



Strategic Housing Land Availability Assessment 2015

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1 Introduction

Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical document comprising a list of sites that might have potential for housing development at some stage in the future. The SHLAA forms part of the evidence base to support the delivery of land for housing in the Borough.

1.2 As explained in the national Planning Practice Guidance the SHLAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the SHLAA to provide information on the range of sites which are available to meet housing need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.

1.3 The inclusion of sites in the SHLAA does not preclude them from being developed for other suitable purposes. In addition, the fact that a site is not included in the SHLAA does not preclude the possibility of permission for residential development being granted on that site.

1.4 This report explains the methodology followed in producing the SHLAA and presents the findings of the assessment. The assessment makes realistic assumptions about the availability, suitability and achievability (i.e likely economic viability) of land to meet the identified need for housing over the plan period (2011-2031).

Background

1.5 The Strategic Housing Land Availability Assessment (SHLAA) 2015 supersedes all previous SHLAAs prepared by Stafford Borough Council.

1.6 An initial SHLAA report was prepared in 2009. The SHLAA has then been updated annually to take account of newly submitted sites. The 2015 SHLAA has been prepared in the context of the new national Planning Practice Guidance and therefore takes a slightly different approach to previous SHLAA reports.

1.7 One aspect of the methodology that has not changed is the use of the Stafford Borough Council SHLAA Partnership (which is comprised of key local stakeholders including house builders, housing providers, local property agents, local community representatives, and statutory agencies). The Partnership carries out several roles. It provides evidence for the housing market area, monitors and scrutinises the decisions taken as part of the SHLAA process, and ensures quality work is delivered.

Policy Background 2

National Policy

2.1 The National Planning Policy Framework (NPPF) establishes a requirement for Local Planning Authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.2 The national Planning Practice Guidance provides further detail on how such a document should be produced. It states that the assessment should be thorough but proportionate, building where possible on existing information. It contains a flow diagram which identifies key stages Local Planning Authorities should carry out (as shown overleaf).

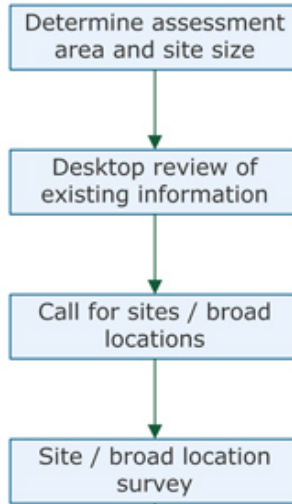
Local Planning Policy

2.3 The [Plan for Stafford Borough](#) was adopted in June 2014. The Plan identifies the objectively assessed housing need for the Borough, as set out in Spatial Principle 2. The need is for 500 net new dwellings per year. The Development Strategy of the Plan directs this housing growth through a sustainable settlement hierarchy (set out in Spatial Principle 4). The majority of development is to be provided at Stafford and Stone, with a small proportion of development to come forward at 11 Key Service Villages. The delivery mechanism relies on four Strategic Development Locations (SDLs), three at Stafford and one at Stone. These allocations will deliver the majority of new housing over the Plan period.

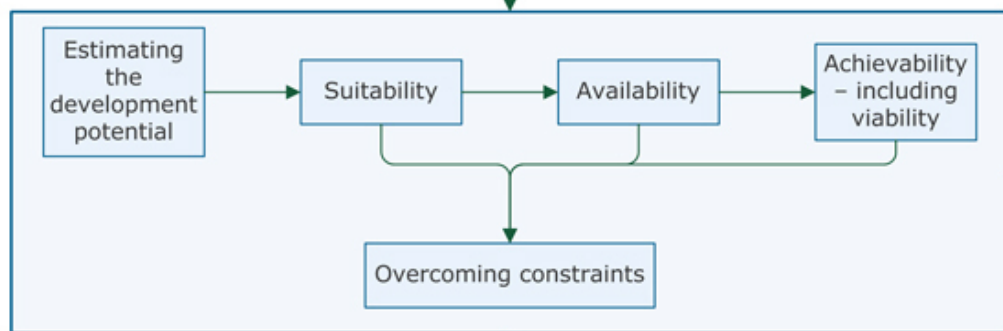
2.4 The Council is currently working on a follow up to the Plan for Stafford Borough. The Site Allocations document will contain settlement boundaries for all settlements identified in the sustainable settlement hierarchy. The SHLAA will provide evidence to support the location of the settlement boundaries, ensuring that adequate land to meet objectively assessed need is available and deliverable.

2 Policy Background

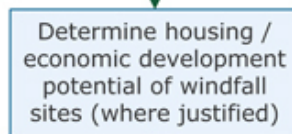
Stage 1- Site / broad location identification



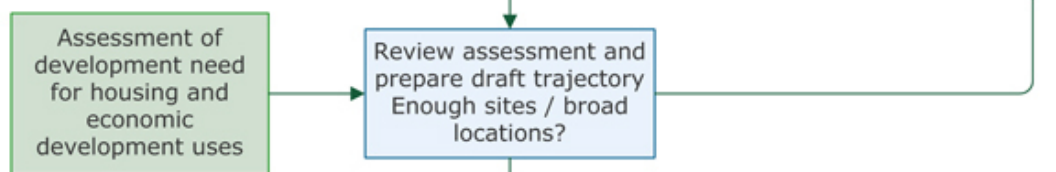
Stage 2 - Site / broad location assessment



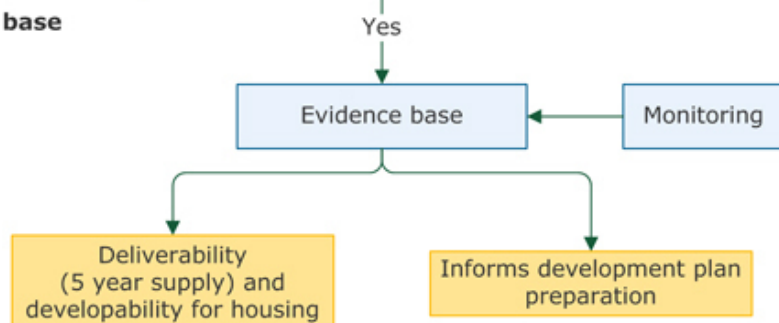
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Methodology 3

Methodology

3.1 The Stafford Borough SHLAA has been produced in accordance with the methodology set out in the national Planning Practice Guidance.

3.2 The Planning Practice Guidance sets out 5 stages of assessment which correlate to the sections of this document:

Stage 1: Identification of Sites

Stage 2: Site / Broad Location Assessment

Stage 3: Windfall Assessment

Stage 4: Assessment Review

Stage 5: Final Evidence Base

4 Stage 1 Identification of Sites

Geographic area

4.1 This SHLAA covers the whole of Stafford Borough. The Planning Practice Guidance suggests that SHLAAs should be produced to cover housing market areas. Stafford Borough is part of a wider housing market area with influences from Stoke on Trent district to the north, and Cannock Chase district and South Staffordshire district to the south.

4.2 However, due to the dispersed nature of the housing market area, which covers several local authorities, and the difference in timescales of planning policy documents between these authorities, it is impractical to carry out and maintain a housing market area wide SHLAA. Stafford Borough Council is committed to working with its neighbouring authorities through the Duty to Cooperate process to ensure that the SHLAAs for each District are compatible and coordinated. The Planning Practice Guidance will also ensure that the methodology and general approach used by each Council to prepare their SHLAA is consistent.

Site size

4.3 The Planning Practice Guidance suggests that Local Planning Authorities should consider all sites and broad locations capable of delivering five or more dwellings. Stafford Borough Council has placed no minimum restriction on the size of sites considered in the SHLAA.

Identification of sites

4.4 The Council carried out a 6 week "Call for Sites" evidence gathering exercise in September 2014. This sought the submission of sites for consideration in the new SHLAA. The call for sites was publicised on the Council's website, with letters and emails sent directly to developers and land owners.

4.5 It was made clear in the consultation that any sites submitted to the Council through previous SHLAAs should be re-submitted to allow the new SHLAA to take account of the most up to date position and site availability. It has been assumed that previous SHLAA sites, which have not been re-submitted as part of the 2014 Call for Sites, are no longer available.

4.6 The Council will continue to accept new sites that are submitted. These will be held on file and added to future versions of the SHLAA. A proforma for site submission is contained at Appendix 1.

4.7 This SHLAA does not contain sites which have planning permission. Sites with planning permission are listed in the Council's annual 5 Year Land Supply Statement and Land for New Homes, which set out the Council's land supply position in full. These documents need to be read collectively to provide an overall assessment of the housing land availability across Stafford Borough.

Stage 1 Identification of Sites 4

Site survey

4.8 The site survey process was carried out by planning officers of Stafford Borough Council. All sites submitted to the Council have been assessed. The submitted site information was checked, and corrected where relevant, resulting in a database of all site information. Appendix 2 contains the results of this survey.

5 Stage 2 Site / Broad Location Assessment

Assessment

5.1 The information collated in the site survey assessment has been used to establish the development potential of each SHLAA site. This assessment was made irrespective of the level of housing provision that is actually required over the plan period, as detailed in the Plan for Stafford Borough.

5.2 The purpose of stage 2 is to establish whether the SHLAA sites are either deliverable, developable or not currently developable. Footnotes 11 and 12 to paragraph 47 of the NPPF explain the definitions of deliverable and developable sites:

"Deliverable sites: should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable sites: should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."

5.3 The various assessments and assumptions used in deciding whether a site is deliverable are explained in more detail below.

Yield

5.4 Yield in this context is the amount of housing which could be delivered within a SHLAA site. The gross area for all sites is shown in the assessment but when a site is developed some of the land will have to be used as access roads, gardens, public open space and other ancillary uses. The amount of land needed for these supplementary uses will differ depending on the size and nature / characteristics of the site in question. Larger sites usually have to reserve more land to deliver these ancillary areas.

5.5 Some Local Planning Authorities adopt local density policies which can also affect site yield, but Stafford Borough Council does not have any density policies. Therefore no allowance has been made for this.

5.6 A simple assumption that a density of **30 units per net developable hectare** has been used in the Stafford Borough SHLAA. The following assumptions regarding net developable area have been made:

Stage 2 Site / Broad Location Assessment 5

Table 1 Net / Gross Assumptions

Gross Site Size	Development Ratio / Net Developable Area
Less than 0.4 ha	100%
0.4 - 4 ha	70%
Greater than 4 ha	60%

5.7 Where there are specific site characteristics that may affect the net developable area, such as areas of flood zone or tree preservation orders, these reductions have also been taken into account.

5.8 It should be noted that the potential yield for a site shown in the SHLAA is not an adopted maximum or minimum figure, it is a desk based assumption of the potential of that land. Where possible, known constraints have been taken into account in terms of yield. However, it is important to recognise that yields may also be affected by issues not currently evident, such as ground conditions in certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

Availability

5.9 This is an assessment of whether a site is available for development.

5.10 Most land submitted to the SHLAA is owned by a developer or a landowner who has expressed an interest to sell or develop the land in question. The assessment of availability considers whether, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. These questions were all asked on the "call for sites" proforma⁽¹⁾, along with questions regarding market interest in the land.

5.11 It has been assumed that, unless suggested otherwise by land owners or agents, land submitted to the SHLAA is available for development.

Suitability

5.12 This is an assessment of whether a site is suitable for development.

5.13 The assessment considered physical and policy constraints on submitted sites. Relevant policies are contained in the adopted Plan for Stafford Borough and the National Planning Policy Framework. The main policy constraint is location, whether the site is located within or adjacent to a settlement identified in the "Sustainable Settlement hierarchy" as set out in Spatial Principle 3 of the Plan for Stafford Borough.

1 Which can be viewed in Appendix 1.

5 Stage 2 Site / Broad Location Assessment

5.14 The assessment also considered other policy constraints such as:

- Green Belt
- Environmentally protected sites e.g. Local Nature Reserves, Sites of Special Scientific Interest, Biodiversity Alert Sites, Sites of Biological Importance, RAMSAR, Special Area of Conservation and Wildlife Sites
- Regionally Important Geological Sites
- Cannock Chase Area of Outstanding Natural Beauty
- Conservation Areas
- Article 4 Direction Areas
- Tree Preservation Orders / Areas
- Listed Buildings
- Public Rights of Way

5.15 A range of physical limitations were also considered:

- Flood Zones
- Land contamination
- Landfill
- Minerals deposits

5.16 The presence of a suitability constraint on a SHLAA site does not necessarily render it automatically unsuitable. The assessment of suitability requires planning judgement to decide if the constraint is significant enough to make the site unsuitable. Some constraints, such as the presence of a Tree Preservation Order on site can be factored into the design and would not prevent the site being developed. On the other hand if the majority of the site is regarded as Flood Zone 3a or 3b it is unlikely that this could be appropriately mitigated for by design.

5.17 Some sites have been deemed unsuitable as they are contrary to adopted national and local policies, for example by being located outside of the sustainable settlement hierarchy, or it is considered that the constraints present on the site reduce the suitability of the site to the extent that it should be considered unsuitable.

Achievability

5.18 This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.

5.19 The achievability of a site is affected by many factors including the viability of existing uses on site, the site preparation costs to overcome constraints and market interest in the site. The Council has recently commissioned viability evidence as part of work on the forthcoming Community Infrastructure Levy (CIL). This evidence groups similar sites into a typology (e.g. STA1 - Large green field site Stafford town or RUR5 - smaller village infill) and then assess the viability of each type of site in the Stafford Borough area. This is done using evidence based judgement informed by the relevant available facts such as the costs and

Stage 2 Site / Broad Location Assessment 5

the value of development in the local area, and an understanding of the operation of the market. A collaborative approach involving the business community, developers, landowners and other interested parties has been adopted to ensure robustness in the assessment.

5.20 As this evidence is up to date and locally specific it was considered appropriate to analyse the SHLAA sites against the typology and associated viability assessments from the CIL viability evidence. Each SHLAA site was assigned a typology from the CIL viability evidence. The descriptions of the different modelled sites are contained in the table below. The CIL viability evidence modelled 19 different types of site, only 10 of these were types of sites present in the SHLAA (those listed in the table below). The model takes into account the assumed costs of meeting all the Council's relevant policies relating to housing provision (such as affordable housing, open space requirements etc.).

5.21 In some instances the SHLAA sites do not fit neatly into one of the typologies listed below, in most cases this is because the SHLAA site submitted is of a much greater size than those assessed in the CIL viability work. The Council has engaged with the consultants commissioned to produce the viability work and is confident that the assumptions made in assigning a typology accurately reflect the viability of each site, even if the specifics of the typology description do not match perfectly the SHLAA site in question.

