether there was an intention to sell or develop the site, and when this would be. Also the issue of ransom strips, leases and buildings on site was noted. In addition, having narrowed down the list of sites, all landowners or their agents of those sites included, were then contacted again to update the information they had previously submitted to ascertain whether sites could realistically come forwards.

In assessing achievability, this was guided mainly by the SHLAA panel, based on the three areas outlined in the SHLAA guidance, these were;

- Market Factors – whether it is considered residential use would be viable and whether there would be sufficient market for housing in a specific location
- Cost Factors – whether normal or abnormal costs would affect the development of the site, including S106 and affordable housing contributions or costs associated with ameliorating constraints.
- Delivery Factors – whether phasing is likely and what the build out rate of the site is likely to be, would there be more than one developer?

When carrying out the assessment of sites within section 7, a proforma was used to record information about sites, this proforma was also the basis for recording information on site. The information recorded on the proforma has enabled judgements to be made about the suitability, achievability and availability, and subsequently the deliverability and developability of each site.

Site Address		
Site Reference	Site (No)	Yield
Map/Pictures		
<p>Are there any national policy restrictions?</p> <p>eg national designation, conservation area, listed building, environmental protection</p> <p>Are there any physical problems on site which would affect residential development?</p> <p>eg topography, contamination, pollution, wires, infrastructure, noise</p> <p>Would residential development have an impact on the surround?</p> <p>eg on neighbouring sites, landscape, character, conservation area?</p> <p>What is the environment like around the site?</p> <p>eg would the surrounding area have a detrimental impact on a residential environment</p> <p>Constraints - are there any issues... what would prevent residential use?</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>Would development be viable? Would units sell? Is there sufficient market in this location, when proposed?</p> <p>Cost factors</p> <p>Would there be any costs such as affordable housing, S106 or other financial costs which would affect viability?</p> <p>Delivery factors</p> <p>Is delivery on site needed? Should the site be phased? What would the build out rate be?</p> <p>Is the landowner of the site known?</p> <p>Are there any existing issues/ownership issues/multiple landowners?</p> <p>Is there intention to develop or sell the site?</p> <p>When? 0-5 years 6-10 years 11-15 years 15+ years</p> <p>Are there any planning applications relating to residential use on site?</p> <p>What for?</p> <p>What is the current use of the site/ are there any existing buildings?</p> <p>What was the previous use of the site?</p> <p>What uses surround the site, what is the character of the area?</p>		
Summary		
Deliverable?		Developable?
Suitable	Available	Achievable
Can constraints be overcome? In what timeframe?		
What is the recommended mix of unit type/tenure?		
When is the site likely to be developed?		
0-5 years	6-10 years	11-15 years 15+ years
What will the build rate be?		
Building local planning policy		

The proforma as above is included within Appendix E. Section 1 includes basic details about each site, for reference purposes. Section 2 summarises the results from the sections on page two, and is intended as a reference guide, rather than to provide detailed information about the site. On page 2 of the form, the first section discusses the suitability of site, as detailed in stage 7a of the SHLAA guidance and methodology above. The second section on page 2 regards achievability, as in stage 7c of the guidance and methodology above. The final section on page 2 informs the availability of the site as in stage 7b of the guidance and methodology above. The information recorded on page two enabled a judgement to be made about the suitability,

achievability and availability of a site and to inform the assessment of deliverability and developability, to be recorded in section 2 of the form

The notes within the proforma were based on information obtained as part of the desk top study (from the Councils own data sources), from site visits, information from the SHLAA panel and from information provided by those submitting sites.

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.

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.

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.

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.

SHLAA RESULTS

As stated in the Methodology above, the Core Outputs of the SHLAA are to produce the following :

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
- 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
- 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)
- Constraints on the delivery of identified sites
- Recommendations on how these constraints could be overcome and when

The results section of this document therefore includes the following in order to meet the above core outputs;

Appendix A includes the SHLAA table, this identifies each site to be included within the SHLAA, and provides the following information;

1. SHLAA reference number and the site address, the reference number corresponds with the SHLAA map included within this document.
2. The size of the site, and its potential yield.
3. Information about whether a site is regarded as suitable, available and achievable, and whether it is deliverable or developable.
4. Information about any constraints and whether they would have an impact on residential development, and if so, how and when they could be overcome.
5. A detailed housing trajectory – when each site is expected to come forwards and what the delivery from a site would be per annum

Appendix B includes a further table of those sites which have been submitted or identified and are no longer included within the SHLAA for various reasons. The background information for each of these sites has been retained, and these sites will be reviewed as the SHLAA is updated.

Appendix C includes the map of all sites (including their reference numbers)

In addition to this map, Appendix D includes a map of the housing trajectory and shows each site and when it could be developed based on the information in Appendix A and the trajectory on page 22.

Appendix E then includes the proformas of each of the included SHLAA sites, to provide the background information to the table in Appendix A.

In arriving at these results, a number of assumptions were used, which had been derived following discussions with the SHLAA panel, these included the following points

The first issue was that of the current market and that at the present time, brownfield sites were not considered to be viable. This was mentioned primarily in relation to a number of sites within Burton on Trent which currently are occupied by existing uses (mainly employment). As residential land values were felt to be below that of other uses, it would not be realistic in the short term at least to expect businesses to relocate or to sell sites to be used for residential development, as their existing value would be greater. As such in many cases (unless information had been provided to the contrary) a large number of brownfield sites were not able to be included within the first 10 years of the SHLAA housing trajectory, as these sites were not expected to come forward in the short term.

In terms of assessing deliverability and developability, assumptions were made relating to the timeframe within which a site could be considered available for development.

Sites were considered to be deliverable, and capable of being included in the first 5 years land supply when up to date information had been submitted by an agent or landowner to state that development could take place within this period.

All landowners / agents were contacted in February 2010 to ensure that the SHLAA included the most up to date information available. Sites within the first ten years of the SHLAA were only included when it had been explicitly stated by landowners or agents that this was when they could be developed. However where information had been submitted by landowners, the question was asked if they had taken any steps towards submitting a planning application or contacting an agent/developer, when this was not the case it did not seem realistic to include these sites within the first five years.

Also when a site was the subject of a recent planning permission, these sites were also regarded as being capable of being delivered within the first five years

Where landowner information was available, but no response was obtained, or when it was not possible to contact the owner/agent, these sites were automatically placed in the 11-15 years section, as it did not seem robust to include sites when information was out of date.

If no landowner information had been provided or was not available, these sites were considered not currently developable, and placed in the 16 years and beyond category.

In relation to yield on site, following discussion with the SHLAA panel, yield was agreed as being 30dph, again unless information was provided to the contrary, as due to the current market, much higher yields would be unrealistic as these would in many cases necessitate the building of apartments which are simply not viable at the present time. As such this standard figure was used for the majority of sites

In addition to considering reasons for making assessments about each sites, it was also important to consider reasons for excluding sites from the SHLAA, The reasons for removing sites were also based on the assumptions agreed with the SHLAA panel at the meetings held in Autumn 2009. These were as follows;

Yield below threshold – It was considered appropriate to restrict SHLAA sites to those sites with a yield of above 10 units of a site area of approx 0.33ha (As this would lead to a yield of 10 at 30dph). This was to ensure the project would be more manageable, having identified approximately 1900 sites prior to using these criteria.

Built – As the SHLAA has incorporated sites from specific planning applications, and having identified sites from its monitoring data, it was not certain in many cases whether work had started on site or whether sites were complete. Upon visiting sites and based on officer knowledge in many cases sites were found to have been built, and as such excluded. Although the guidance does state that the SHLAA can include sites which are under construction, it was not considered feasible at this stage to include sites once work had been started on them, as records are not always available regarding the number of units completed on a site at any one time.

Location unsuitable –These sites have been excluded as they are not related to settlements within the settlement hierarchy, and are in open countryside of a considerable distance from a settlement.

Duplicate site – A number of sites were identified (mainly through the search of planning applications) or submitted by more than one person that were duplicates with other sites. Where there is a considerable difference in the size or site boundary, both sites will have been retained (and the yield figures adjusted to take account of this). Although when boundaries were largely the same, one of the sites will have been removed from the SHLAA, with information retained to ensure the most accurate information about delivery could be utilised.

Site to be retained for employment use – The council has recently published an update of its Employment Land Review, and as such considers that this document has sufficient weight to enable sites which have been identified for retention as an employment use to be excluded from the SHLAA or where part of a site falls within this, it has been recorded as a constraint and the yield adjusted accordingly.

Site unsuitable - physical problems would prevent development – These sites were mainly excluded following discussion and agreement with the SHLAA panel. Based in many cases on viability information, a number of sites were discounted for example where topographic al constraints, flooding, noise or other environmental conditions would require significant investment to remedy and the site would be unsuitable.

Having determined which sites should be included within the SHLAA, and assessed those within the SHLAA based upon the assumptions listed above, the following results were obtained.

RESULTS

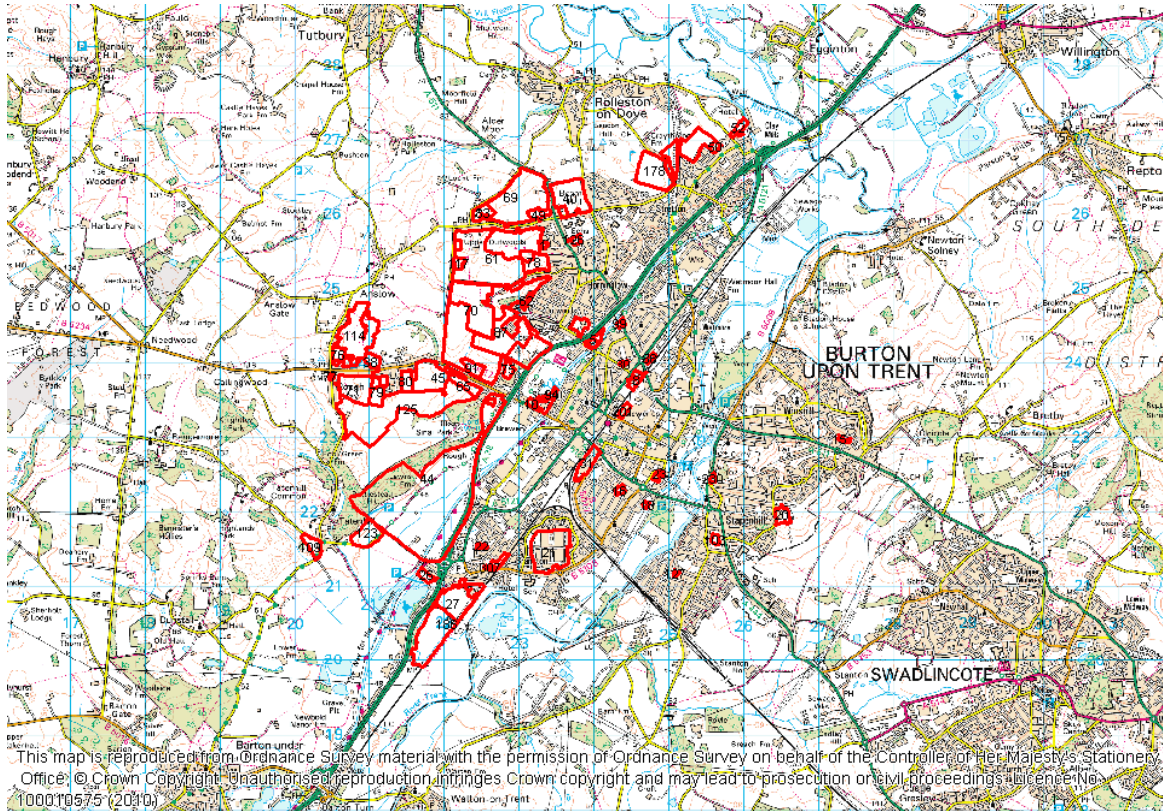
- In relation to the actual results within the SHLAA, as the table overleaf shows, the SHLAA has identified a total of 122 sites.
- These sites, have a total yield of 17449 units
- East Staffordshire’s housing requirement from the RSS Inspectors Report is 13000 units from 2006 – 2026, therefore in order to demonstrate a 5 year land supply, this would require the council identifying 650 units per annum or 3250 over 5 years
- Of the total yield identified within the SHLAA, approximately 14 sites units have not been considered developable at the current time, of these sites, the yield attributable to them is 1962 units.
- The SHLAA has identified 67 sites which are considered deliverable within the first 5 years of the plan. The yield within this first five years is 7945.
- In terms of developable sites between years 6-15, there are an additional 25 sites.
- The total yield of deliverable and developable sites between years 1-15 is 15487.
- The council has not considered it necessary to identify either broad locations or windfalls for inclusion within the SHLAA at this stage
- In relation to the Councils adjusted RSS requirement, the following table simplifies the results and demonstrates the yield per annum. Over the SHLAA period.

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	15 +
1576	1252	1969	1689	1459	1125	841	836	710	550	994	709	832	563	382	1949

The following section splits the results from each site into the various settlements within East Staffs. Namely Burton on Trent and Uttoxeter, followed by the villages within the borough, these will be split into category 1-3 villages as identified within the Settlement Hierarchy.

BURTON ON TRENT

Approximately 63 sites have been identified in and around Burton, these are shown on the map below.



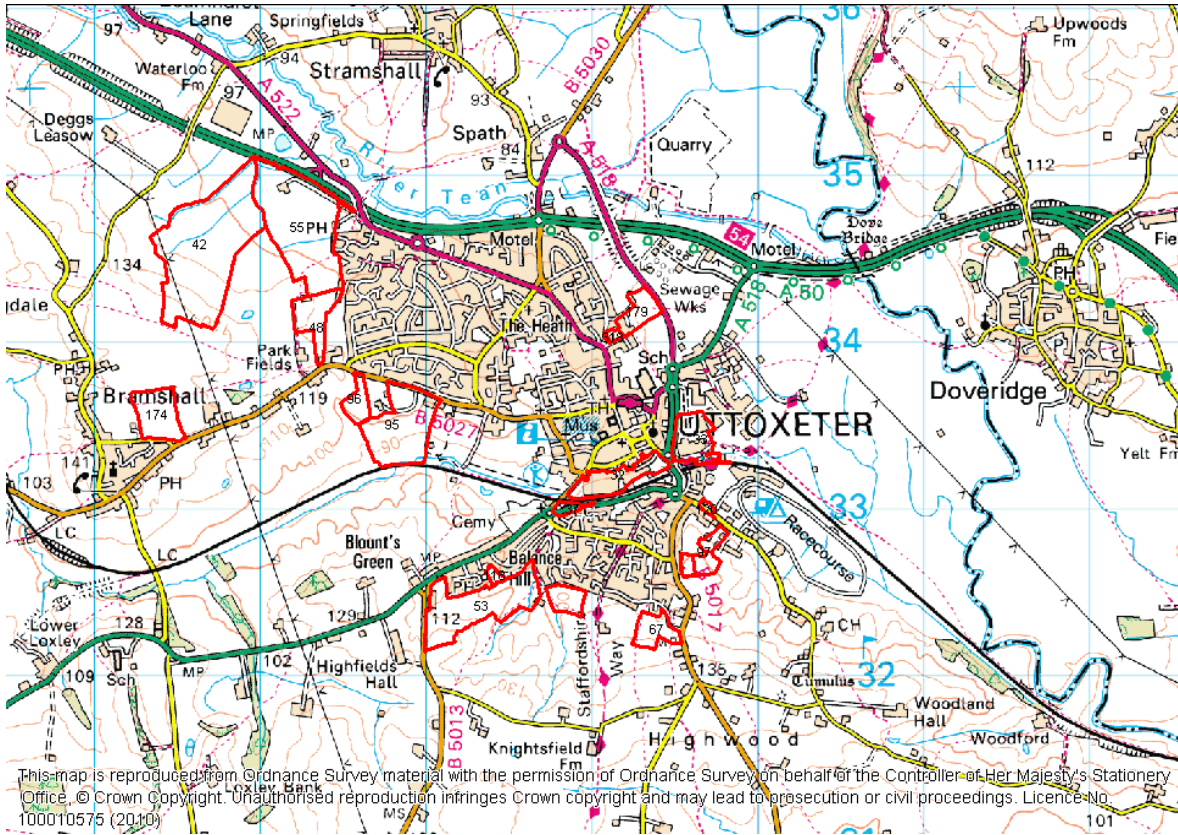
The following table identifies the sites within Burton

Site Ref	Address	Area	Yield
1	Forest Edge Way	0.82	24
5	Dallow Street	2.6	60
8	Derby Street	2.86	37
10	Shobnall Rd	1.02	30
15	Vancouver Drive	0.65	19
16	Queen Street	1.2	59
18	Watson Street	1.78	53
20	Model Dairy Farm	3.78	106
21	Branston Depot	25.14	800
22	Lynwood Rd	0.72	28
23	Fleet Street	0.51	15

24	Bond Street	0.73	21
26	Tatenhill Lane	2.43	50
27	Hollyhock Lane	43.39	0
30	Dallow St/Victoria Rd	0.46	13
31	Crown Industrial Estate	6.32	189
38	Land Rear of the Homestead, Henhurst Hill, Burton upon Trent	3.16	40
40	Land Nth of Harehedge Lane, Burton	19.01	386
41	Land Nth of Harehedge Lane, Burton	1.37	0
44	Land West of the A38 (Lawns Farm)	164.8	2,500
45	Land South of Henhurst Hill/Forest Rd	17.19	0
49	Land North of Beamhill Road, Burton	3.03	90
50	Land at St Mary's Lane, Stretton	1.28	38
52	Land North of Beamhill Road, Burton	2.28	68
61	Upper Outwoods Farm, Beamhill Rd, Anslow	52.06	0
62	Outwoods Hospital Site (Part 2), Burton	1.11	33
65	Land Rear of Forest Road (North) Burton	4.75	0
68	Land South of Beamhill Road, Burton	81.07	850
69	Land North of Beamhill Road, West of Tutbury Road, Burton	45.35	0
70	Land South of Field Lane	27.89	0
71	Land south of Henhurst Hill/Postern Rd	14.25	0
75	Reservoir Road, Burton upon Trent	2.37	0
76	Hopley Road, Burton upon Trent	2.84	0
77	Postern Road, Burton upon Trent	0.36	0
78	Kitling Greaves Lane, Burton upon Trent	8.44	0
79	Henhurst Ridge, Burton upon Trent	5.72	0
80	Aviation Lane, Burton upon Trent	3.94	0
83	Land North of Beamhill Road, East of Longhedge Lane, Burton	3.81	0
87	Redhouse Farm, Burton upon Trent	23.3	0
88	Little Burton East, Derby Road, Burton upon Trent	0.89	26
91	Land North of Forest Road, Burton upon Trent	4.11	0
94	Shobnall Sports and Social Club, Burton upon Trent	1.67	50
99	Old Citroen Garage, Horninglow Road, Burton on Trent	0.81	32
103	Five Lands Allotments, Stapenhill	1.24	37
107	Land North of Forest Road, South of Field Land	127.5	1912

	and East of Outwoods Lane		
113	Belvedere Social Club, Burton on Trent	3.6	108
114	Land east of Hopley Road between Henhurst Hill and Anslow	31.02	465
117	Land at Outwoods Lane, Burton upon Trent	2.7	0
125	Land at Henhurst Hill, Burton upon Trent	107.6	1614
126	Castle Park Infants School, Tutbury Road, Burton upon Trent	1.35	40
127	Short Street Community Infants School, Stapenhill, Burton upon Trent	0.5	15
150	Leyfields Farm, Henhurst Hill, Burton upon Trent	0.45	0
178	Land North of Stretton, Burton upon Trent	33.53	336
180	Howard Transport, Clays Lane, Branston, Burton upon Trent	2.57	77
186	Land South of Main Street Branston	43.39	450
201	107 Station Street, Burton Upon Trent, Staffordshire. DE14 1BX.	1.55	46
230	Rider House Stapenhill Road Burton upon Trent Staffordshire DE15 7AE	0.67	20
231	Land off Horninglow Road Burton upon Trent Staffordshire	0.39	11
278	20-24 Dovecliff Road Stretton Burton upon Trent Staffordshire DE13 0DJ	0.35	10
280	Belvedere Road Burton upon Trent Staffordshire	1.42	18
285	Land at Derby Street Burton upon Trent Staffordshire	1.6	48
298	Land off Shobnall Road Burton upon Trent Staffordshire DE14 2BB	2.84	85
307	W J Howard Transport Ltd Clays Lane Branston Burton upon Trent Staffordshire DE14 3HS	0.68	20