Table 2 CIL Modelled Sites Typology

Typology Code	Description	Details		CIL Viability Conclusions
STA1	Large green field Stafford	Units	100	Development is considered viable
		Area (gross ha)	4.76	
		Density/ha	35	
STA2	Medium green field Stafford	Units	40	Development is considered viable
		Area (gross ha)	1.63	
		Density/ha	35	
STA6	Urban infill Stafford	Units	7	Development is considered viable
		Area (gross ha)	0.17	
		Density/ha	41	
STO1	Large green field Stone	Units	100	Development is considered viable
		Area (gross ha)	4.76	
		Density/ha	35	

5 Stage 2 Site / Broad Location Assessment

Typology Code	Description	Details		CIL Viability Conclusions
STO2	Medium green field Stone	Units	40	Development is considered viable
		Area (gross ha)	1.63	
		Density/ha	35	
STO3	Small green field Stone	Units	10	Development is considered viable
		Area (gross ha)	0.4	
		Density/ha	30	
RUR1	Large village edge	Units	30	Development is considered viable
		Area (gross ha)	1.42	
		Density/ha	30	
RUR2	Medium village edge	Units	12	Development is considered viable
		Area (gross ha)	0.57	
		Density/ha	30	
RUR3	Small village edge	Units	7	Development is considered viable
		Area (gross ha)	0.25	
		Density/ha	28	
RUR5	Smaller village infill	Units	5	Development is considered viable
		Area (gross ha)	0.15	
		Density/ha	33	

Constraint resolution

5.22 Having assessed the availability, suitability and achievability of each SHLAA site a conclusion can be made as to the deliverability of each site. Where a site is considered available, suitable and achievable it is a deliverable site. If a site fails one of these tests, it will be deemed either developable or not currently developable. The Council has indicated, if possible, how the constraint could be overcome, for example when policies are reviewed or by extraordinary mitigation measures.

Stage 2 Site / Broad Location Assessment 5

Results

5.23 There are 111 sites in the SHLAA⁽²⁾.

- **8 are considered deliverable** (site no.s 15, 35, 40, 54, 87, 98, 99, 102)
- **30 are considered developable** (site no.s 3, 9, 14, 29, 32, 34, 36, 38, 44, 45, 48, 50, 53, 56, 58, 61, 62, 63, 64, 66, 75, 77, 81, 89, 90, 91, 101, 109, 110, 111)
- **73 are considered not currently developable** (site no.s 1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 33, 37, 39, 41, 42, 43, 46, 47, 49, 51, 52, 55, 57, 59, 60, 65, 67, 68, 69, 70, 71, 72, 73, 74, 76, 78, 79, 80, 82, 83, 84, 85, 86, 88, 92, 93, 94, 95, 96, 97, 100, 103, 104, 105, 106, 107, 108)

5.24 The SHLAA shows there are 8 deliverable sites. Several of these sites are part of allocated Strategic Development Locations (SDLs) in the Plan for Stafford Borough. It should be noted that not all land within the SDLs has been submitted to the SHLAA, this does not affect the deliverability of the SDLs. The 5 deliverable sites (not in SDLs) show that there is sufficient deliverable land capable of providing 166 units in a five year period.

5.25 The 30 developable sites are all constrained solely by the suitability of their location, they are all adjacent to settlements listed in the sustainable settlement hierarchy, but are not within the built up form of the settlement. The 30 developable sites show that there is sufficient developable land capable of providing 3,105 units in the longer term.

5.26 The 73 not currently developable sites are constrained for a variety of reasons, predominantly they are in un-suitable locations outside of the sustainable settlement hierarchy, and many are within the Green Belt or flood zone 3. If the variety of constraints were overcome these sites show a total capacity of 8,367 units.

² During the process of producing this SHLAA document, 5 of the submitted sites have gained planning permission. These sites have not been removed from the SHLAA for completeness, but they will be disregarded in any calculations of windfall allowance. The sites will be removed when development has been completed. The affected sites are site 5, 9, 19, 54, and 102.

6 Stage 3 Windfall Assessment

Windfall analysis

6.1 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites⁽³⁾ in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.

6.2 Stafford Borough Council produces a separate 5 Year Housing Land Supply Statement with a base date of the 31st March each year. This statement is usually published in May or June. Previously this statement has not included an allowance from windfall sites in the 5 year supply. However, the Council has consistently permitted windfall sites and, in previous years, windfall sites have made up the vast majority of the Council's completions, as shown below.

Table 3 Completions and windfall completions by Monitoring Year

Year	Number of Completions	Percentage of Completions on Windfall Sites
2005 - 2006	442	87%
2006 - 2007	449	92%
2007 - 2008	581	100%
2008 - 2009	518	100%
2009 - 2010	193	100%
2010 - 2011	220	100%
2011 - 2012	425	100%
2012 - 2013	306	100%
2013 - 2014	411	100%

6.3 The Council regards this track record of delivery as compelling evidence that windfall sites have consistently become available in the local area. A recent appeal decision in the Borough the Inspector commented that "it seems irrational not to include a windfall element [in the 5 year and supply] given the Council's track record in that respect"⁽⁴⁾

6.4 Paragraph 48 of the National Planning Policy Framework also requires Local Authorities to have regard to the SHLAA and expected future trends in estimating the contribution windfall sites may make to the 5 year supply.

3 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

4 Planning Inspectorate reference: APP/Y3425/A/14/2217578

Stage 3 Windfall Assessment 6

6.5 The SHLAA shows 8 deliverable sites in total. However, several of these sites are part of allocated Strategic Development Locations (SDLs) in the Plan for Stafford Borough and will therefore already be included in the 5 year land supply calculation. This leaves 5 deliverable sites that are not in SDLs. These 5 sites show that there is sufficient deliverable land capable of providing 166 units in a five year period.

6.6 It is the experience of the Council that not all windfalls delivered in the Borough are on sites that were previously identified in the SHLAA. In fact the majority of windfalls delivered in the Borough are on sites that were not identified in the SHLAA prior to delivery.

6.7 Also, it is worth noting that the completions on sites from the SHLAA were not always on sites that the Council had identified as deliverable in the SHLAA. Completions were also delivered on sites that were assessed as developable and not currently developable.

Table 4 Completions on SHLAA sites by Monitoring Year

Year	Number of Completions	Number of completions on sites identified in the SHLAA	Percentage of windfall completions on sites identified in the SHLAA
2010 - 2011	220	3	1.3%
2011 - 2012	425	102	24%
2012 - 2013	306	71	23%
2013 - 2014	411	115	27%

Table 5 Completions at Different Levels of the Sustainable Settlement Hierarchy

	2011 - 2012	2012 - 2013	2013 - 2014
Stafford Town	119	143	214
Stone Town	64	45	31
Key Service Villages	99	35	59
Rural Areas	143	83	107
Total Completions	425	306	411

6.8 Based on the past evidence of how many units are identified in the SHLAA as a total of how many windfalls were delivered each year, the Council considers that the deliverable land shown in the SHLAA (166 units) could possibly result in a windfall allowance of as high as 553 units over a five year period. However, some of the previously delivered windfalls on sites that were not in the SHLAA were barn conversions and developments in less sustainable

6 Stage 3 Windfall Assessment

locations. It is acknowledged that there are a finite number of barns to be converted, and that with the adoption of the new Plan some of these developments would no longer be policy compliant.

6.9 Nevertheless, there has consistently been delivery of windfall units across the Borough, many in suitable locations. This trend is expected to continue, not least due to the recent changes to permitted development rights. In view of the historic windfall completion rates, the range of deliverable land in the SHLAA, and the allowance for brownfield development to continue to come forward within the sustainable settlement hierarchy, the Council considers it reasonable to assume an annual windfall allowance of 50 units per annum.

6.10 The Council has adopted a relatively conservative figure for a windfall allowance in comparison to its previous track record of delivery. This reflects the expected shift from scattered windfalls such as barn conversions to the delivery of urban sites which fit with the wider development strategy. This will be reflected in the Council's next 5 year housing land supply statement.

Stage 4 Assessment Review 7

Findings and review

7.1 This stage considers the findings of the SHLAA against the identified need for housing. The housing needs for Stafford Borough were established in the [Strategic Housing Market Assessment](#) (2012) and enshrined in Spatial Principle 2 of the Plan for Stafford Borough, the need is for 500 units a year.

7.2 The Plan for Stafford Borough indicates that the majority of the housing need will be met through the delivery of 4 Strategic Development Locations (SDLs). The delivery of these sites is progressing well with a number of outline, reserved matters and full applications having been permitted on part or all of the sites. The trajectory for the delivery of these sites is set out in the Council's annual 5 Year Land Supply Statement and Land for New Homes (the Council's housing monitor).

7.3 The Council's annual 5 Year Land Supply Statement and Land for New Homes sets out, in full, the Council's deliverable supply. The 5 year land supply statement shows that, combined with the SDLs, there are sufficient sites with planning permission to meet the Borough's needs for the next five year period. Therefore the Council does not consider it necessary to re-assess sites submitted to the SHLAA in order to boost supply.

8 Stage 5 Final Evidence Base & Conclusions

Conclusions

8.1 This SHLAA will form part of the evidence base for future planning policy documents produced by Stafford Borough Council.

8.2 It is intended that the SHLAA will be kept under review, and updates will be carried out to ensure it remains an effective and up to date evidence base. The proposed reviews will not alter the methodology followed, unless the national Planning Practice Guidance on SHLAA preparation is significantly amended.

8.3 As a result the Council will continue to accept suggested sites for inclusion in future SHLAA reviews. Submitted sites will be kept on file and added to the SHLAA at the next review. If you would like to submit a site for inclusion please return the proforma in Appendix 1 along with a map showing a red line boundary of the land in question.

Appendix 9

Appendix 1 SHLAA Proforma



<p style="text-align: center;">Stafford Borough Council</p> <p>SHLAA CALL FOR SITES</p> <p>Suggestion Form</p>	<p>Response Number: <input style="width: 100%; height: 20px;" type="text"/></p> <p>Date Received: Date Acknowledged: FOR OFFICE USE ONLY</p>
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Please use this form to provide supporting information on site(s) suggested for future development. A separate form should be completed for each site suggested. You may photocopy this form or obtain more copies free of charge on request. Please provide a site plan identifying the land suggested at a scale of no less than 1:2500.

Please return your completed forms to one of the following options:

Forward Planning section
 Stafford Borough Council
 Civic Centre
 Stafford
 ST16 3AQ

Tel: 01785 619000
 Email: forwardplanning@staffordbc.gov.uk
 Fax: 01785 619473

1. Personal Details		2. Agent Details (if applicable)	
Title	<input style="width: 90%;" type="text"/>	Title	<input style="width: 90%;" type="text"/>
First Name	<input style="width: 90%;" type="text"/>	First Name	<input style="width: 90%;" type="text"/>
Last Name	<input style="width: 90%;" type="text"/>	Last Name	<input style="width: 90%;" type="text"/>
Job Title <small>(where relevant)</small>	<input style="width: 90%;" type="text"/>	Job Title <small>(where relevant)</small>	<input style="width: 90%;" type="text"/>
Organisation <small>(where relevant)</small>	<input style="width: 90%;" type="text"/>	Organisation <small>(where relevant)</small>	<input style="width: 90%;" type="text"/>
Address Line 1	<input style="width: 90%;" type="text"/>	Address Line 1	<input style="width: 90%;" type="text"/>
Line 2	<input style="width: 90%;" type="text"/>	Line 2	<input style="width: 90%;" type="text"/>
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Line 4	<input style="width: 90%;" type="text"/>	Line 4	<input style="width: 90%;" type="text"/>
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Telephone Number	<input style="width: 90%;" type="text"/>	Telephone Number	<input style="width: 90%;" type="text"/>
Email address	<input style="width: 90%;" type="text"/>	Email address	<input style="width: 90%;" type="text"/>

9 Appendix

3. I am...			
Owner of the site	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
Local Resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity / Community Group	<input type="checkbox"/>	Registered Social Landlord	<input type="checkbox"/>
Other (please specify):			

4. Site Information	
Site location (including address and post code)	
Grid reference (if known)	
Site area (hectares)	
Current Land Use e.g. agriculture, employment, unused / vacant etc...	
Type of site e.g. greenfield, brownfield	
Existing trees and other landscape features on the site	
Availability of access to the site	
Ecological features and areas of biological importance	
Relevant Planning History (if known – please include relevant planning application numbers)	

5. Proposed Future Uses & Site Capacity		
USE (if mixed use, please tick all that apply)	Yes	Basic Information – area / number of units / proposed floorspace /number of pitches
Residential	<input type="checkbox"/>	
Affordable Housing	<input type="checkbox"/>	

Appendix 9

Office, Research & Development, light industrial (B1)	<input type="checkbox"/>	
General industrial (B2)	<input type="checkbox"/>	
Warehousing (B8)	<input type="checkbox"/>	
Retail (please specify)	<input type="checkbox"/>	
Community facilities (please specify)	<input type="checkbox"/>	
Sports / leisure (please specify)	<input type="checkbox"/>	
Gypsy and travellers / Travelling Showpeople	<input type="checkbox"/>	
Open space	<input type="checkbox"/>	
Waste management	<input type="checkbox"/>	
Energy generation	<input type="checkbox"/>	
Other (please specify)	<input type="checkbox"/>	

6. Site Ownership		
I (or my client)....		
Is the sole owner of the site	<input type="checkbox"/>	
Is a part owner of the site	<input type="checkbox"/>	
Does not own (or hold any legal interest in) the site whatsoever	<input type="checkbox"/>	
If Owner / Part-owner have you attached a copy of the title plan and deeds with this form?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If you are not the owner, or own only part of the site, do you know who owns the site or its other parts? (please provide details):		
Does the owner (or other owners) support future development on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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7. Market Interest		
Please choose the most appropriate category below and indicate what level of market interest there is / has recently been in the site.		
	Yes	Comments
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

8. Utilities			
Please tell us which of the following utilities are available to the site			
	Yes	No	Unsure
Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone / broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

Appendix 9

9. Suitability Issues			
Please tell us if there are any of the following constraints			
	Yes	No	Unsure
Land in other ownership must be acquired to develop the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restrictive covenants exist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current use needs to be relocated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical constraints (topography, trees, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Rights of Way cross or adjoin the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contamination / Land Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Area / Listed Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature Conservation / Ecology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities (high pressure gas pipeline / electricity pylons / water infrastructure)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood plain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please provide any relevant information of likely measures to address any of the above that you have answered "YES" to:			

10. Timescale for Availability		
Please indicate the approximate timescale for availability:		
		Comments – particularly if you have indicated that the site is not immediately available, please explain why:
Immediately	<input type="checkbox"/>	
Up to 5 years	<input type="checkbox"/>	
5 - 10 years	<input type="checkbox"/>	

9 Appendix

10 – 15 years	<input type="checkbox"/>	
Beyond 15 years	<input type="checkbox"/>	

11. Other Relevant Information – Please use the space below for additional information or further explanations on any of the topics covered in this form (any additional information should be limited to 3 sides of A4):

Signature:.....
Date:.....

Appendix 9

Appendix 2 Assessment Results



Stafford Borough Council SHLAA

Site ID 1

Site Name: Land off station Road, Cotes Heath
Ward: Eccleshall
Parish: Standon
Potential Yield: 34
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 1.63 hectares, its current use is as Equestrian, whilst the surrounding land use is Agricultural.