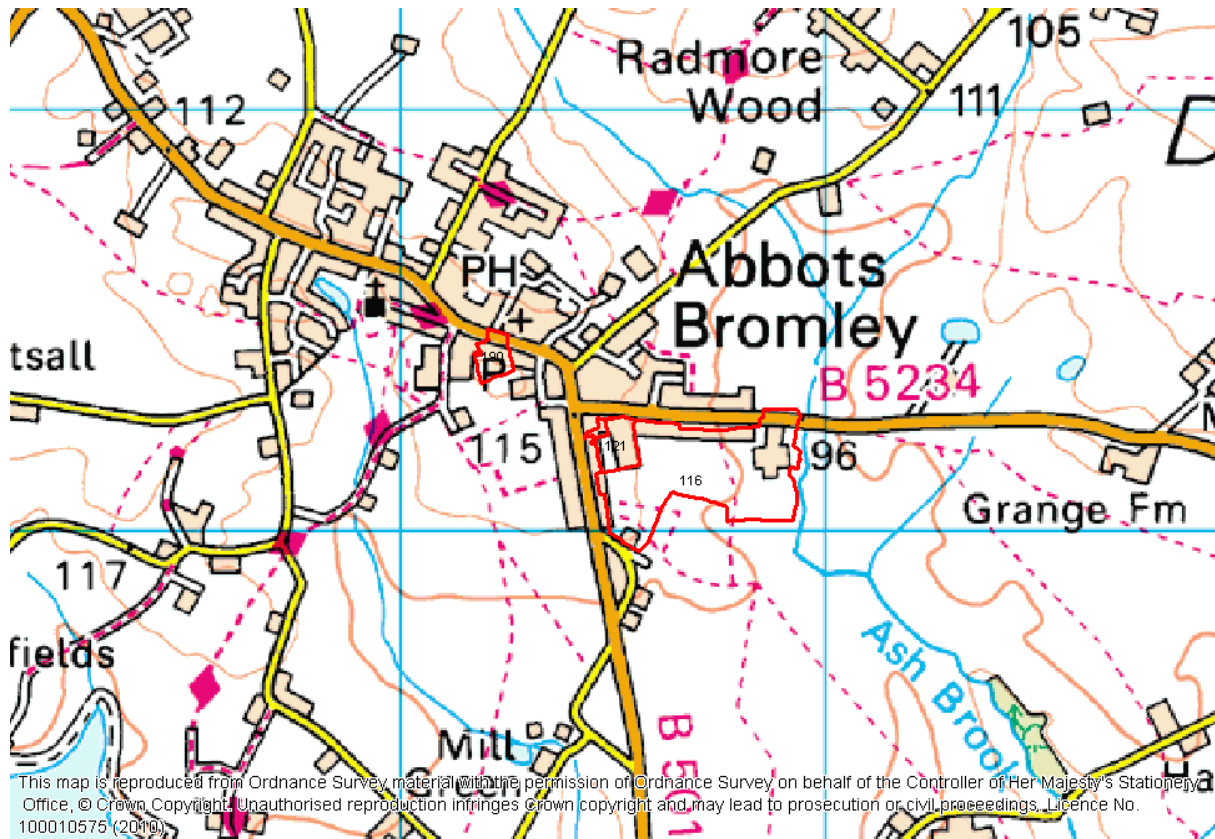
UTTOXETER



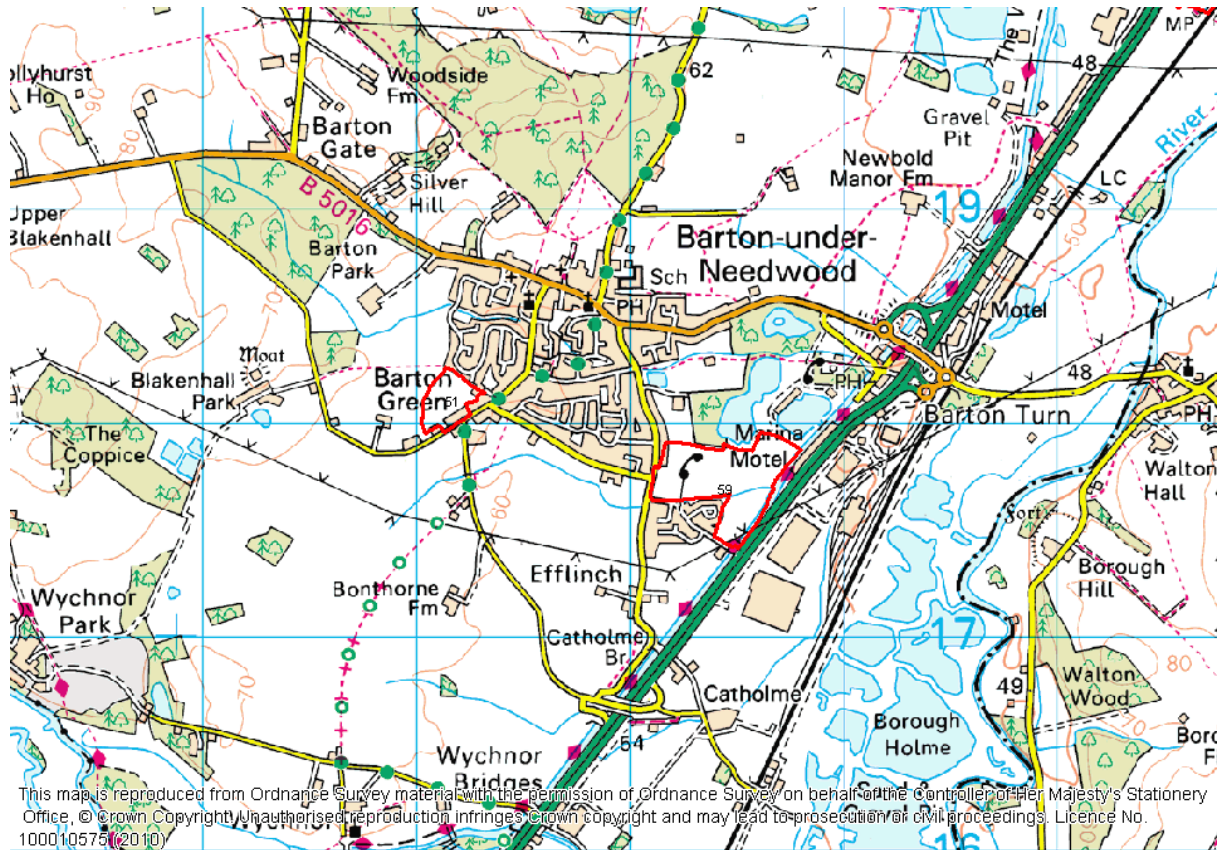
Site Ref	Address	Area	Yield
32	JCB Sites	6.76	202
33	Brookside Rd Uttoxeter	6.59	97
37	Stafford Road	1.03	30
42	Land West of Uttoxeter (Parks Fm)	64.62	0
48	Land off Bramshall Road, Uttoxeter	6.08	182
53	Land at Hazelwalls Farm, (off B5013), Uttoxeter	19.7	550
55	Parks Farm	27.38	410
67	Land South of Demontfort Way	4.11	123
95	Land South of Bramshall Road, inc Ryecroft Farm, Uttoxeter	15.3	459
96	Land South of Bramshall Road, adj. Ryecroft Lodge, Uttoxeter	3.04	102
97	Land south of Wood Lane, Uttoxeter	4	60
100	Land East of Highwood Road, Uttoxeter	0.96	0
118	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21

120	Land off Wood Lane, Uttoxeter Racecourse	0.47	14
179	Land West of Dove Way, Uttoxeter	4.04	121
318	The Wharf Park Street Uttoxeter Staffordshire ST14 7AG	0.34	10

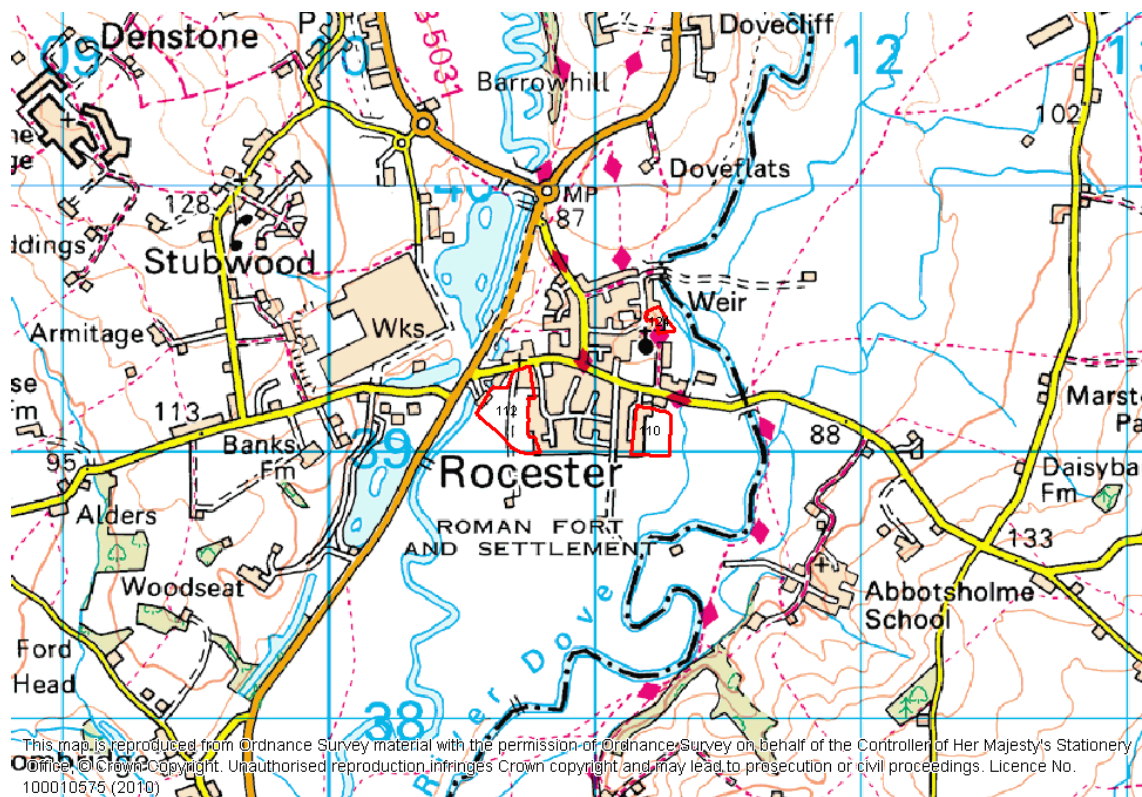
CATEGORY 1 VILLAGES



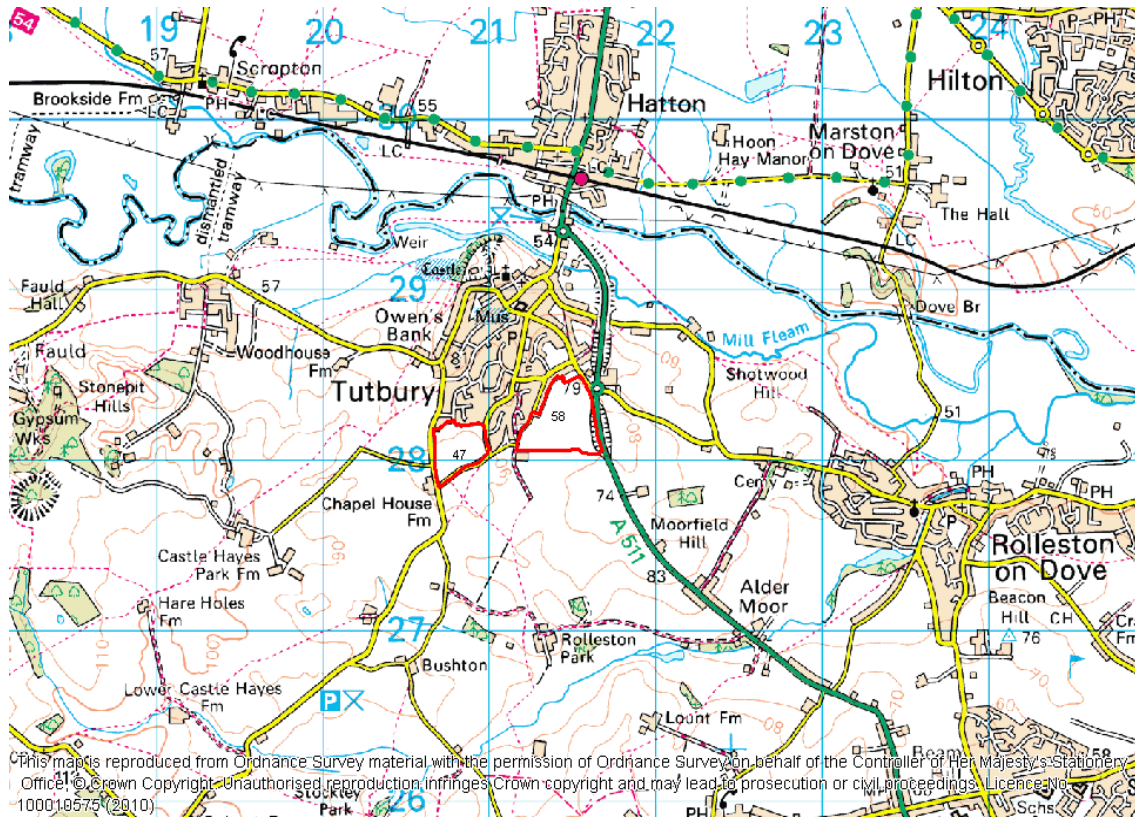
Site Ref	Address	Area	Yield
116	Land at Ashbrook Lane, Abbots Bromley	10.6	288
121	Land at Woodland Barn Nurseries, Abbots Bromley	1.01	30
190	Land at Ivy House High Street Abbots Bromley	0.7	10



Site Ref	Address	Area	Yield
51	Land to the North West of Barton under Needwood	5.1	154
59	Land at Eflinch Lane, Barton under Needwood	18.9	200