Availability Assessment

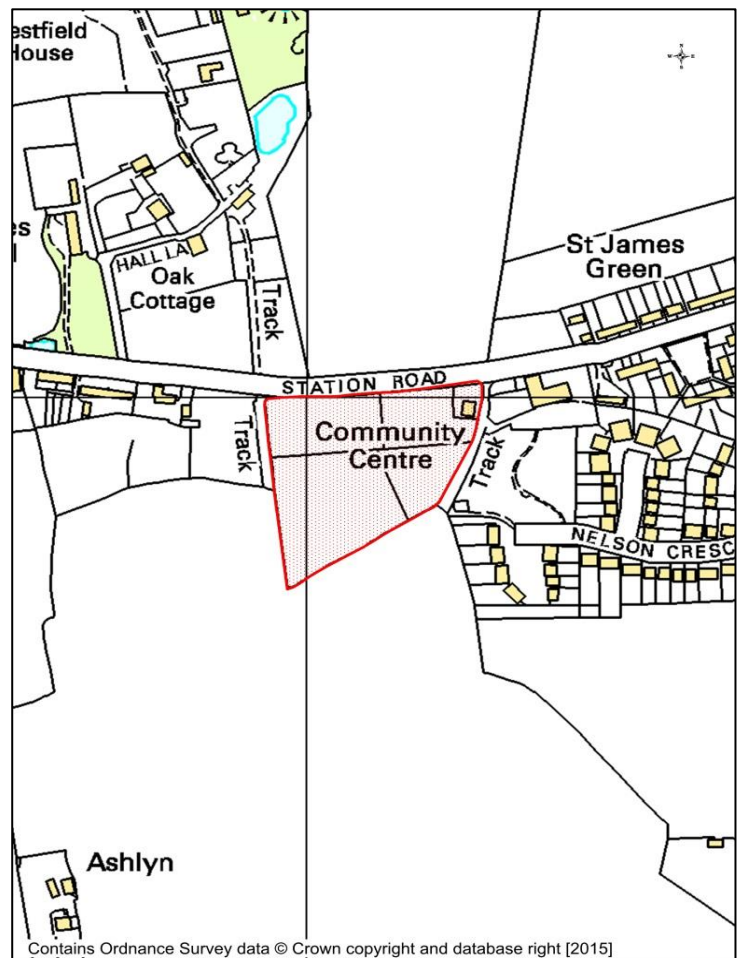
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 2

Site Name: Land opposite the Red Lion Pub, Derrington
Ward: Seighford
Parish: Seighford
Potential Yield: 20
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:

The site is 0.96 hectares; its current use is as Agricultural Grazing, whilst the surrounding land use is Agricultural.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

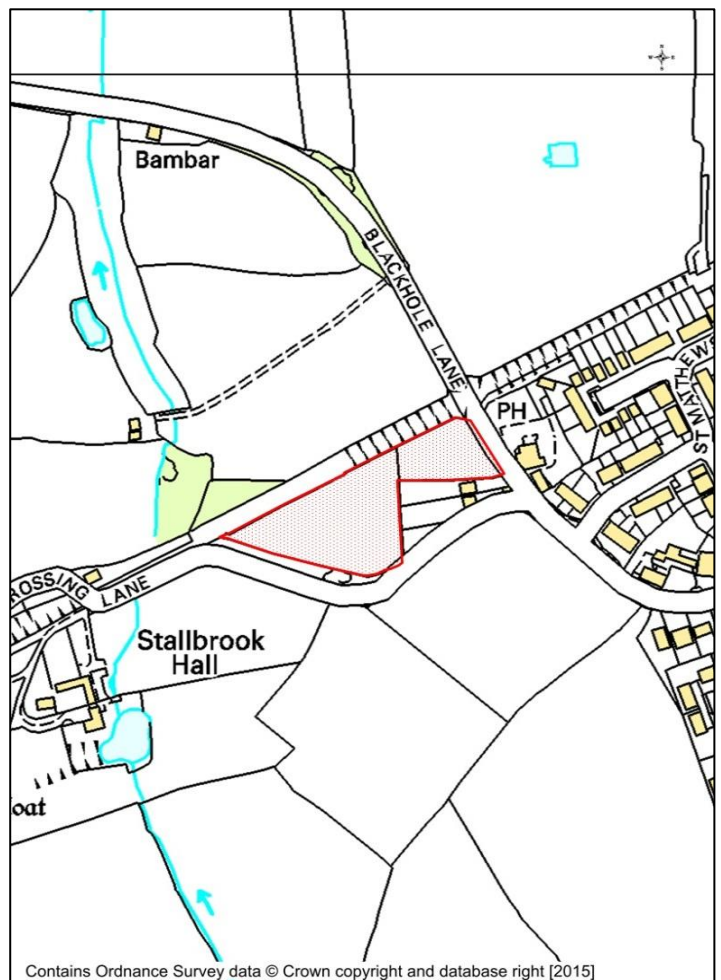
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR2 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 3

Site Name: Land off Nicholls Lane, Stone
Ward: Stonefield and Christchurch
Parish: Stone urban
Potential Yield: 54
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 2.58 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

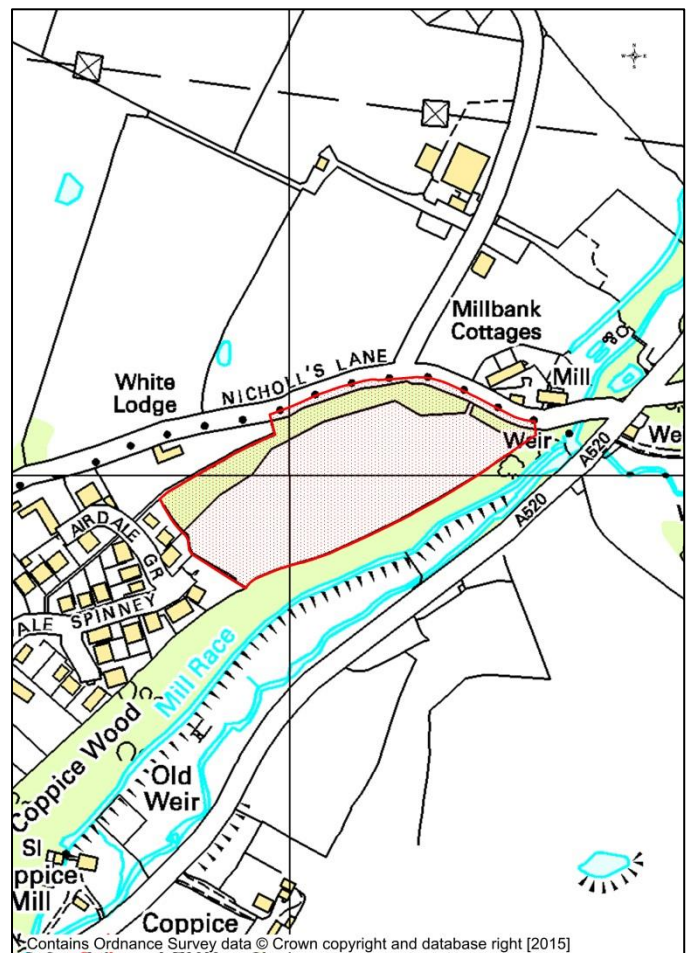
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately to 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Conservation Area, Tree Preservation Order, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STO2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 4

Site Name: Land at Trentham Road
Ward: Stonefield and Christchurch
Parish: Stone urban
Potential Yield: 10
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 0.49 hectares, its current use is as Grazing land, whilst the surrounding land use is Hospice and agricultural.

Availability Assessment

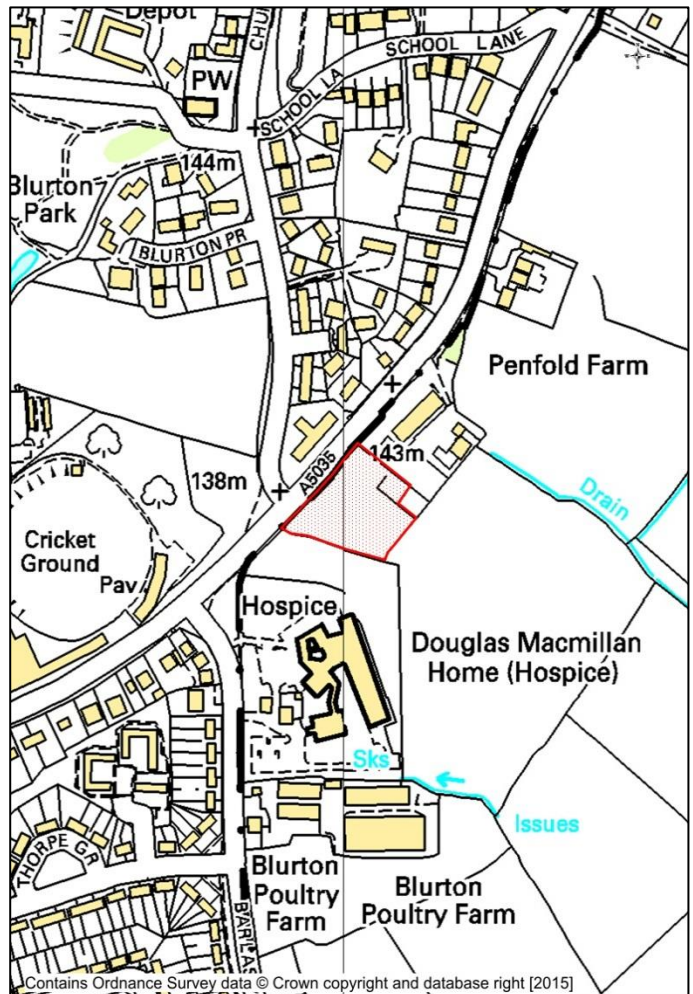
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 5

Site Name: Land at Trent Road, Stone
Ward: Stonefield and Christchurch
Parish: Stone Urban
Potential Yield: 36
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - site is adjacent to a sustainable settlement but is within the green infrastructure designation
Achievable	Site is achievable
Status	Not Currently Developable would require review of green infrastructure designation policy to remove constraint

Description:
The site is 1.74 hectares; its current use is as Grazing land, whilst the surrounding land use is Agricultural, Sports, Residential.

Availability Assessment

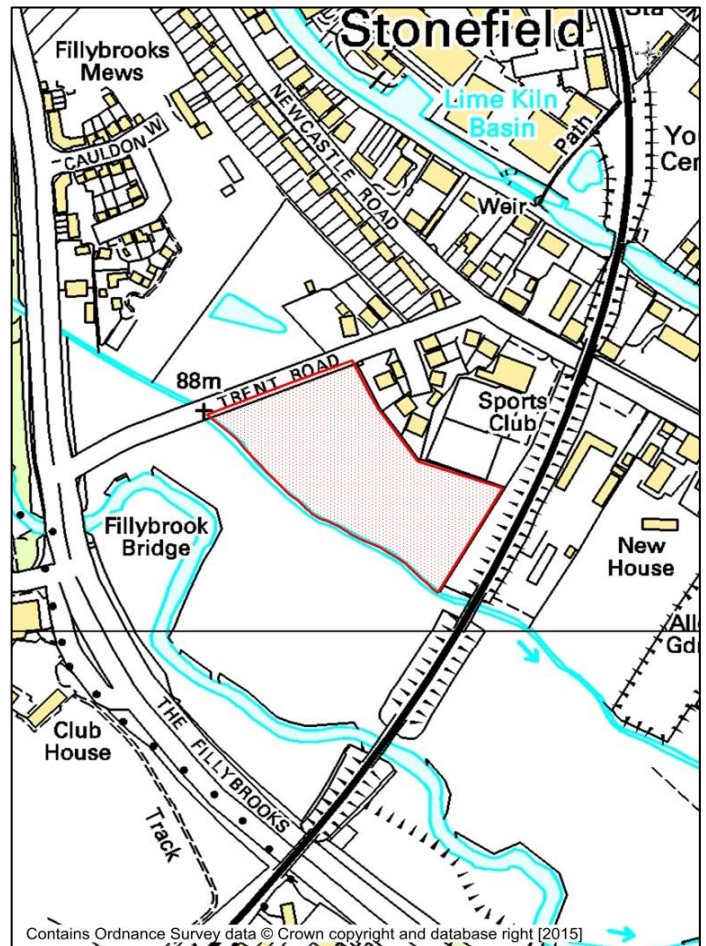
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately to 5 years

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Flood zone 3a and 3b, Protected green space.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STO2 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 6

Site Name: Land at Green Gorse, Yarnfield
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 7
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement, and within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of green infrastructure designation and sustainable location policies to remove constraint

Description:
The site is 0.25 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

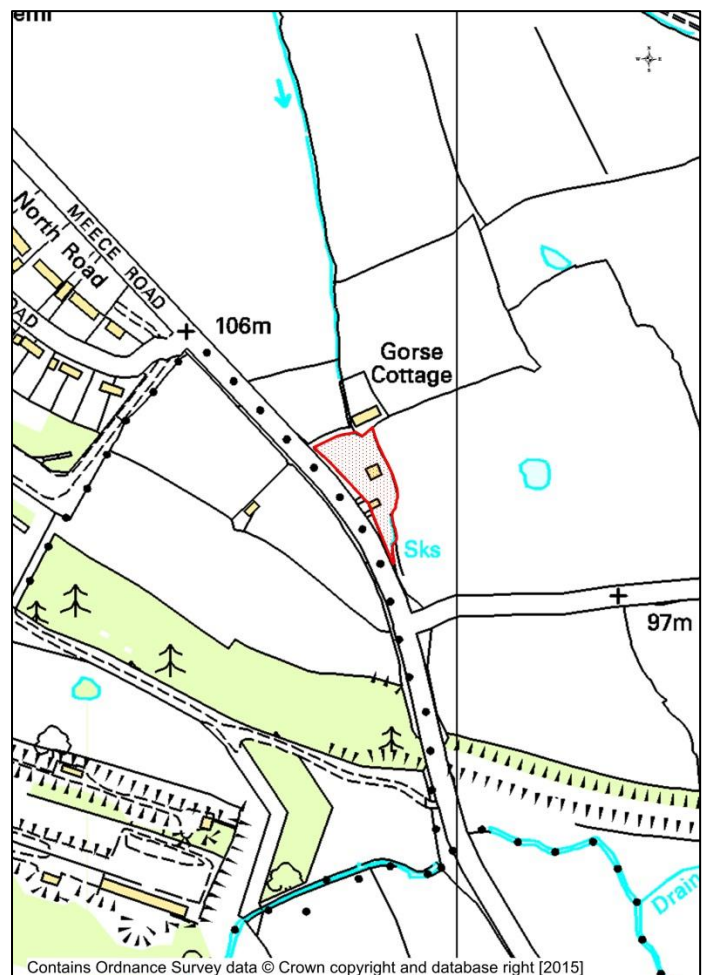
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 7

Site Name: Land at Briar Hill, Aston by Stone
Ward: Milwich
Parish: Stone Rural
Potential Yield: 3
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.10 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

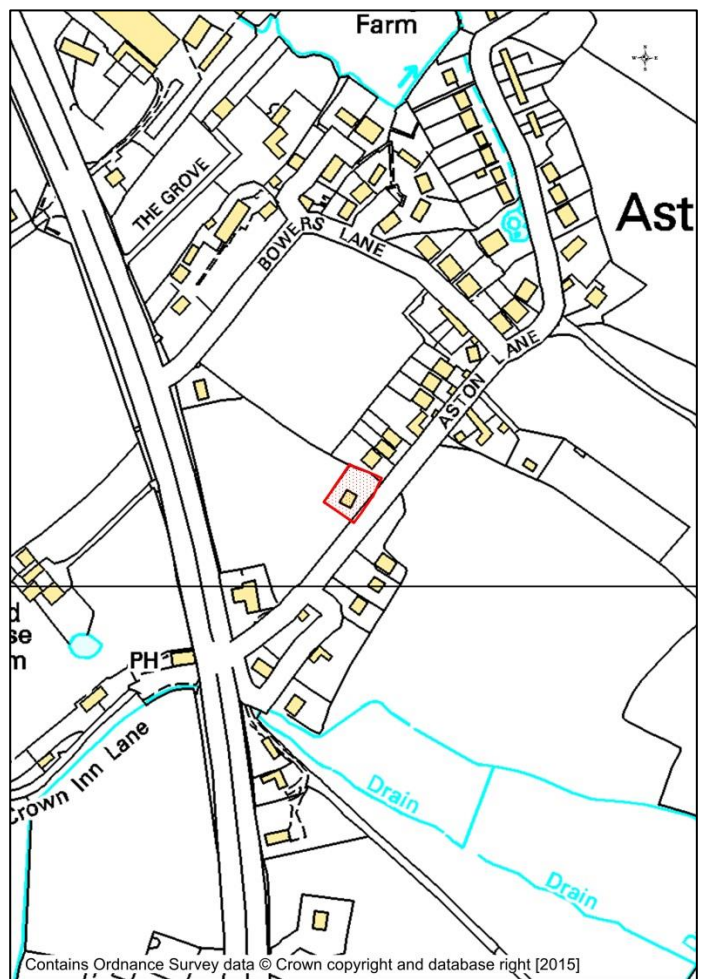
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR5 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 9

Site Name: Land off Church Lane Hixon
Ward: Haywood and Hixon
Parish: Hixon
Potential Yield: 95
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 5.30 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

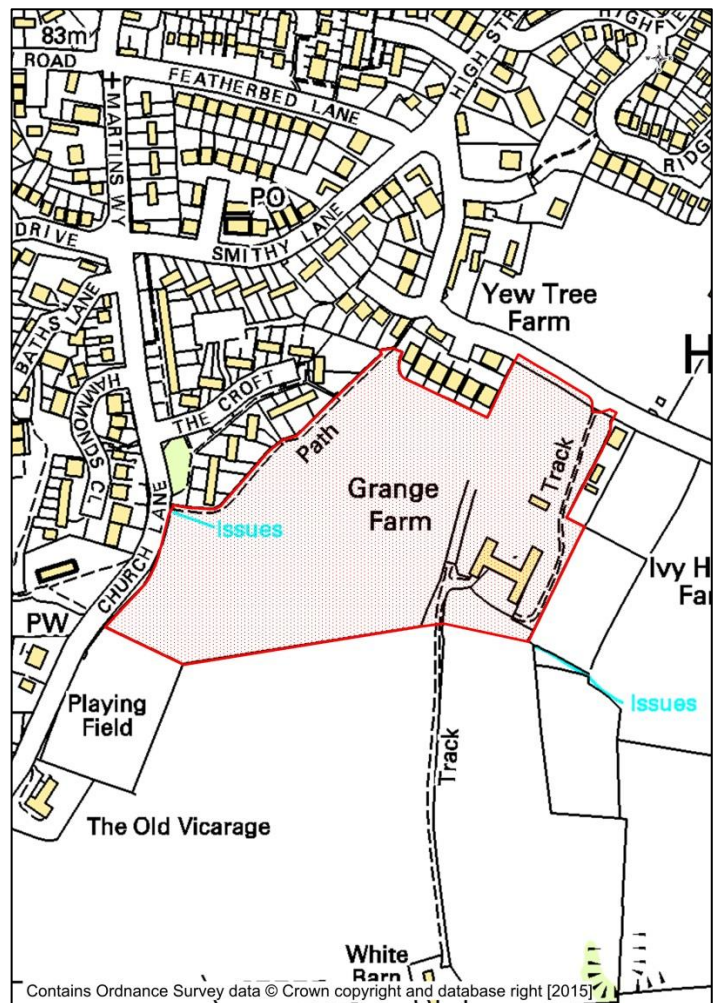
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 10

Site Name: Land off Cannock Road, Brocton
Ward: Milford
Parish: Brocton
Potential Yield: 249
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 13.85 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

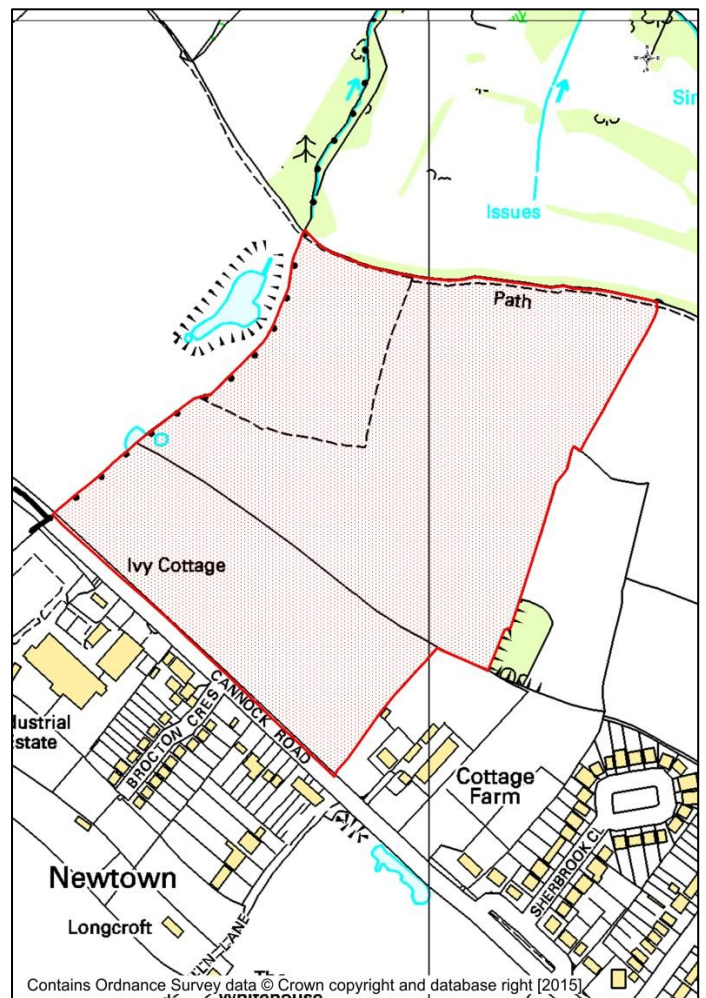
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 11

Site Name: Land off Cannock Road, Brocton (South of Sawpit Lane)
Ward: Milford
Parish: Brocton
Potential Yield: 146
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement, and within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 8.14 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

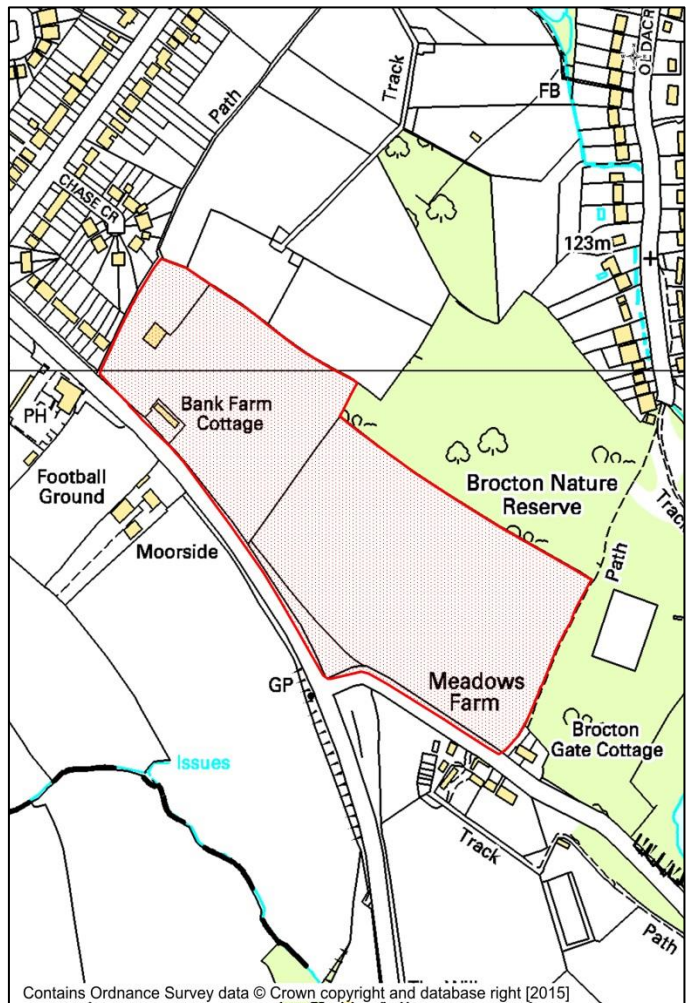
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Green belt, Area of Outstanding Natural Beauty, Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 12

Site Name: Land off Longton Road, Rough Close, Meir Heath
Ward: Barlaston and Oulton
Parish: Stone Rural
Potential Yield: 187
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement, and within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 10.40 hectares; its current use is as Riding School, whilst the surrounding land use is Agricultural.

Availability Assessment

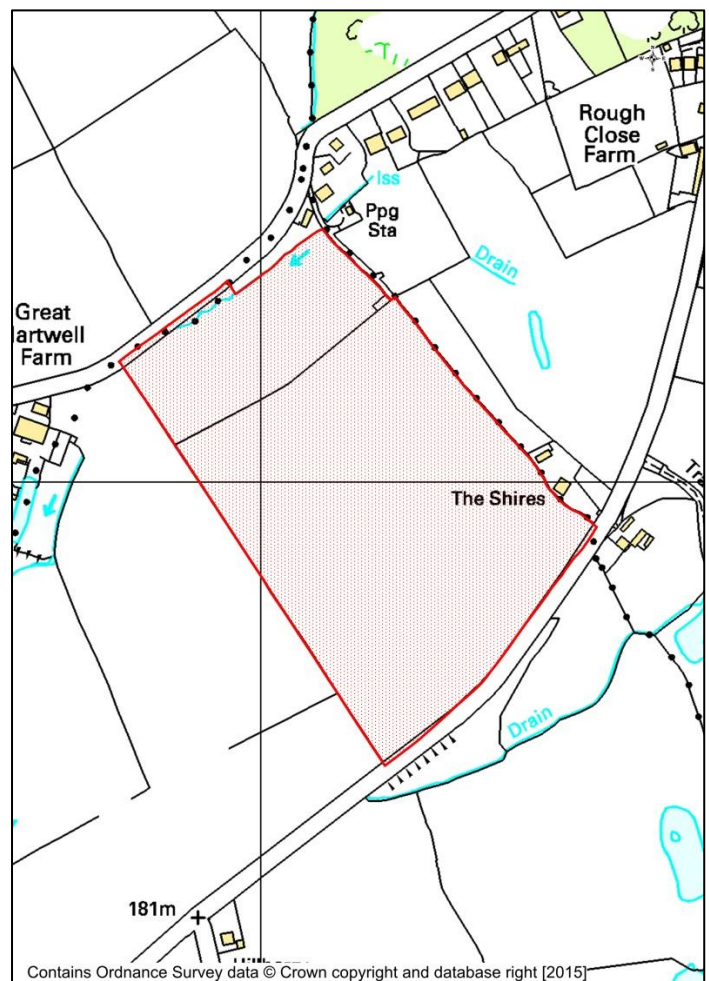
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 13

Site Name: Land off Longton Road/ Hilderstone Road, Rough Close, Meir Heath
Ward: Fulford
Parish: Fulford
Potential Yield: 255
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement, and within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 14.19 hectares; its current use is as Riding School, whilst the surrounding land use is Agricultural.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

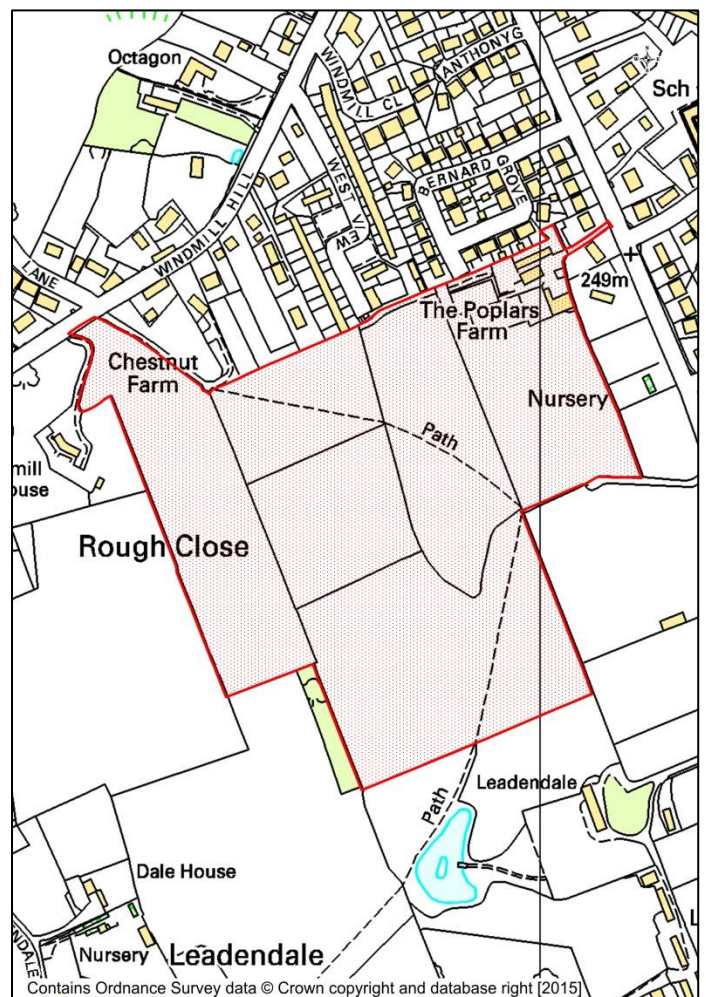
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Green belt, Tree Preservation Order, Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 14

Site Name: Land adjacent to Green Lane, Eccleshall
Ward: Eccleshall
Parish: Eccleshall
Potential Yield: 42
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 2.03 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