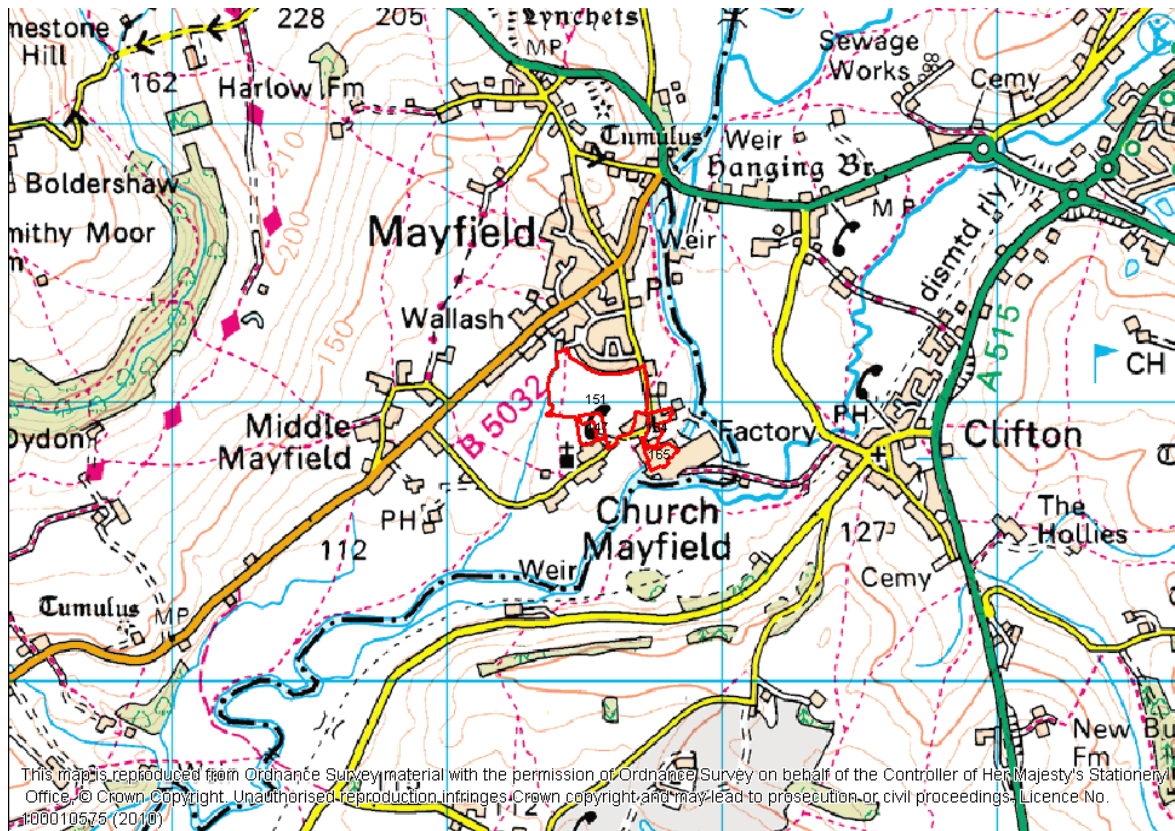


Site Ref	Address	Area	Yield
110	The Beeches and Land Adjacent Mill Street, Rocester	2.3	69
112	south of High St, Rocester	4.1	60
124	Land at Eyes Farm, Rocester	0.53	15

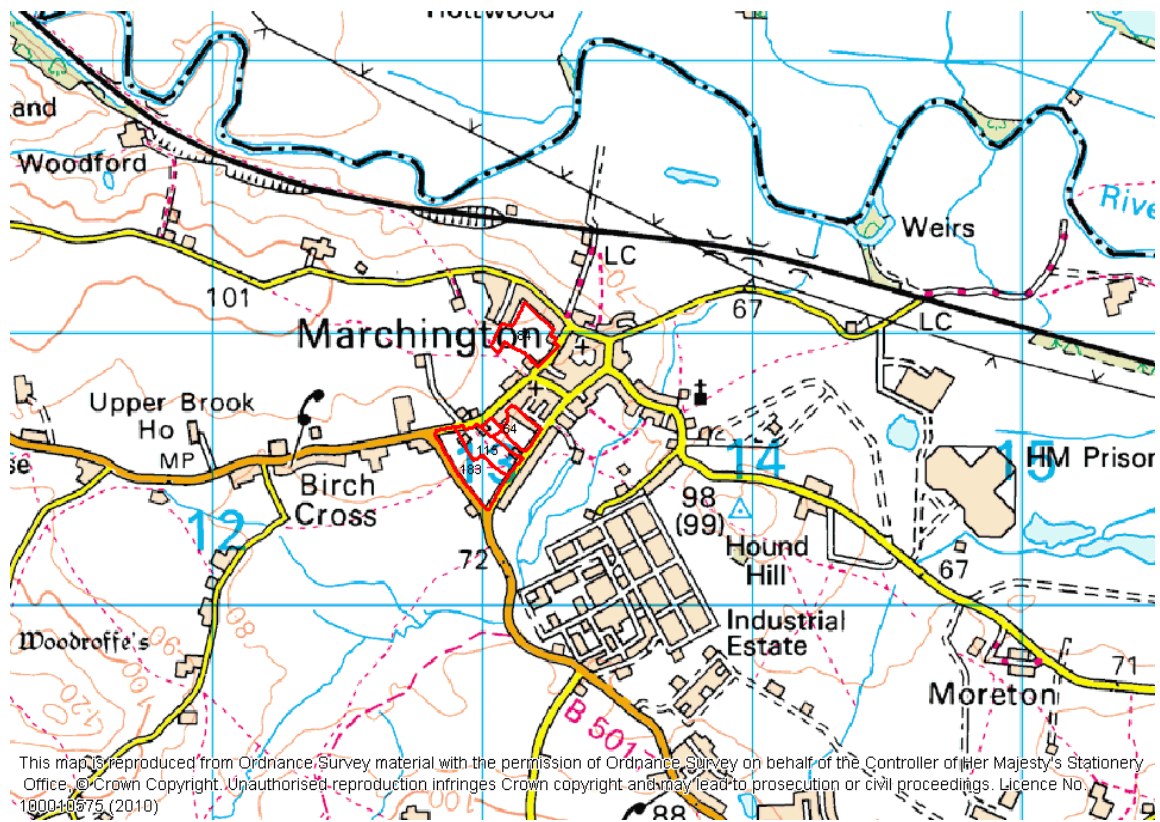


Site Ref	Address	Area	Yield
47	East of Redhill Lane	8.5	255
58	West of Burton Road	15.2	456

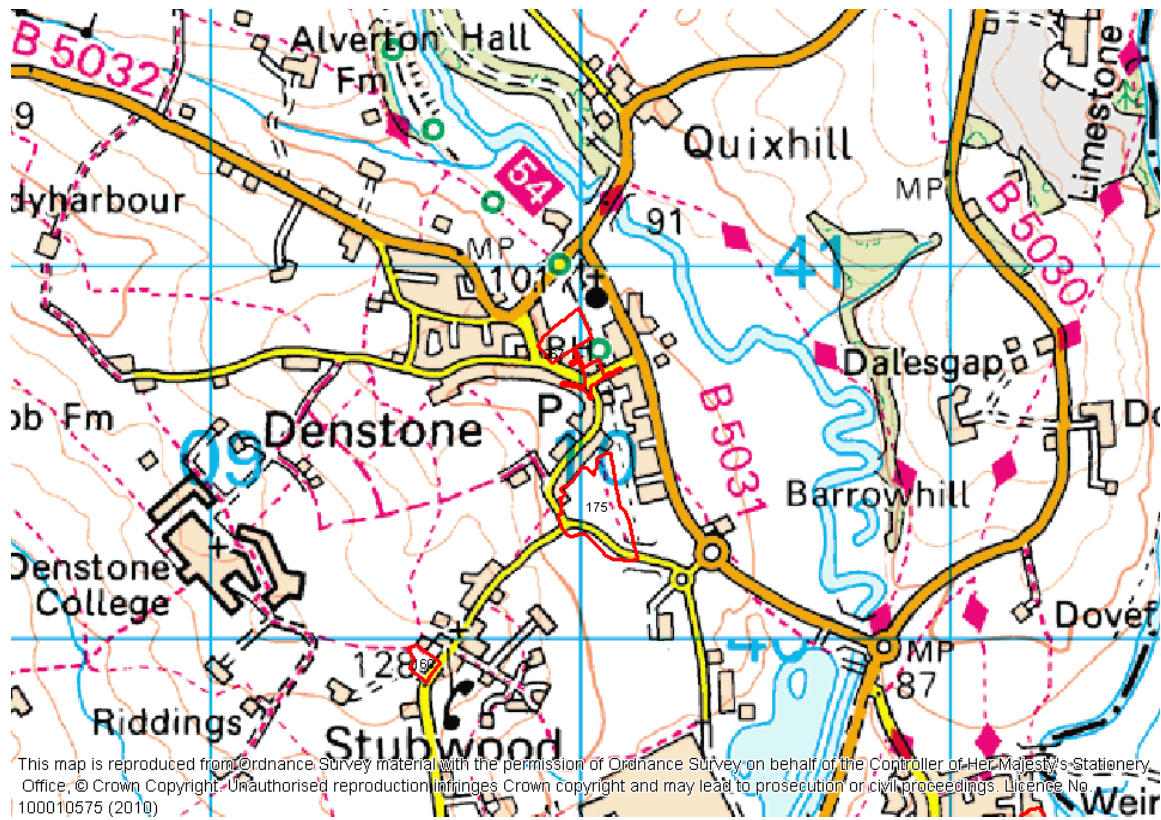
CATEGORY 2 VILLAGES



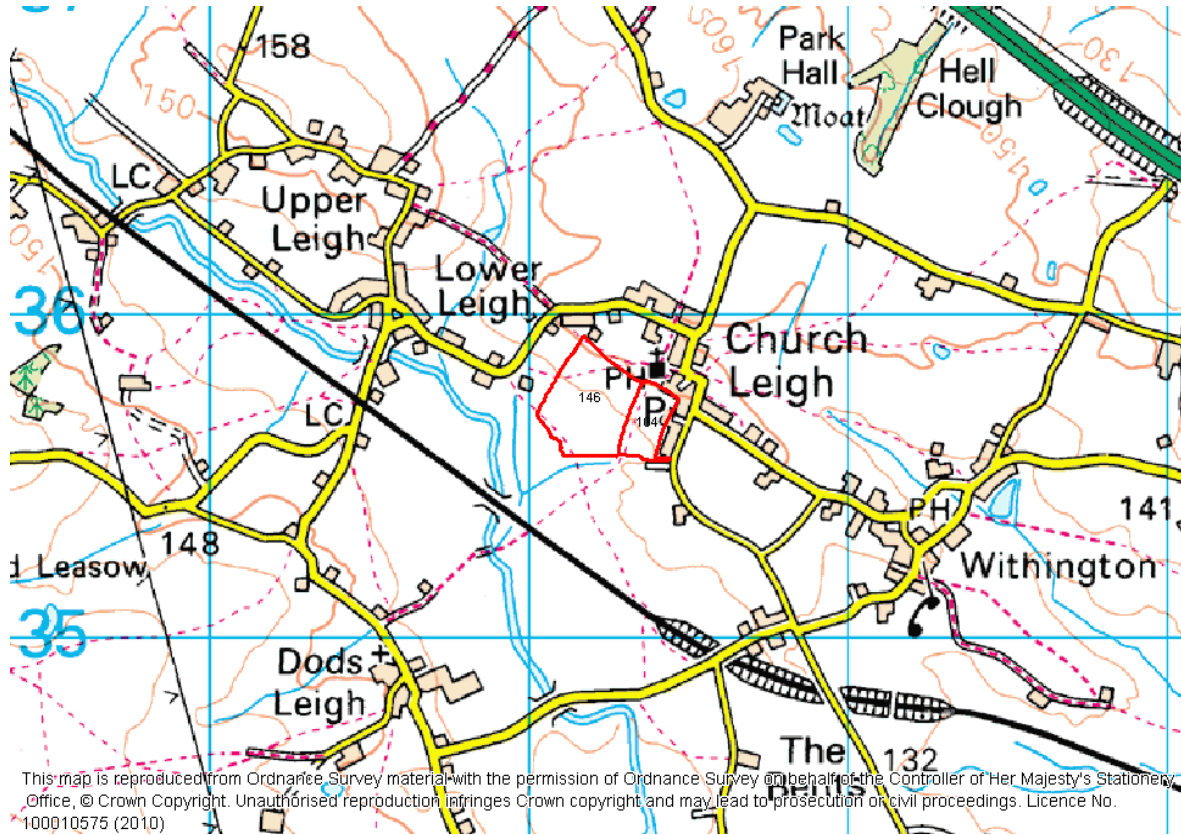
Site Ref	Address	Area	Yield
147	Land adjoining the Vicarage, Mayfield, Staffordshire	0.34	10
151	Land off Coneygree Lane, Church Mayfield, Staffordshire	7.54	226
164	Mayfield House, Mayfield, Ashbourne	0.44	13
165	Mayfield Yarns Yard, Mayfield, Ashbourne	0.7	21