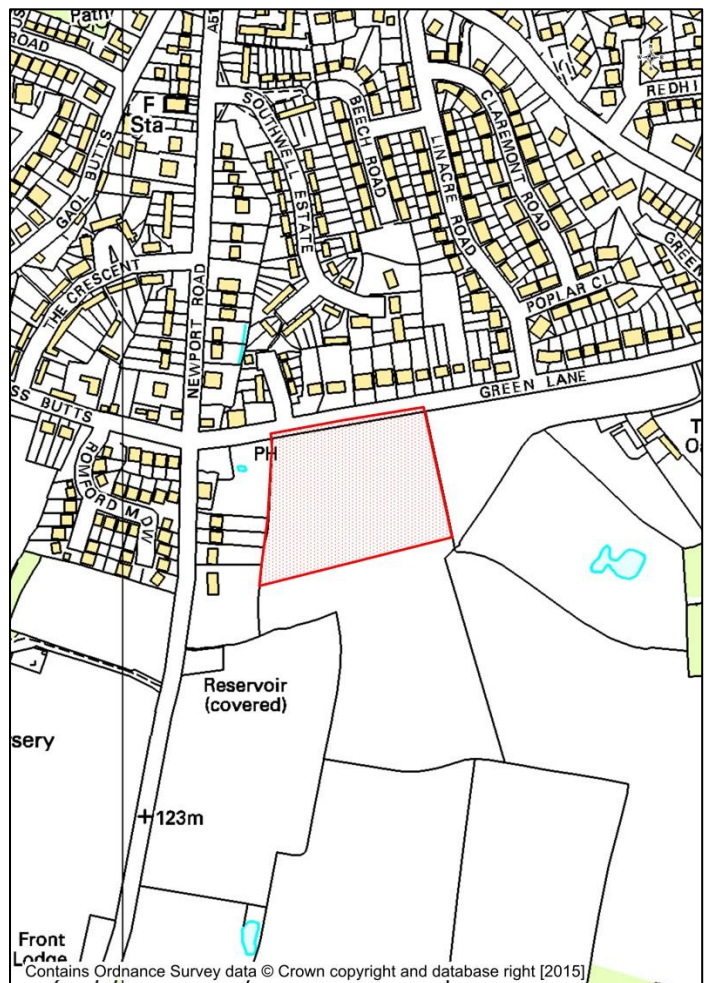
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 15

Site Name: Land at Aston Bank, Doxey
Ward: Tillington
Parish: Doxey
Potential Yield: 76
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable Site is part of an allocated Strategic Development Location

Description:
The site is 4.25 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

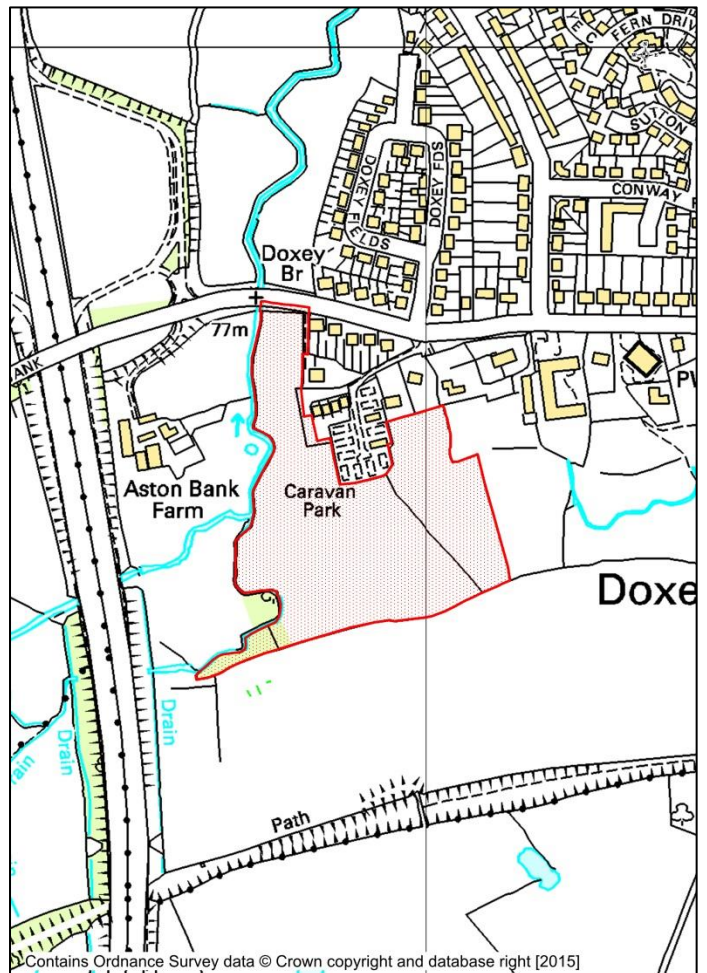
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is within a sustainable settlement. The following constraints are present: Flood zone 3a and 3b, Historic Environment Record.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STA1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 16

Site Name: Land to the rear of Oakdown, Salt
Ward: Chartley
Parish: Salt and Enson
Potential Yield: 8
Greenfield or Brownfield:

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.27 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

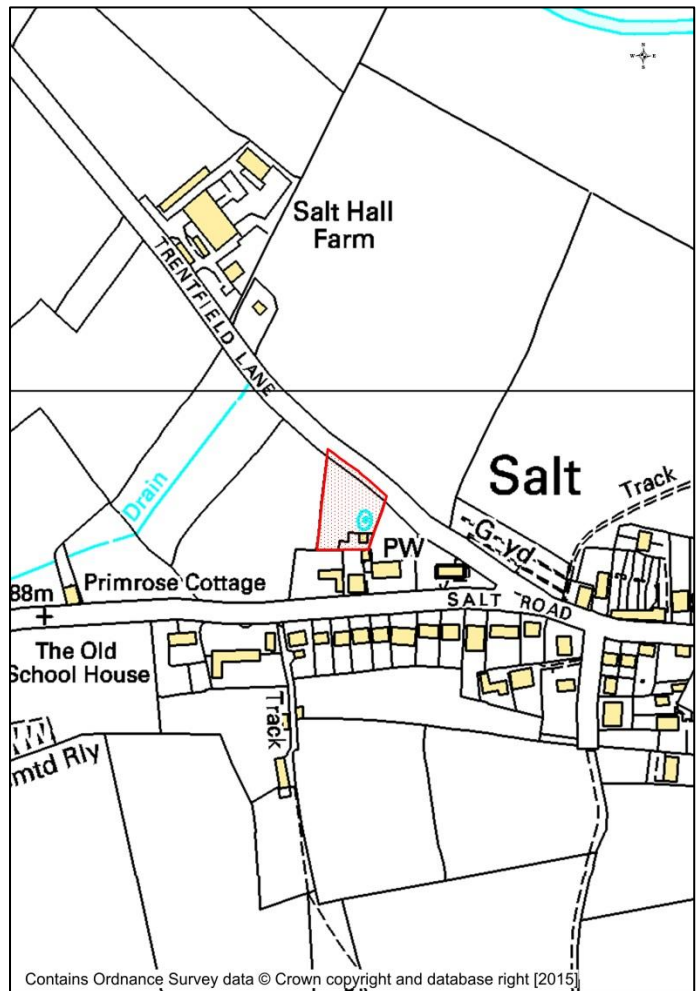
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 17

Site Name:	land between Cromer Lodge and Milwich Hall, Milwich
Ward:	Milwich
Parish:	Milwich
Potential Yield:	7
Greenfield or Brownfield:	Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.26 hectares; its current use is as Agricultural, whilst the surrounding land use is Residential.

Availability Assessment

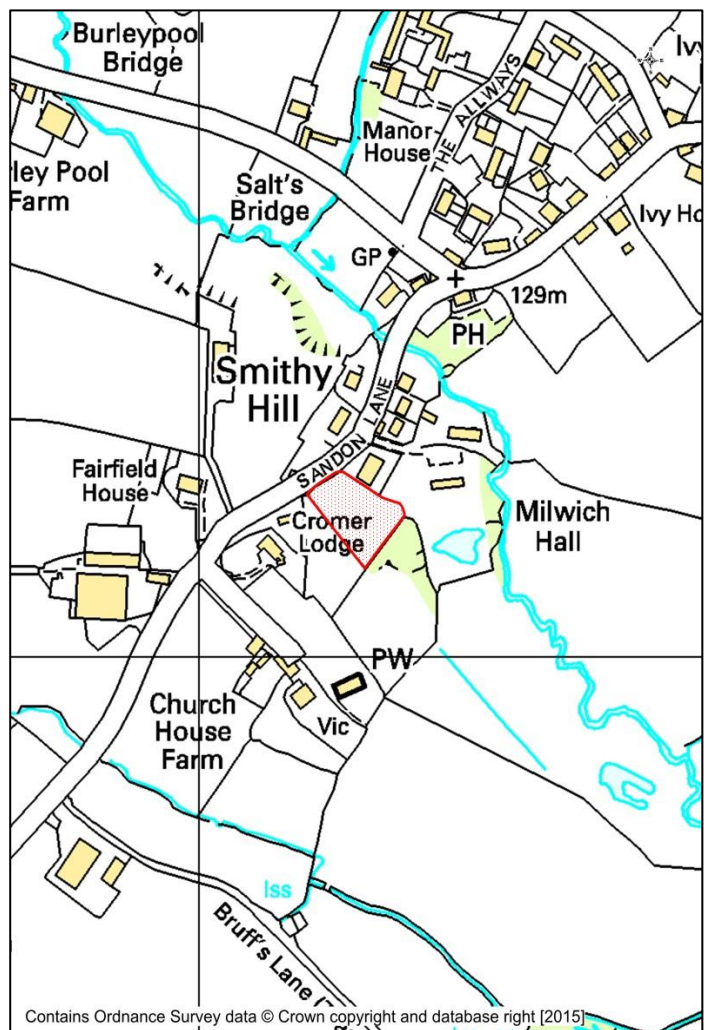
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 18

Site Name: Land north of Salt, Salt
Ward: Chartley
Parish: Salt and Enson
Potential Yield: 10
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.51 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

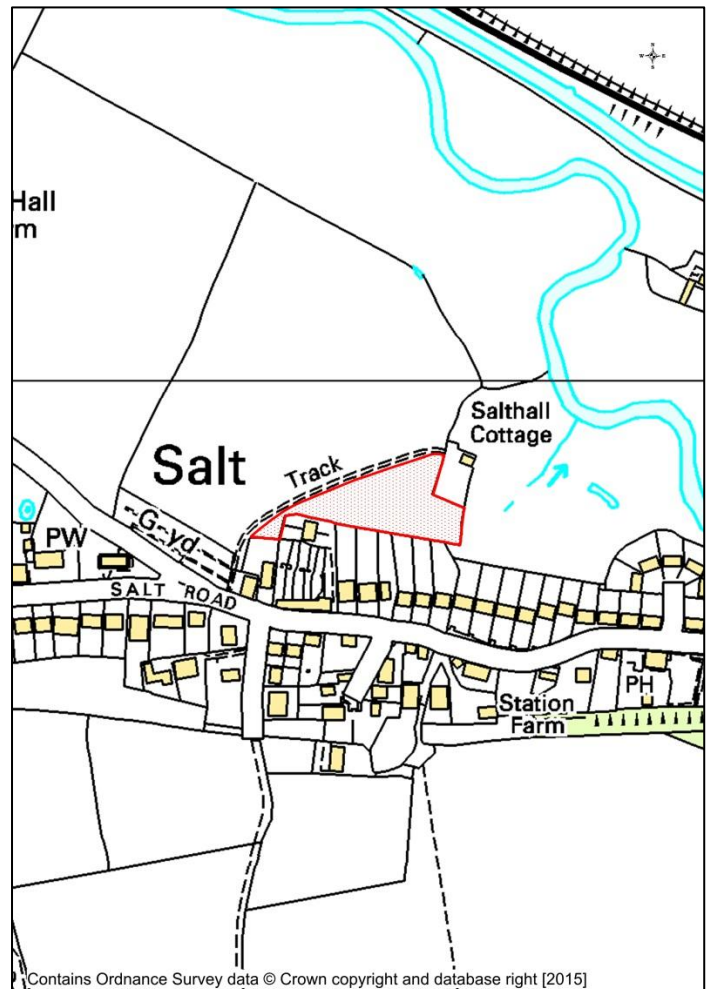
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR2 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 19

Site Name: Land at Creswell Grove
Ward: Seighford
Parish: Creswell
Potential Yield: 193
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 10.73 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available within the next 5 years.

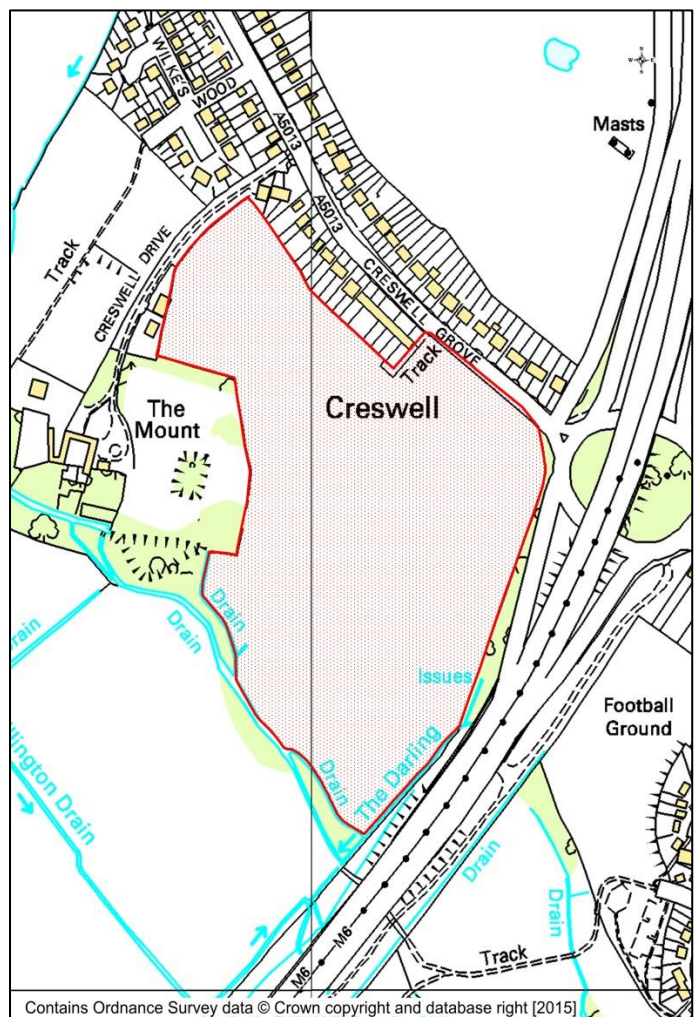
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Flood zone 3a and 3b, Tree Preservation Order, Historic Environment Record.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 20

Site Name: Land to the west of Stowe by Chartley
Ward: Chartley
Parish: Stowe by Chartley
Potential Yield: 54
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.61 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

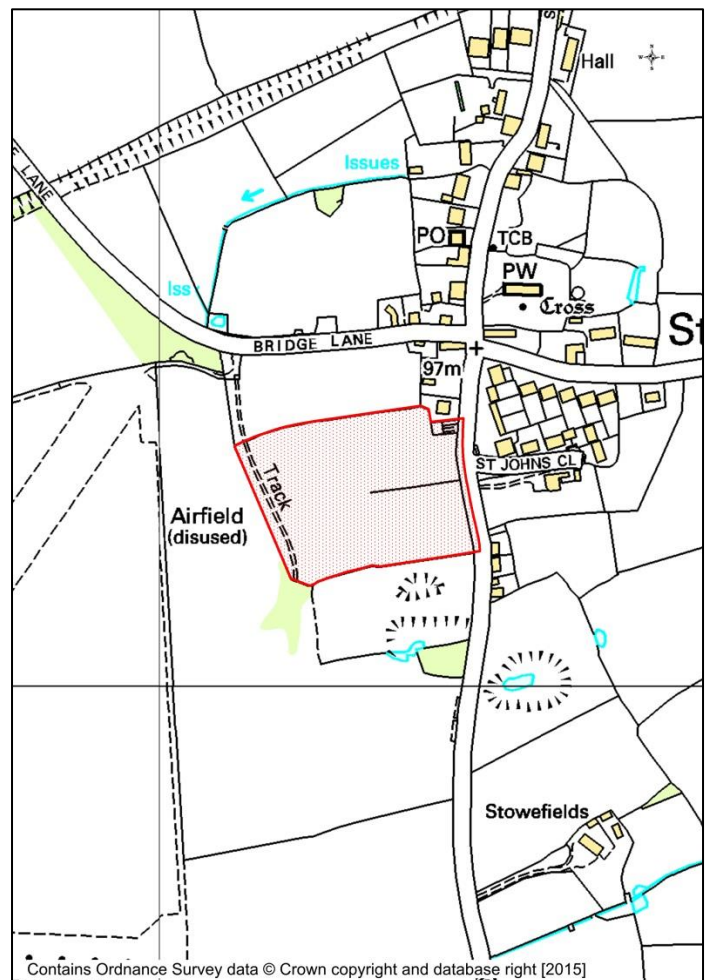
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 21

Site Name: Land off Park Lane, Chebsey
Ward: Eccleshall
Parish: Chebsey
Potential Yield: 65
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 3.12 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

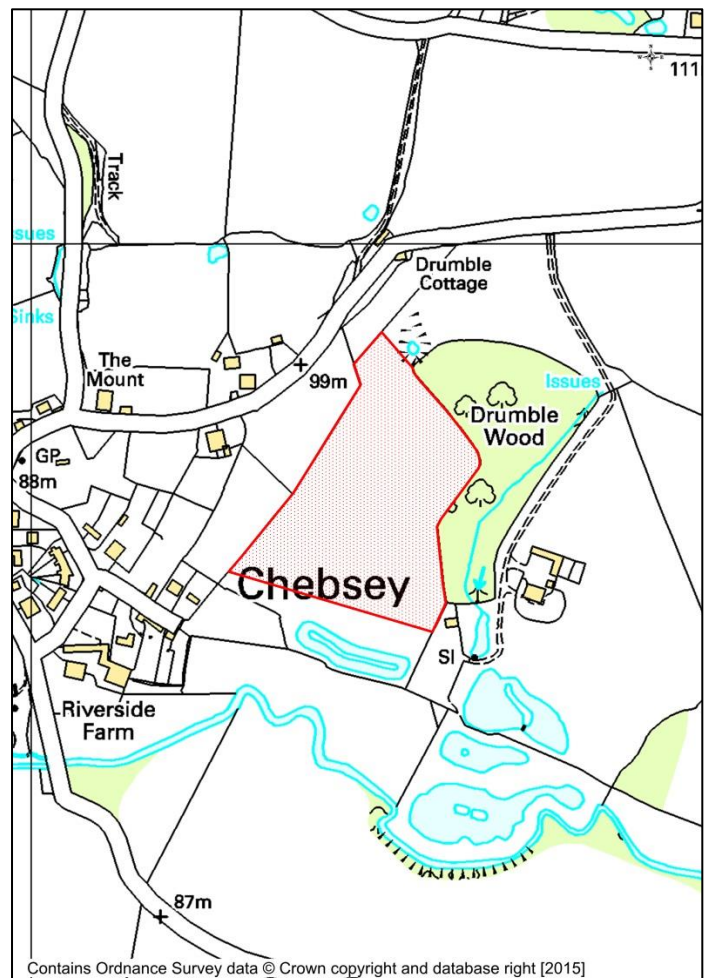
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 22

Site Name: Land off School Lane, Chebsey
Ward: Eccleshall
Parish: Chebsey
Potential Yield: 31
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and part of the site is a Site of Biological Interest
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 1.48 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

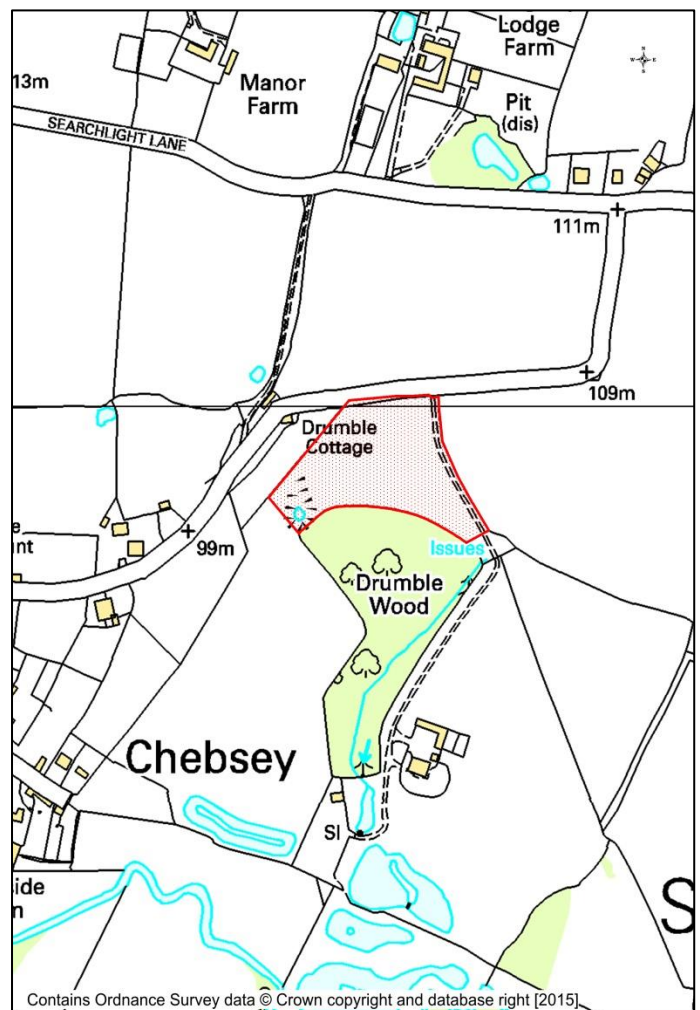
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Site of Biological Importance, Historic Environment Record.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 23

Site Name: Land at the end of Park Lane, Chebsey
Ward: Eccleshall
Parish: Chebsey
Potential Yield: 9
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.33 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

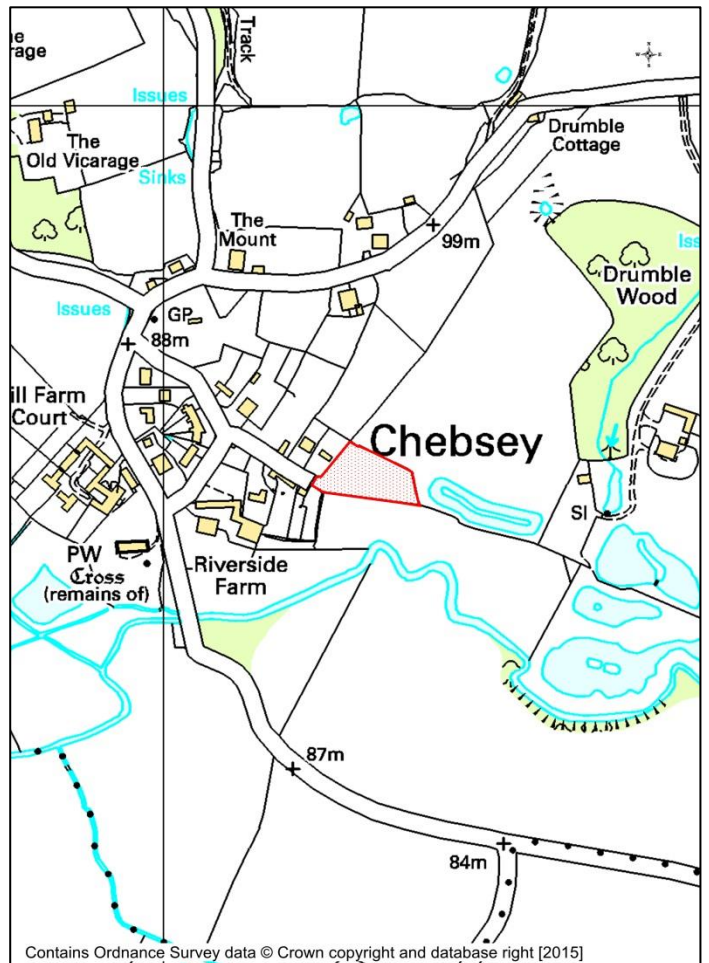
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 24

Site Name: Land at Newport Road, Great Bridgeford
Ward: Seighford
Parish: Seighford
Potential Yield: 4
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.16 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

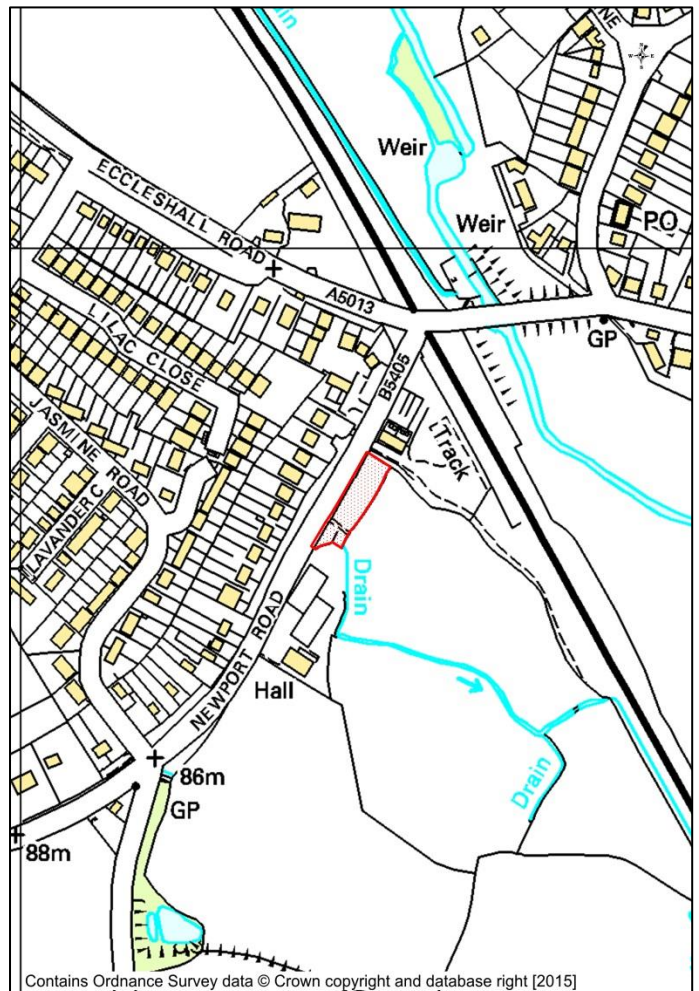
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 25

Site Name: Land adjacent to Crossfield House, Yarnfield Lane, Yarnfield
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 8
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - the site is in the green belt but is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of green belt policy to remove constraint

Description:
The site is 0.28 hectares, its current use is as Grazing land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

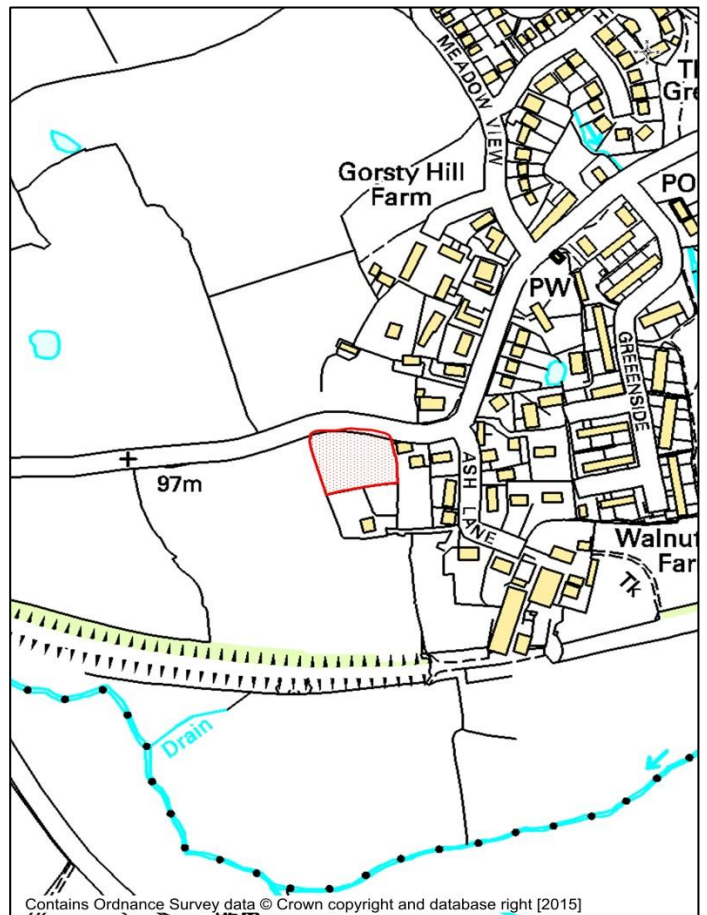
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 26

Site Name: Land at Ranton
Ward: Seighford
Parish: Ranton
Potential Yield: 188
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 10.49 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

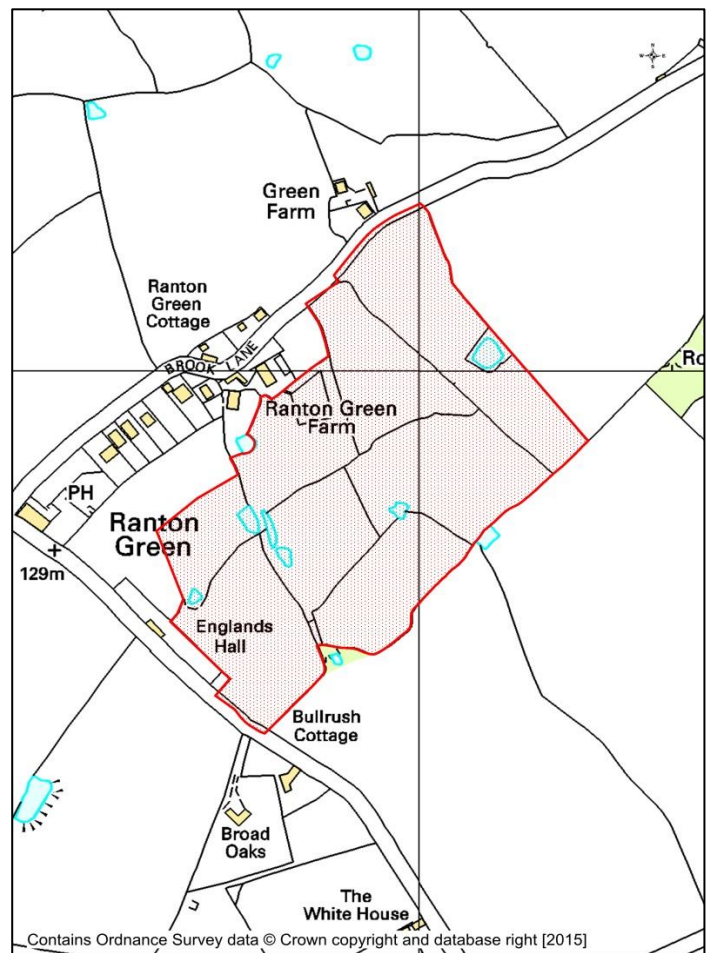
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available in 5 - 10 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 27

Site Name: Land north of Hartwell Lane, Barlaston
Ward: Barlaston and Oulton
Parish: Barlaston
Potential Yield: 2
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - the site is in the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of green belt policy to remove constraint

Description:
The site is 9.22 hectares; its current use is as Garden land, whilst the surrounding land use is Agricultural.