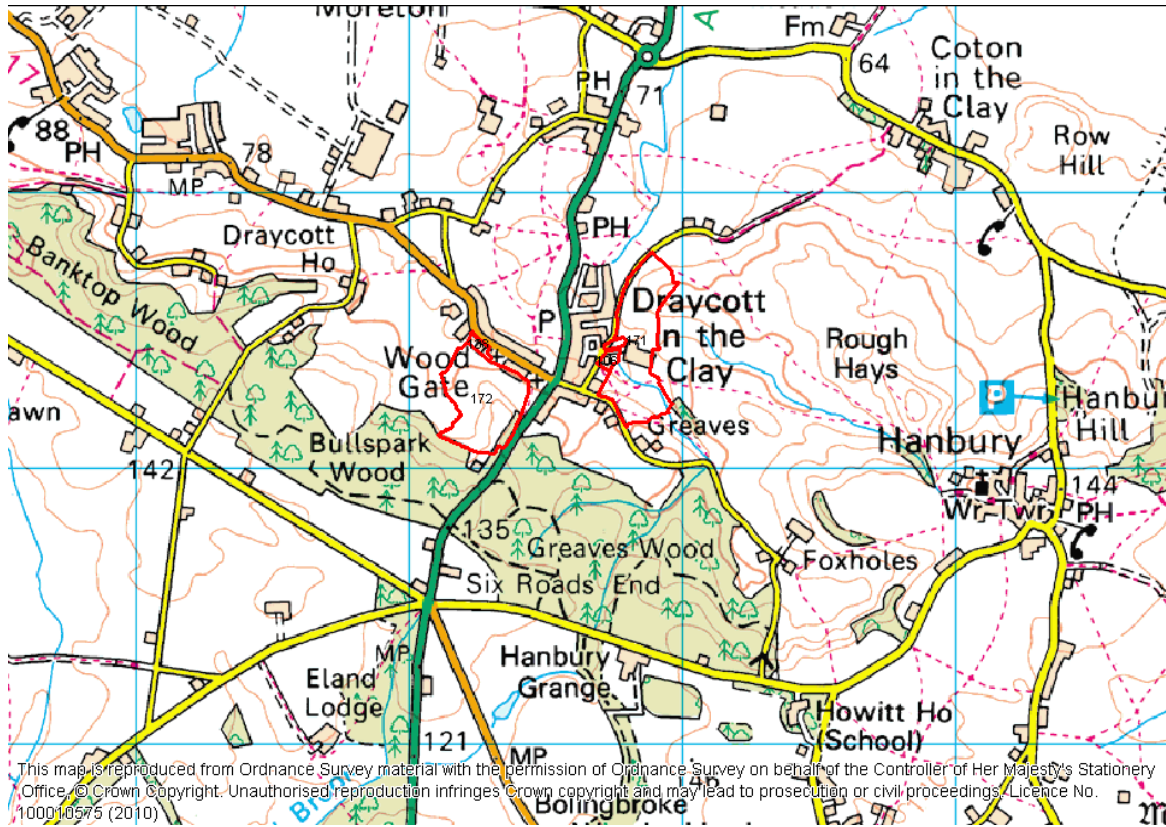
Site Ref	Address	Area	Yield
64	Jacks Lane, Marchington	1.61	48
84	north of Allens Lane, Marchington	2.8	84
115	Land between Bag Lane and Jacks Lane, Marchington	2.05	61
183	Land along the B5017, Marchington	3.13	93



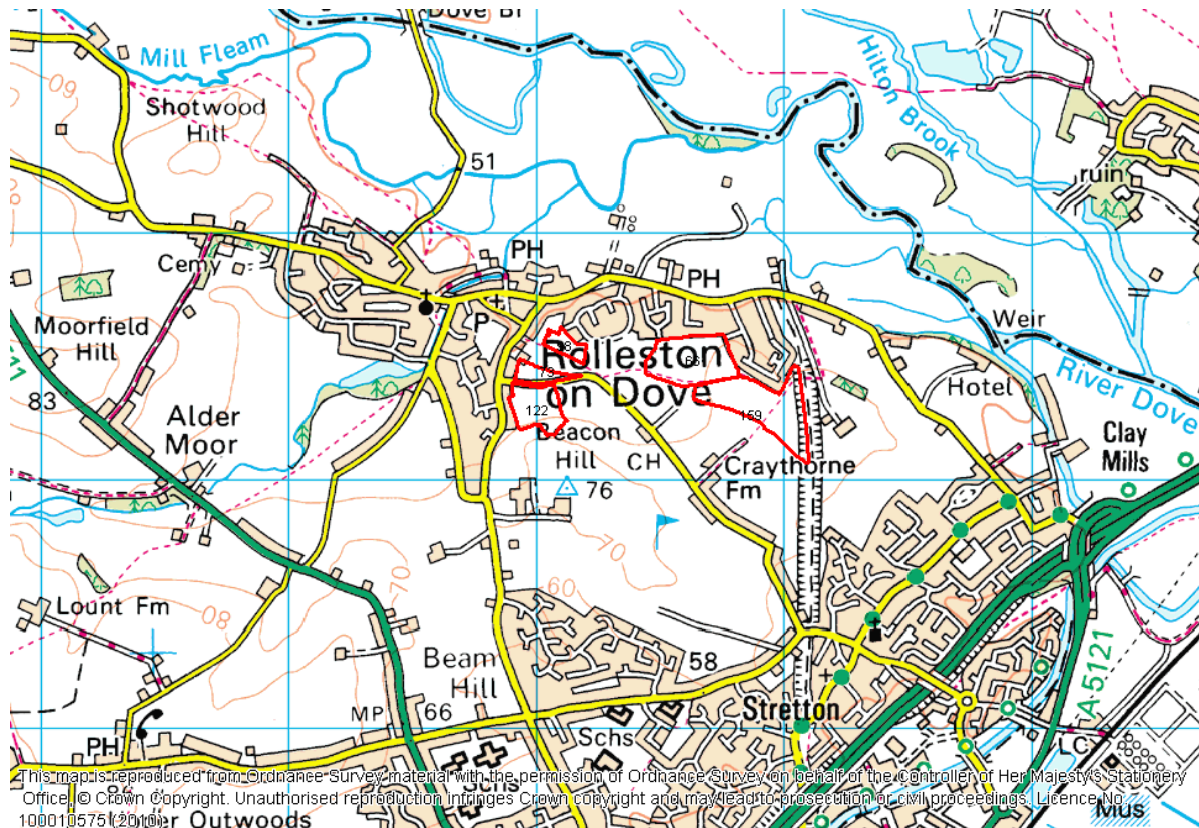
Site Ref	Address	Area	Yield
175	Land at Oak Road, Denstone	3.47	52
267	Land to the rear of Brook House Denstone	1.49	10



Site Ref	Address	Area	Yield
104	Land South East of Church Leigh	2.73	82
146	Land adjacent to All Saints Church, Leigh, Staffordshire	7.52	225

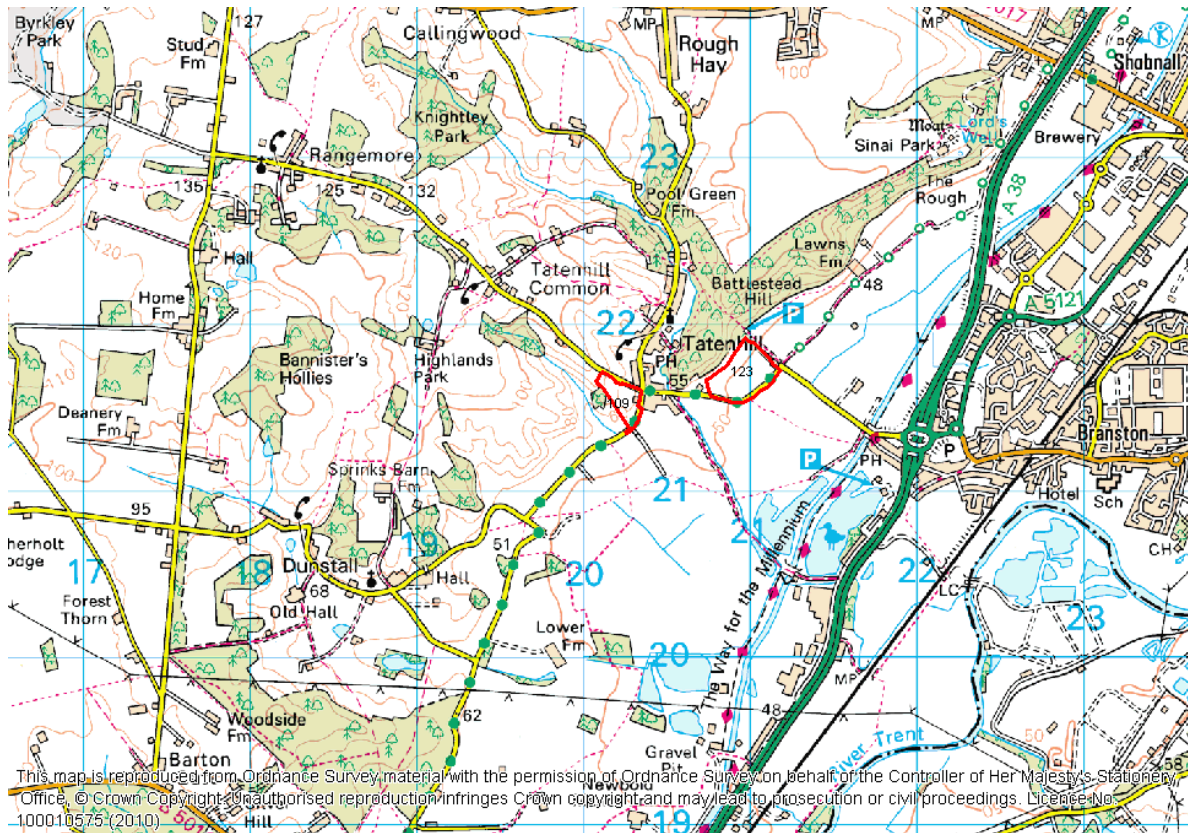


Site Ref	Address	Area	Yield
106	Land at Pipehays Lane, Draycott in the Clay	0.59	17
138	Land at Stubby Lane, Draycott in the Clay	0.36	10
171	Pipehay Farm, Draycott	10.01	30
172	Land West of Draycott-in-the-Clay	8.46	253