Availability Assessment

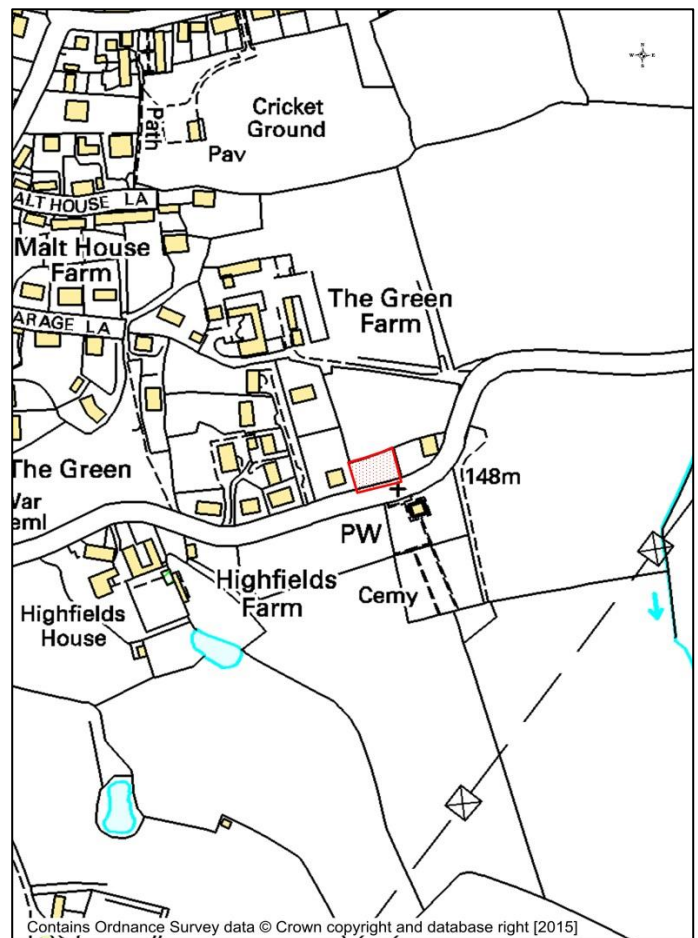
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available in 10 - 15 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR5 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 28

Site Name: Land off Mill Lane, Great Haywood
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 57
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.74 hectares; its current use is as Grazing land, whilst the surrounding land use is Agricultural.

Availability Assessment

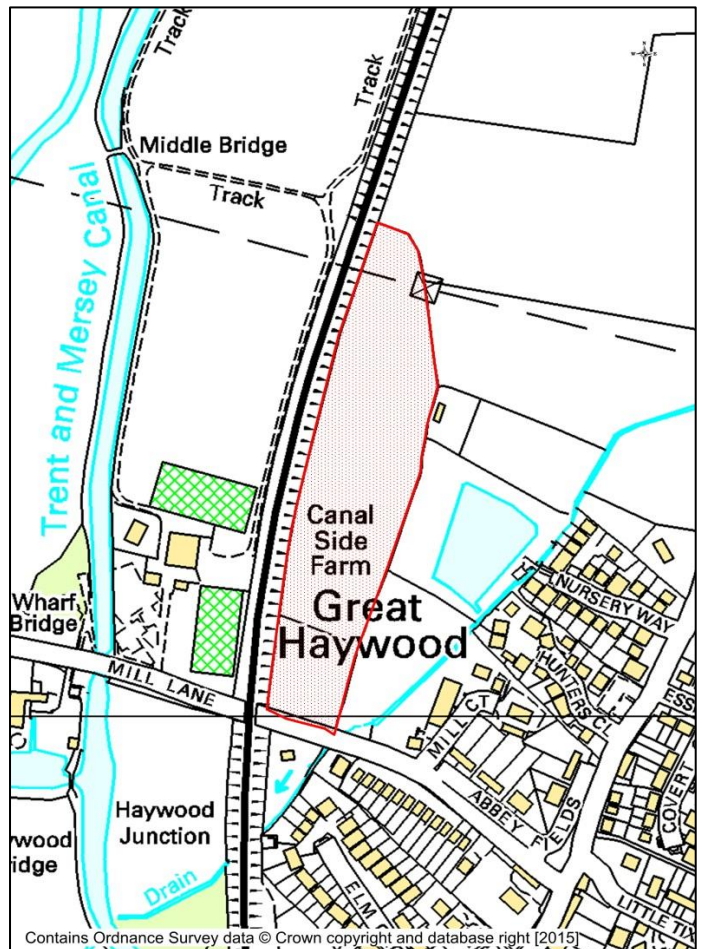
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 29

Site Name: Land off Moscow Lane, Woodseaves
Ward: Gnosall and Woodseaves
Parish: High Offley
Potential Yield: 14
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 0.69 hectares, its current use is as Grassland, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

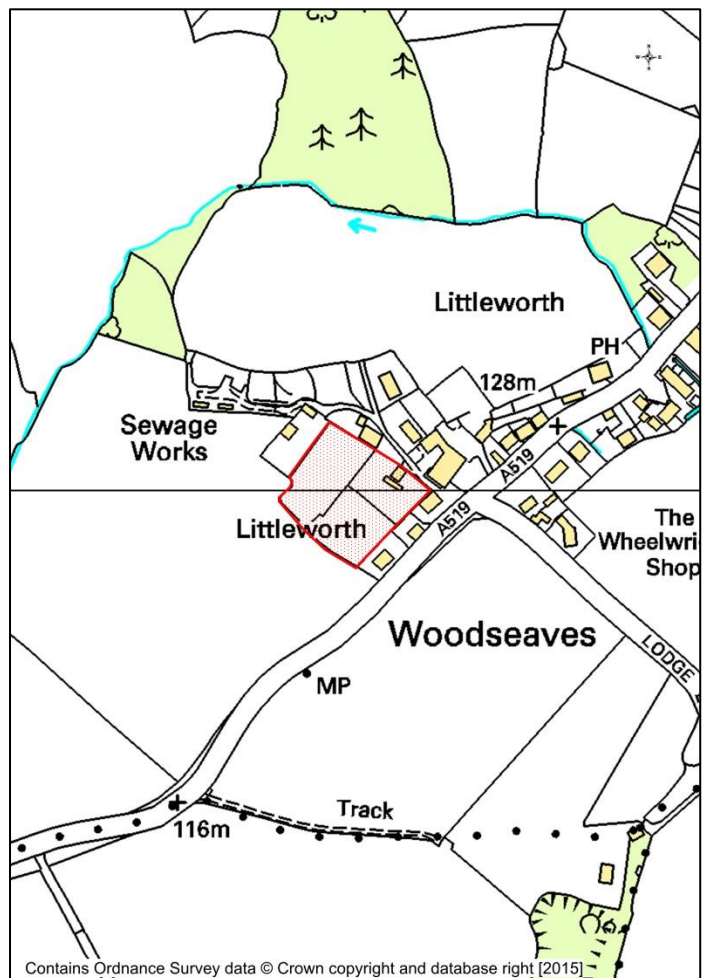
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR2 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 30

Site Name: Land adjacent To Brazenhill Lane, Haughton
Ward: Church Eaton
Parish: Haughton
Potential Yield: 52
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.50 hectares; its current use is as Agriculture, whilst the surrounding land use is Agriculture.

Availability Assessment

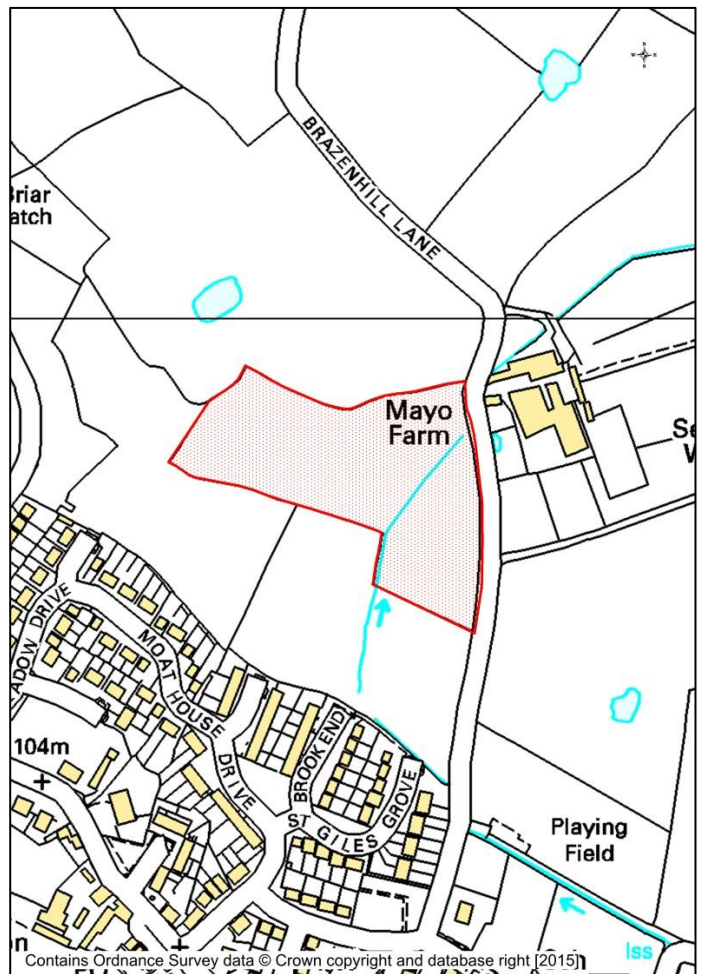
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 31

Site Name: Land off the southern boundary of Haughton
Ward: Church Eaton
Parish: Haughton
Potential Yield: 47
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.25 hectares; its current use is as Agriculture, whilst the surrounding land use is Agriculture.

Availability Assessment

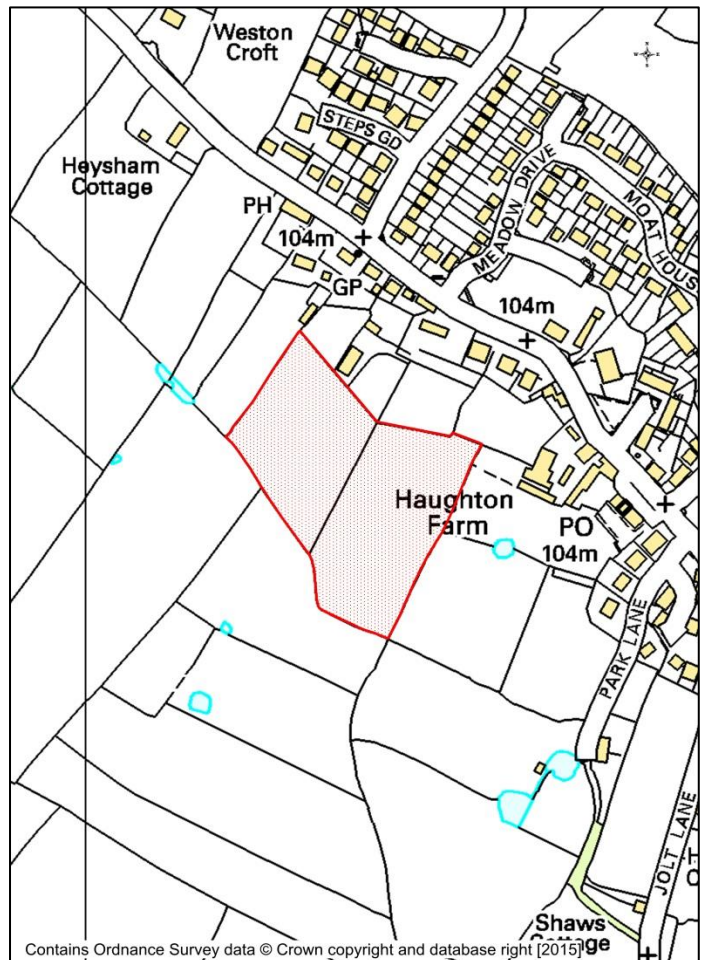
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 32

Site Name: Land off the southern boundary of Haughton
Ward: Church Eaton
Parish: Haughton
Potential Yield: 21
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement (part of the site is in the settlement)
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.01 hectares, its current use is as Agriculture and residential, whilst the surrounding land use is Agriculture.