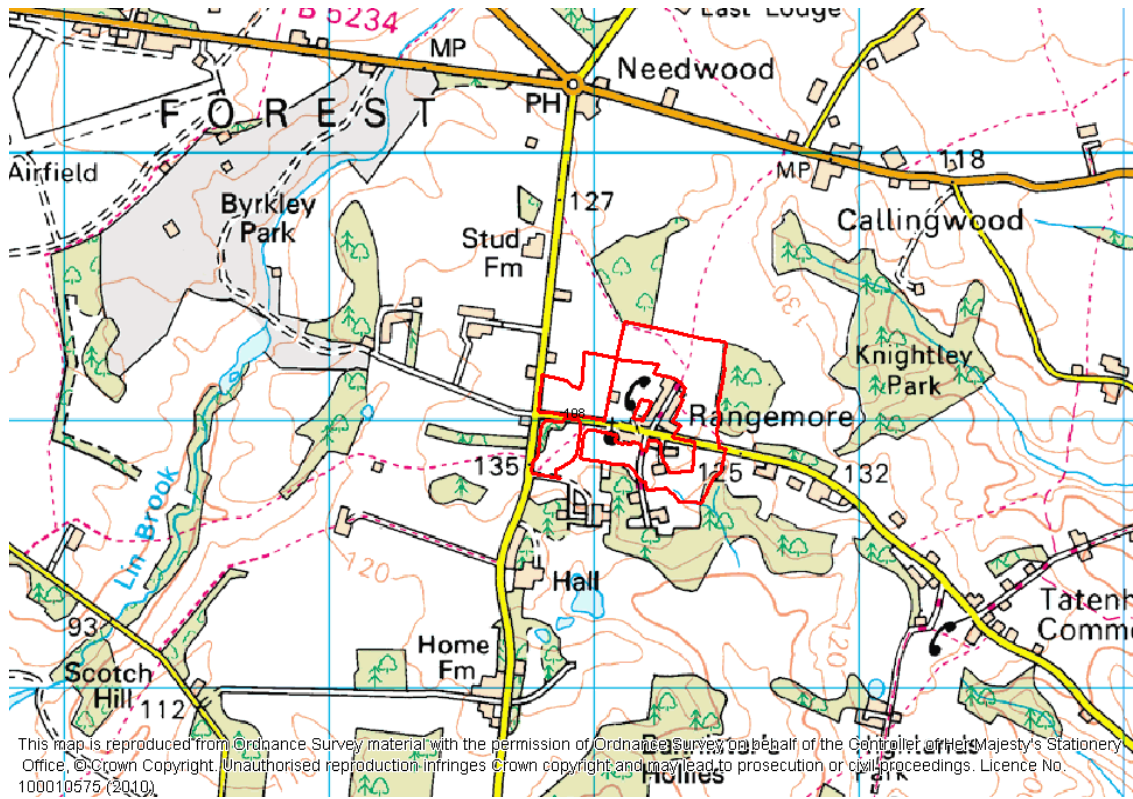


Site Ref	Address	Area	Yield
66	Sports Field, Rolleston	6.02	180
73	north of Craythorne Road, Rolleston	1.23	36
98	off Meadow View, Rolleston	1.21	36
122	south of Craythorne Road, Rolleston	3.4	102
159	Land South of Walford Road, Rolleston on Dove, Staffordshire	7.53	225

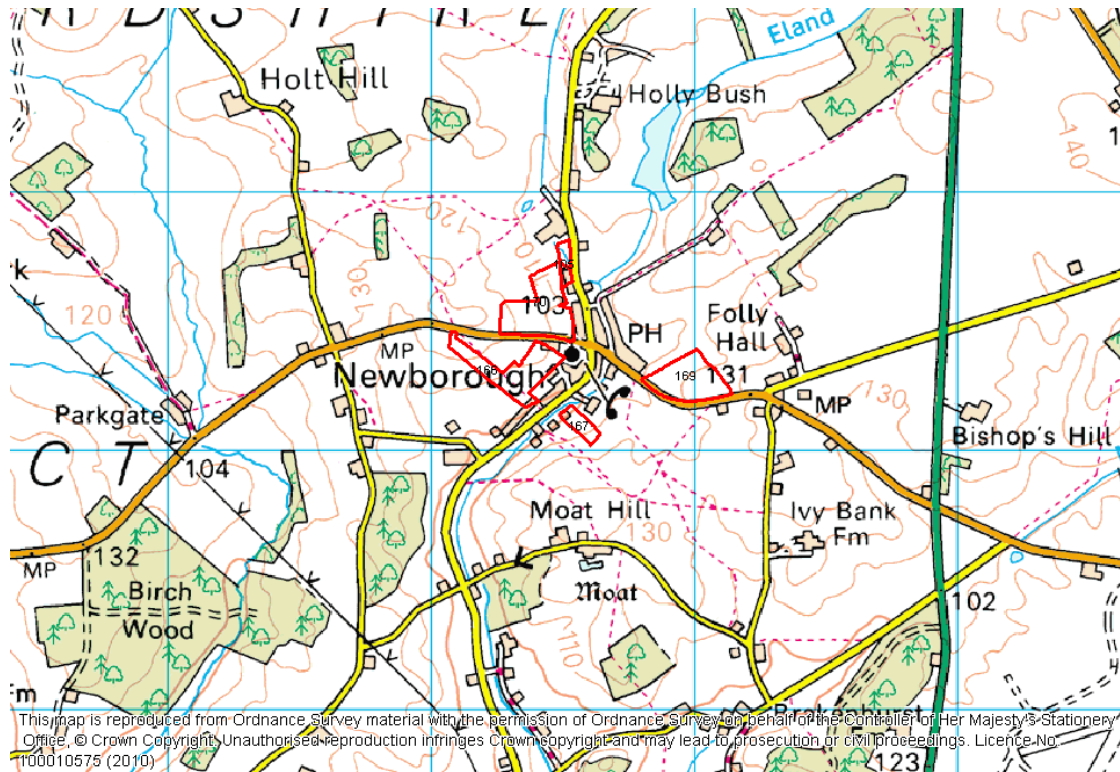
CATEGORY 3 VILLAGES



Site Ref	Address	Area	Yield
109	Land at Tatenhill	4.36	130
123	Land fronting Branston Road, Tatenhill	9.6	288



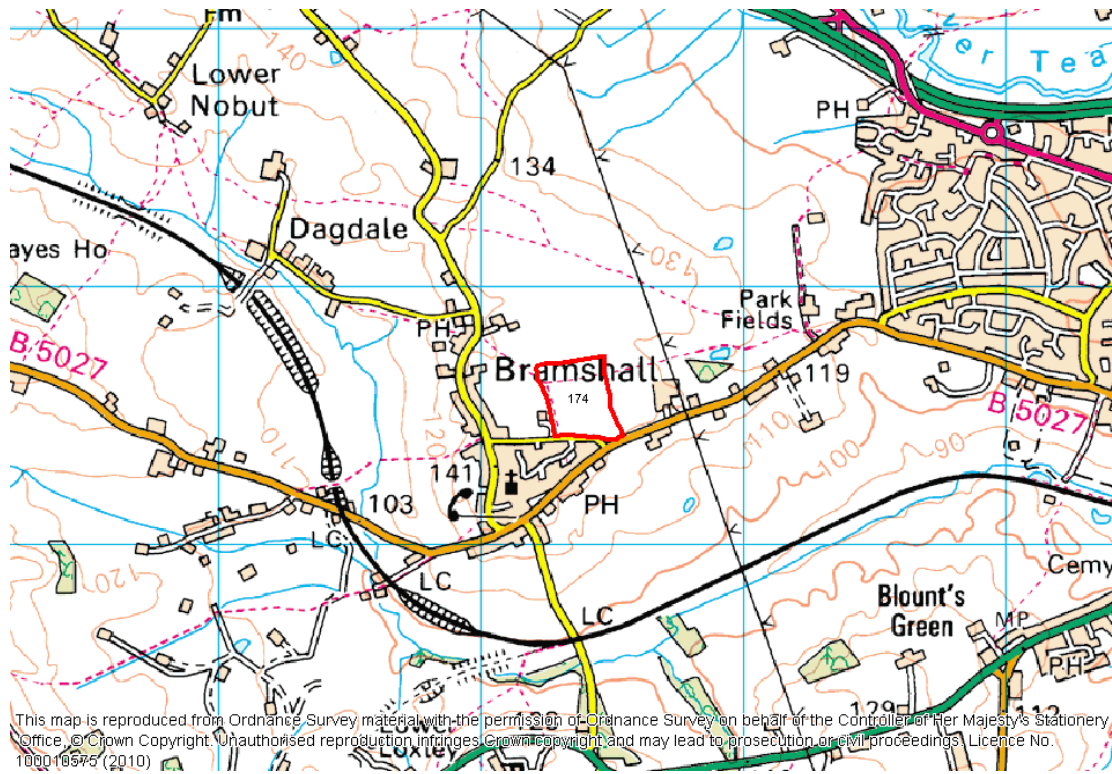
Site Ref	Address	Area	Yield
108	Land at Rangemore	23.92	358



Site Ref	Address	Area	Yield
105	Land at Hollybush Road, Newborough	0.68	20
166	Land between Church Lane and Yoxall Road, Newborough	4.27	128
167	Land at Yoxall Road, Newborough	0.98	29
169	Land East of Newborough	3.96	118
170	Land West of Newborough	5.27	158



Site Ref	Address	Area	Yield
156	Land adjacent to Council Houses, Kingstone, Uttoxeter	0.89	26
157	Land adjacent to Cherry Trees, Kingstone, Uttoxeter	2.41	72
158	Land along Potts Lane, Kingstone, Uttoxeter	3.22	96



Site Ref	Address	Area	Yield
174	Land at Bramshall, Uttoxeter	7.31	109

CONCLUSION

The Council's SHLAA has identified approximately 122 sites within the Borough. All of these sites have a potential yield of over ten units. Whilst this document makes judgements about the suitability of sites, and their deliverability, these judgements in no way indicate that a site will actually come forwards for housing development, nor that it would receive planning permission should it be applied for. As such within the proformas (in Appendix E) the Council has included information about existing local plan policy. This however is additional information, and has not been used to assess whether or not a site is suitable.

Of the sites identified, the Council has identified 67 deliverable sites, that is sites which could (if planning permission were granted) come forwards for housing development and be delivered within the first five years of the plan period (2012-2016). On some of the larger sites however, delivery would take place over more than five years, these first five years of deliverable sites includes sites where there would be some units delivered within this period.

In addition, there are 25 developable sites, these sites are considered likely to come forwards between 2017-2026. The sites included within this period are sites where there are less definite plans for delivery on a site, or where ownership issues or other factors will prevent sites being delivered earlier.

Those sites where no landowner can be identified have been placed in the 15 years and onwards category. This is because at the present time the site cannot be delivered, although the site is still suitable for housing at some point in the future. Where further information may become available in the future these sites may be deliverable or developable and could be added into the housing trajectory, as such they have not been removed from the SHLAA altogether.

Of the sites within the SHLAA, 66% of them are on Greenfield land, and 33% are Brownfield sites. although in relation to actual yield from deliverable and developable sites (within the first 15 years) the percentage of dwellings on Greenfield sites would be 81.7%.

The location of these sites can be seen on the map in Appendix D, which shows sites in relation to where they fall within the housing trajectory.

APPENDIX A – SHLAA TABLE

APPENDIX B - LIST OF EXCLUDED SITES

Site Ref	Address	Reason for excluding Site
2	Rolleston Road	Yield below threshold
3	Wetmore	Site to be retained for employment use
4	Wetmore Rd	Site to be retained for employment use
6	Arthur Street	Site to be retained for employment use
7	Victoria Crescent	Site to be retained for employment use
9	Station Street	Duplicate site
11	Shobnall Road	Duplicate site
12	Shobnall Rd (Waste Site)	Site to be retained for employment use
13	Curzon Street	Built
14	Scalplcliffe Close	Site unsuitable - physical problems would prevent development
17	Broadway Street	Yield below threshold
19	Blackpool Street	Yield below threshold
25	Manor Farm	Location unsuitable
28	Lichfield Lane	Location unsuitable
29	Horninglow Street Middle Yard	Built
34	Eastfields Rd Uttoxeter	Site unsuitable - physical problems would prevent development
35	All Saints Road	Yield below threshold
36	Bond Street / Green Street	Yield below threshold
39	Land Nth of Brickyard Cottages, Knightsfield Rd	Location unsuitable
43	Land East of Dovefields Industrial Estate, Uttoxeter	Site unsuitable - physical problems would prevent development
46	North of Station, Rd	Location unsuitable
54	West and East of Outwoods Lane and South of Field Lane, near Burton	Location unsuitable
56	Land at Spath, Uttoxeter	Location unsuitable
56	Land at Spath, Uttoxeter	Location unsuitable

57	Hawkins Lane, Burton upon Trent	Site to be retained for employment use
60	Queens Hospital, Burton on Trent	Yield below threshold
63	Land at Bond Street and Green Street, Burton	Duplicate site
72	Drakelow Park	Site falls outside East Staffs borough
74	Land off Northfield Avenue, Rocester	Location unsuitable
81	Royal Oak Public House, Wyggeston Street	Yield below threshold
82	Rear of 14 Harbury Street, Burton upon Trent	Yield below threshold
85	Land South of Derby Road and A38, Burton upon Trent	Site unsuitable - physical problems would prevent development
86	Beech Lane, Burton upon Trent	Site to be retained for employment use
89	Anson Court Car Park, Burton upon Trent	Yield below threshold
90	Car Park, High Street, Burton upon Trent	Yield below threshold
92	Land West of Wetmore Road, Burton upon Trent	Site to be retained for employment use
93	Craythorne Golf Centre and Course, Burton upon Trent	Location unsuitable
101	Land at Springfield, Stubby Lane, Marchington	Location unsuitable
102	Toby's Hill, Draycott in the Clay	Yield below threshold
111	south of Mill St, Rocester	Yield below threshold
119	Land at Hillfield Lane, Stretton	Site to be retained for employment use
128	Youth Centre, Cornmill Lane, Tutbury	Yield below threshold
129	Land Nth of Harehedge Lane, Burton	Duplicate site
130	Land Nth of Harehedge Lane, Burton	Duplicate site
131	Land West of Uttoxeter (Parks Fm)	Duplicate site
132	28 Uxbridge Street, Burton	Yield below threshold
133	Land to the rear and side of 99 Henhurst hill, Burton	Site unsuitable - physical problems would prevent development
134	Primary Works, Thorney Lanes, Hoar Cross	Location unsuitable
135	Rear of Sycamore Road, Mayfield	Yield below threshold
136	Anson Court Car Park, Burton upon	Yield below threshold

	Trent	
137	Robins Cinema, George Street, Burton upon Trent	Yield below threshold
139	Beamhill Garages, Burton	Yield below threshold
140	Land at Riversfield Drive, Rocester	Yield below threshold
141	Garage site, Main Street, Barton Under Needwood	Yield below threshold
142	Land at New House, Main Street, Barton Under Needwood	Yield below threshold
143	Site Adjacent to B5016, Woodhouses, Yoxall	Location unsuitable
144	Land adjacent to Craythorne Road, nr Craythorne Farm, Rolleston on Dove	Yield below threshold
145	Land at Toby's Hill, Draycott in the Clay, Staffordshire	Location unsuitable
148	Land on Hopley Road, Anslow, Staffordshire	Yield below threshold
149	Land adjacent to 82 Hopley Road, Anslow, Burton upon Trent, Staffordshire	Yield below threshold
152	Needwood Sawmill, Draycott in the Clay, Staffordshire	Location unsuitable
153	New Lodge (Howitt House), Hanbury	Location unsuitable
154	Manor Farm, Tutbury	Site unsuitable - physical problems would prevent development
155	Land south east of Manor Farm, Tutbury	Yield below threshold
161	Land at Houndhill, Marchington	Location unsuitable
162	Land at Swarbourn House, Sudbury Road, Yoxall	Location unsuitable
163	Land at Court Farm Lane, Branston, Burton upon Trent	Site unsuitable - physical problems would prevent development
168	Land West of Hanbury	Location unsuitable
173	Land adjacent to Manor Farm, Tutbury	Site unsuitable - physical problems would prevent development
176	Grange Street, Burton upon Trent	Yield below threshold
177	Imex Business Park, Shobnall Road, Burton upon Trent	Site to be retained for employment use
181	Land off Dovecliffe Road, Burton upon Trent	Location unsuitable
182	North of Station Rd, Rolleston	Site unsuitable - physical

		problems would prevent development
184	The Roebuck Public House Dove Bank Uttoxeter	Yield below threshold
185	land off Crowberry Lane Barton under Needwood	Built
187	Land adj to YMCA Rangemore Street Burton upon Trent	Yield below threshold
188	Land corner of Princess Street/Edward Street Burton upon Trent	Yield below threshold
189	Redhill Lodge Hotel Stanton Road Stapenhill	Yield below threshold
191	Former Robins Cinema Guild Street Burton upon Trent	Yield below threshold
192	Old Hall Farm and Old Hall Farm Cottage Dunstall Estate Dunstall	Location unsuitable
193	2 Lount Farm Cottages Lount Lane Anslow	Yield below threshold
194	91/93 (land rear of) Moor Street Burton upon Trent	Yield below threshold
195	181-182 Rosliston Road and 130-152 Cumberland Road Burton upon Trent	Built
196	Land at St Johns Square and Davies Drive, Uttoxeter	Built
197	Weaver Lodge Windsor Road Uttoxeter	Built
198	Dovefields Uttoxeter	Yield below threshold
199	Land at Henhurst Hill Garage Henhurst Hill Burton upon Trent	Yield below threshold
200	Land at rear of 8 to 36 Outwoods Street Burton upon Trent	Built
202	Former Duke Service Station Corner of Moor Street and Cross Street Burton upon Trent Staffordshire	Yield below threshold
203	188 Henhurst Hill Burton Upon Trent Staffordshire DE13 9SU	Yield below threshold
204	Land at the former Top Rank Club Curzon Street Burton upon Trent Staffordshire	Yield below threshold
205	58 Heath Road Burton Upon Trent Staffordshire	Yield below threshold
206	Land adjoining Barton Turns Marina Off Station Road Barton under Needwood Burton upon Trent Staffordshire	Location unsuitable

207	Old Telephone Exchange Fyfield Road Stapenhill Burton upon Trent Staffordshire DE15 9DB	Yield below threshold
208	Mead Works 137 Horninglow Street Burton Upon Trent Staffordshire DE14 1PG	Yield below threshold
209	Land adjacent 47 Scalpcliffe Road Burton upon Trent Staffordshire	Yield below threshold
210	West Street Carpets Guild Street Burton upon Trent Staffordshire DE14 1NB	Yield below threshold
211	Former Burton Albion Football Club Eton Park Eton Road Burton upon Trent Staffordshire	Yield below threshold
212	Land at junction of Shobnall Street and Dallow Street Burton upon Trent Staffordshire	Built
213	Tutbury Crystal Glass Ltd Burton Street Tutbury Burton upon Trent Staffordshire	Built
214	Burton Albion Football Club Eton Park Eton Road Burton upon Trent Staffordshire	Built
215	Land off Wygggeston Street Junction/Carver Road Burton upon Trent	Yield below threshold
216	Burton Box Company Ltd Burton Road Branston Burton upon Trent Staffordshire	Yield below threshold
217	The Dower House & Dove Clinic Brook Side Rolleston on Dove Staffordshire DE13 9BD	Built
218	Metoxal UK Ltd Bond End Yoxall Staffordshire DE13 8NL	Location unsuitable
219	Red Gables Bents Lane Church Leigh Staffordshire	Built
220	Green Acre Belmont Road Tutbury Staffordshire DE13 9NL	Yield below threshold
221	50 Berry Hedge Lane Winshill Burton upon Trent Staffordshire	Yield below threshold
222	207 to 209 Station Street Burton upon Trent Staffordshire	Yield below threshold
223	50 Monk Street Tutbury	Yield below threshold
224	Land at St John's Square Uttoxeter Staffordshire	Built

225	Former Bend Oak House Site Hawfield Lane Winshill Burton upon Trent Staffordshire	Built
226	Goat Maltings Anglesey Road Burton upon Trent Staffordshire DE14 3PD	Yield below threshold
227	Balance House Nursing Home Balance Street Uttoxeter Staffordshire ST14 8JE	Yield below threshold
228	10 Birches Close Stretton Burton upon Trent Staffordshire DE13 0EY	Yield below threshold
229	1-3 Drovers Close Uttoxeter Staffordshire ST14 7FH	Yield below threshold
232	Land at Hornton Road Burton upon Trent Staffordshire	Built
233	Riversfield Drive Estate Rocester Staffordshire	Built
234	Birdsgrove House Mayfield Road Mayfield Derbyshire DE6 2BN	Location unsuitable
235	Land off Town Meadows Way Uttoxeter Staffordshire	Built
236	Site at 48, 49 and 50 Park Street Burton upon Trent Staffordshire	Yield below threshold
237	Land Adjacent Model Dairy Farm Violet Way Stapenhill Burton upon Trent Staffordshire	Yield below threshold
238	Barleyfields Development Horninglow Road North Burton upon Trent Staffordshire DE13 0SS	Built
239	18 and 20 Marlpit Lane Denstone Uttoxeter Staffordshire ST14 5HH	Yield below threshold
240	Junction of Evershed Way, Uxbridge Street, Alma Street Burton upon Trent Staffordshire DE14 3JS	Yield below threshold
241	109 Alexandra Road Winshill Burton Upon Trent Staffordshire DE15 0JB	Yield below threshold
242	Land at junction of Horninglow Street and Guild Street Burton upon Trent Staffordshire DE14 1PH	Yield below threshold
243	Cattle Market Smithfield Road Uttoxeter Staffordshire ST14 7LG	Built
244	Land fronting Evershed Way, Anglesey Rd, Clarence St, Alma St including Heritage Brewery, Goat Maltings Burton upon Trent	Built
245	49, 50 51-52 Horninglow Road North Burton upon Trent Staffordshire DE13	Yield below threshold

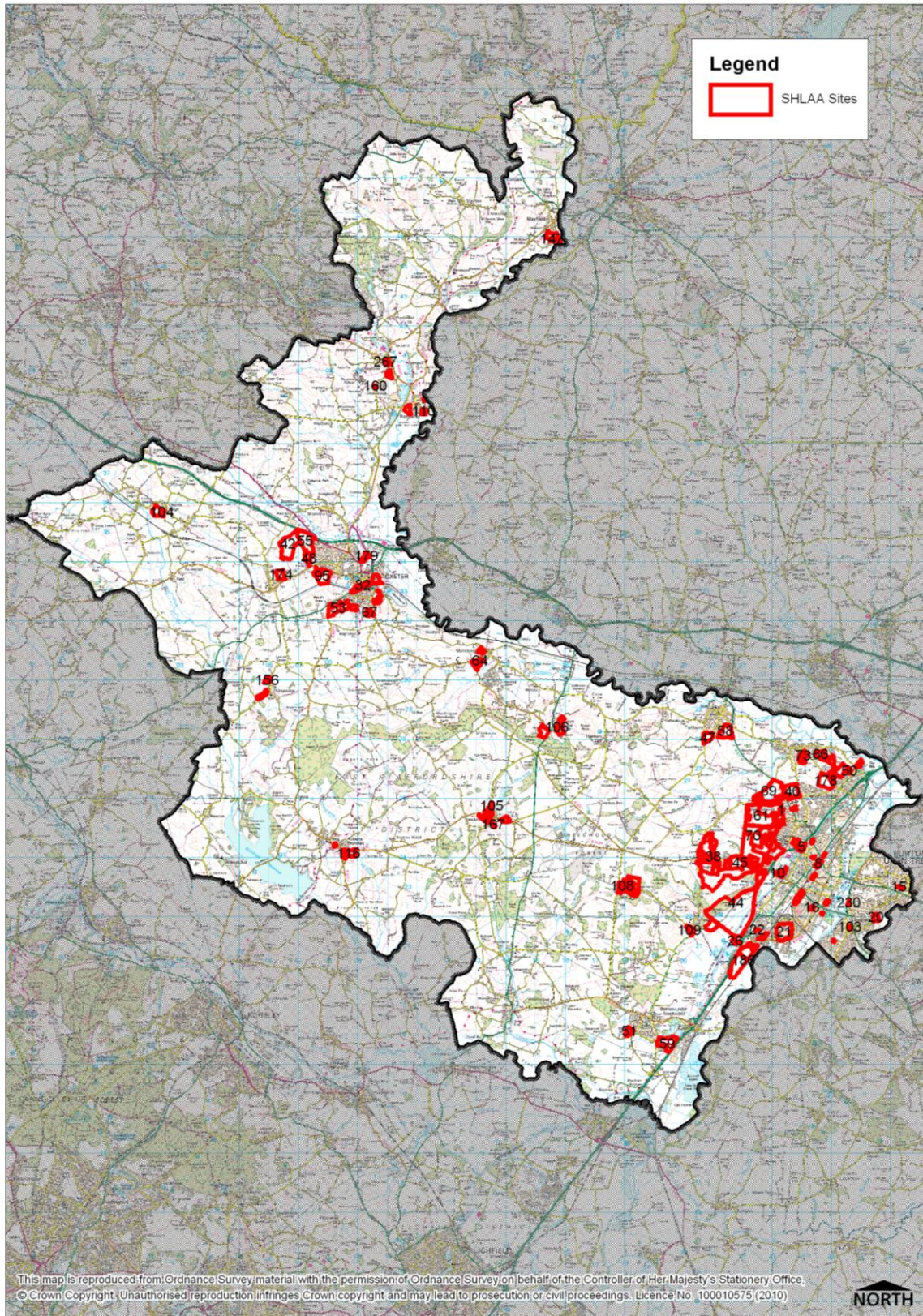
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246	Former JB Kind Premises Shobnall Street Burton upon Trent Staffordshire	Built
247	66 Stanton Road Burton upon Trent Staffordshire DE15 9RS	Yield below threshold
248	Former Robins Cinema Guild Street Burton upon Trent Staffordshire	Yield below threshold
249	Wychnor Bridges Farm Wychnor Burton upon Trent Staffordshire DE13 8BZ	Location unsuitable
250	Yoxall Lodge Barns Scotch Hill Road Newchurch Staffordshire	Yield below threshold
251	Heritage Brewery Anglesey Road Burton upon Trent Staffordshire DE14 3PP	Built
252	Barley Fields Former BTR Silvertown Ltd Horninglow Road Burton upon Trent Staffordshire DE13 0SN	Built
253	The Boathouse Inn The Dingle Stapenhill Burton upon Trent Staffordshire	Yield below threshold
254	The Old Chapel Main Street Branston Staffordshire DE14 3EY	Yield below threshold
255	Grants Yard Station Street Burton upon Trent Staffordshire	Yield below threshold
256	The Station Hotel 39 Borough Road Burton upon Trent Staffordshire	Yield below threshold
257	Yard at 39 Park Street Burton upon Trent Staffordshire	Yield below threshold
258	110 & 111 Woods Lane Stapenhill Burton upon Trent Staffordshire	Built
259	Barton Marina Barton under Needwood Burton upon Trent Staffordshire DE13 8DZ	Location unsuitable
260	Coach House Rear of Woodgate House Wood Lane Uttoxeter	Yield below threshold
261	Corner House Main Road Ellastone	Yield below threshold
262	The Old Post Office New Street Burton upon Trent	Yield below threshold
263	The Station Hotel 29 Borough Road Burton upon Trent	Yield below threshold
264	Greensmiths Mill Newton Road Burton upon Trent	Built
265	Orchard Barn School Lane Rolleston ON Dove Staffordshire DE13 9AQ	Yield below threshold

266	Newbuildings Farm Newton Admaston Staffordshire WS15 3NR	Location unsuitable
268	adj. 25 Byrds Lane Uttoxeter	Yield below threshold
269	Springlands Toothill Road Uttoxeter	Yield below threshold
270	6 The Green Barton under Needwood	Yield below threshold
271	Land rear of 3 -9 Oxford Street Burton upon Trent	Yield below threshold
272	Garden at 4 Ashbourne Road Uttoxeter	Yield below threshold
273	Thornton Precision Welding King Street Burton upon Trent	Yield below threshold
274	Land off Hunter Street Burton upon Trent	Yield below threshold
275	Land off James Brindley Way Burton Upon Trent Staffordshire	Yield below threshold
276	Heathlands Grange Short Street Burton Upon Trent Staffordshire DE15 9LR	Built
277	Land to the rear of Briggs House Derby Street Burton Upon Trent Staffordshire DE14 2LH	Duplicate site
279	Land and Premises 61 to 73 Smithfield Road Uttoxeter Staffordshire	Yield below threshold
281	Burton Beer Mats Moor Street Burton upon Trent Staffordshire	Site to be retained for employment use
282	151A Princess Street Burton Upon Trent Staffordshire DE14 2NT	Yield below threshold
283	Old Shell Petrol Station Forest Road Burton Upon Trent Staffordshire	Yield below threshold
284	96A Sydney Street Burton Upon Trent Staffordshire DE14 2QY	Yield below threshold
286	Land adjacent 7 Stanton Road Burton Upon Trent Staffordshire DE15 9RW	Yield below threshold
287	land adjacent 95 /101 Main Street Branston Staffordshire DE14 3EY	Yield below threshold
288	2 Brizlincote Lane and land at 98 Ashby Road Burton upon Trent Staffordshire	Built
289	Land off Shakespeare Road Burton upon Trent Staffordshire	Yield below threshold
290	61 - 62 Horninglow Road Burton upon Trent Staffordshire DE14 2PR	Yield below threshold
291	Bartrams Joinery Edward Street Burton upon Trent Staffordshire	Yield below threshold
292	Derby Street Auction Rooms 138	Yield below threshold

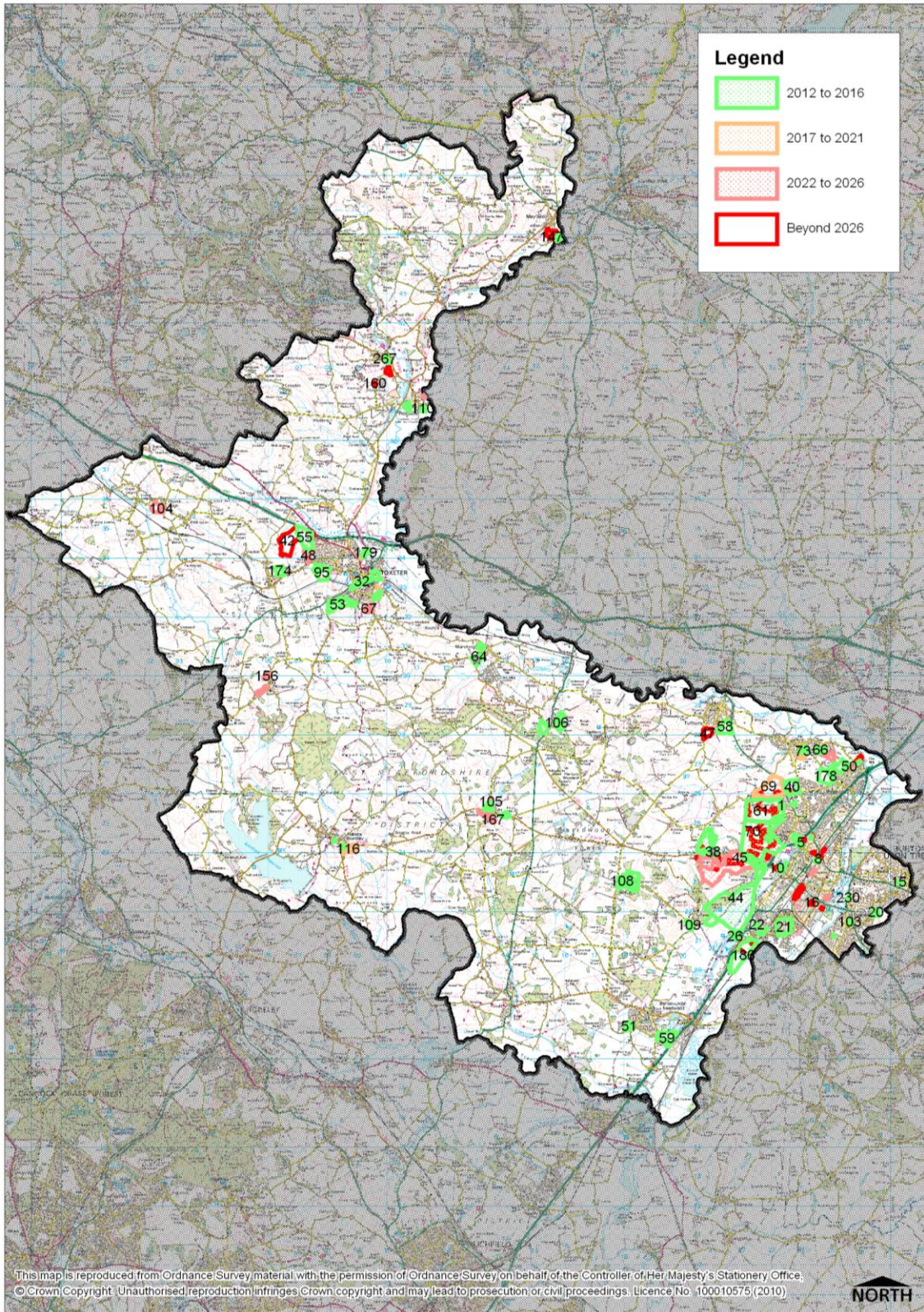
	Derby Street Burton upon Trent Staffordshire DE14 2LF	
294	27-28 Uxbridge Street Burton upon Trent Staffordshire	Yield below threshold
295	Nelson Inn Nelson Street Burton upon Trent Staffordshire DE15 0DE	Yield below threshold
296	Woodside House Church Road Rolleston on Dove Staffordshire DE13 9HE	Yield below threshold
297	60-62 Queen Street Burton upon Trent Staffordshire DE14 3LW	Yield below threshold
299	Part of the Old Telephone Exchange Fleet Street Burton upon Trent Staffordshire	Yield below threshold
300	Uttoxeter Highways Depot Hockley Road Old Knotty Way Uttoxeter Staffordshire	Yield below threshold
301	Builders yard adjacent to 21 Hunter Street Burton upon Trent Staffordshire	Yield below threshold
303	Adjacent 85 Eton Road and between 96 and 97 Sydney Street Burton upon Trent Staffordshire DE14 2SP	Yield below threshold
304	Land adjacent 98 Ashby Road Burton upon Trent Staffordshire DE15 0PP	Yield below threshold
305	Heathfield House 26 New Road Uttoxeter Staffordshire	Yield below threshold
306	Racecourse Access Wood Lane Uttoxeter Staffordshire	Duplicate site
308	Land adjacent 56 Highwood Road Uttoxeter Staffordshire ST14 8BJ	Yield below threshold
309	11 and 12 Tutbury Road Burton upon Trent Staffordshire DE13 0NU	Yield below threshold
310	Tudor House Tutbury Road Needwood	Location unsuitable
311	Land at rear of 152 Bitham Lane Stretton	Yield below threshold
312	Land at Narrow Lane Denstone Uttoxeter Staffordshire	Built
313	Land off St Matthews Street Burton upon Trent	Built
314	Land off Cheadle Road Uttoxeter	Built
315	Marshment Garden Centre Forest Road Burton upon Trent	Built
316	Cameron Way, Orchard Street Burton upon Trent	Built
317	Land adjacent Holly Road Uttoxeter	Built

	Staffordshire	
319	Land at junction of Horninglow Road and Dallow Street Burton upon Trent Staffordshire	Built
320	Land off Hornton Road Burton upon Trent Staffordshire DE13 0XF	Duplicate site
321	Former Heathlands Grange Short Street Stapenhill Burton upon Trent Staffordshire DE15 9LR	Duplicate site
322	Land at Withington Green Withington Stoke-on-Trent	Yield below threshold

APPENDIX C – SHLAA MAP



APPENDIX D – SHLAA TRAJECTORY MAP



APPENDIX E – SITE PROFORMAS

See separate file.