Availability Assessment

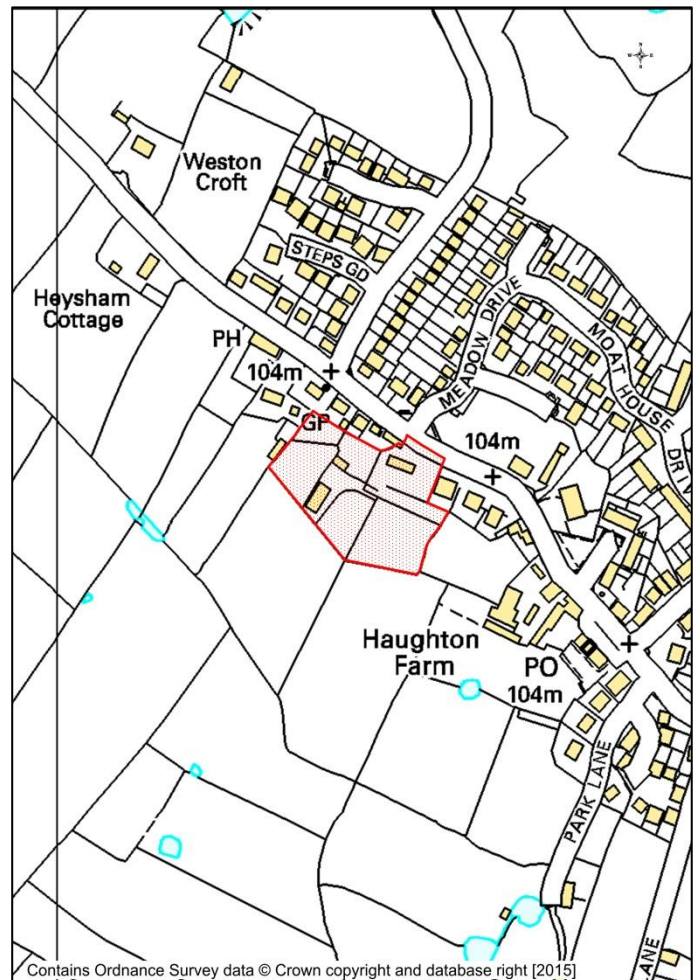
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 33

Site Name: Land at Tittensor Road, Barlaston
Ward: Barlaston and Oulton
Parish: Barlaston
Potential Yield: 100
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - the site is in the green belt but is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of green belt policy to remove constraint

Description:
The site is 5.60 hectares, its current use is as Agriculture, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

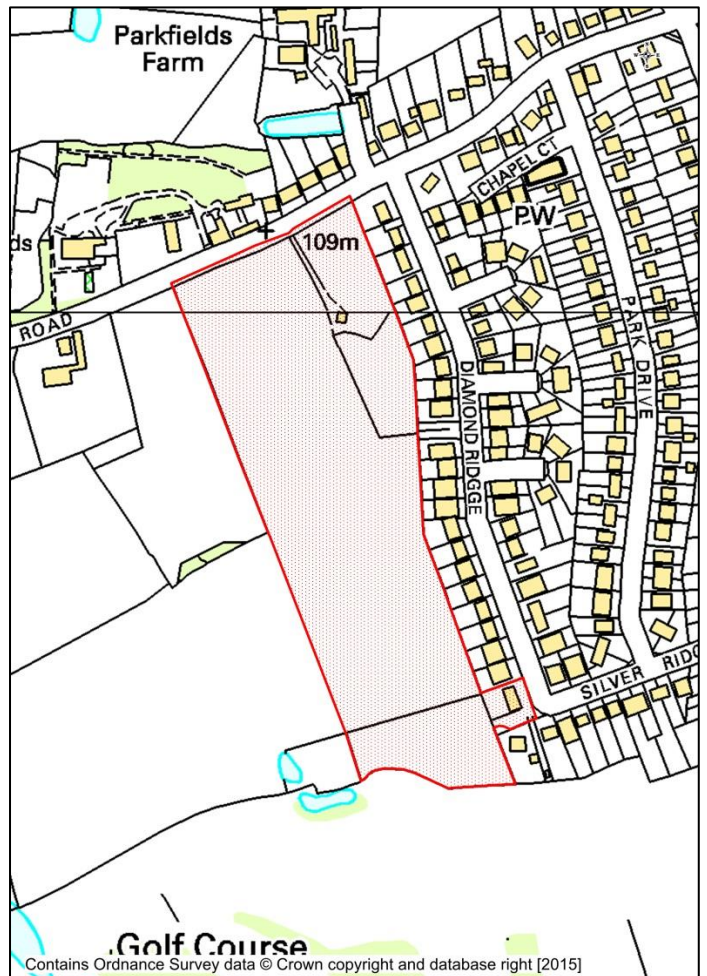
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Tree Preservation Order, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 34

Site Name: Land adjacent to Combe Park Estate, Walton, Stone
Ward: Milwich
Parish: Stone Rural
Potential Yield: 80
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 3.84 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

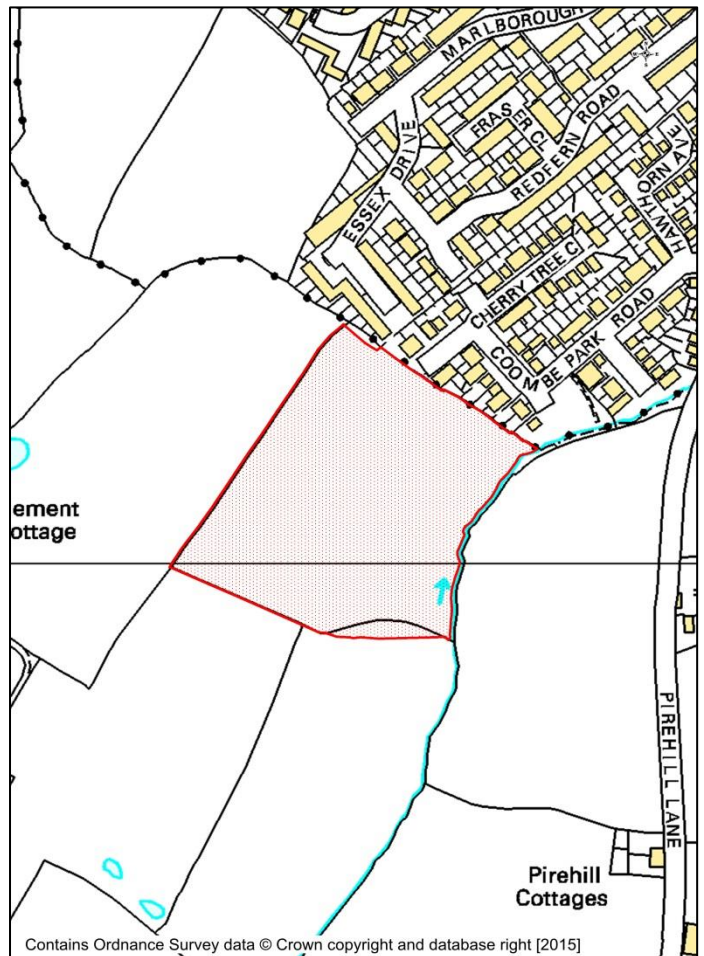
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STO1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 35

Site Name: Rose Cottage, Little Stoke, Stone, Staffordshire. ST15 8QU
Ward: St. Michael's and Milwich
Parish: Stone Urban and Stone Rural
Potential Yield: 28
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable

Description:
The site is 1.36 hectares, its current use is as Agricultural and industrial, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

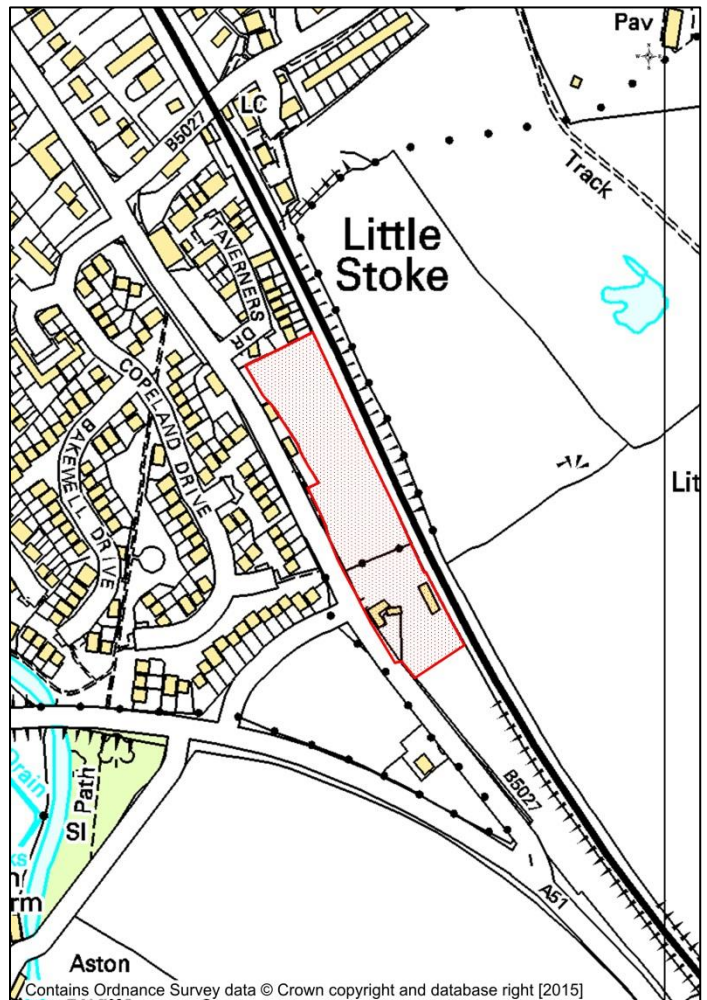
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is partly within the sustainable settlement hierarchy.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STO2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 36

Site Name: Land Opposite Rose Cottage, Lichfield Road, Little Stoke. ST15 8QU
Ward: St. Michael's
Parish: Stone Urban
Potential Yield: 24
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.17 hectares, its current use is as Agricultural and residential, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

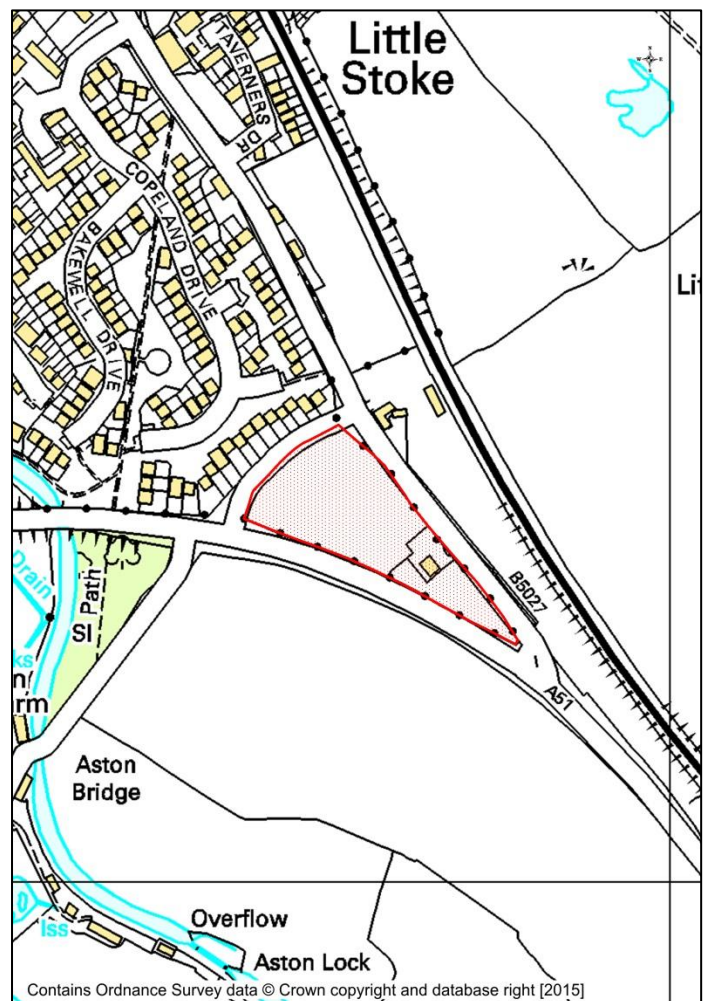
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STO2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 37

Site Name:	Land at the rear of the oracle, Main Road, A51, Colwich
Ward:	Haywood and Hixon
Parish:	Colwich
Potential Yield:	23
Greenfield or Brownfield:	Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 1.11 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

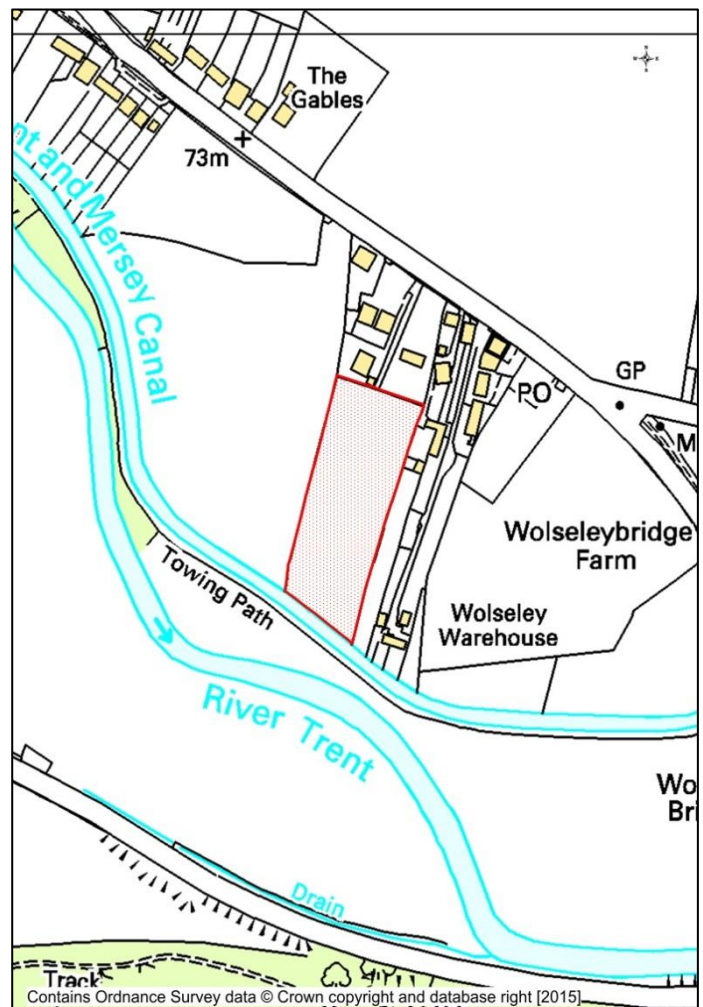
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 38

Site Name: Land to the west of Back Lane and south of Ansons Row
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 23
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.12 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

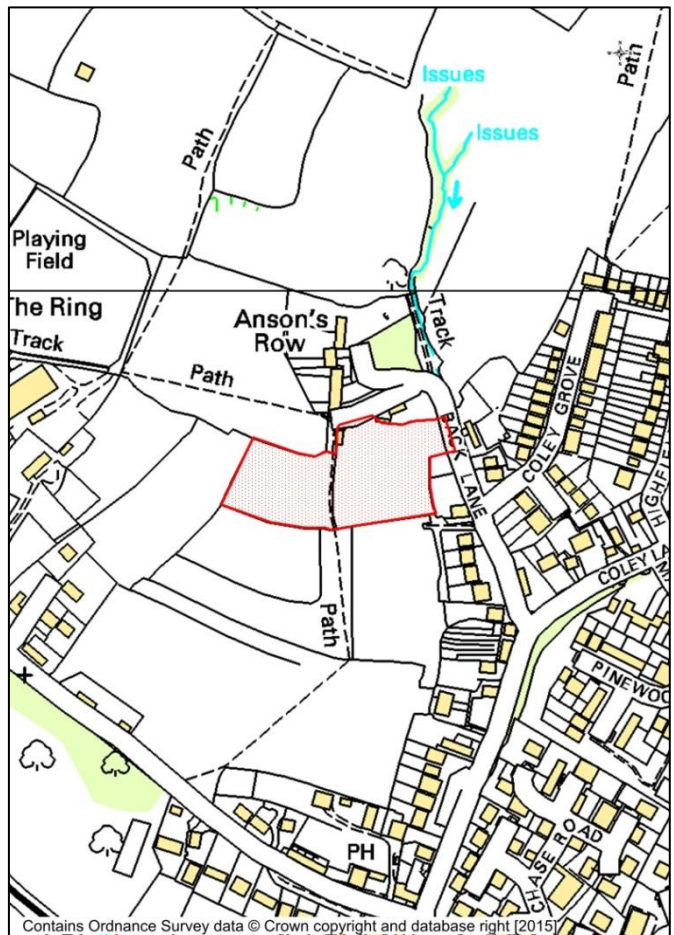
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 39

Site Name: Land at Back Lane, off Coley Lane, Little Haywood, adjacent Anson's Row
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 5
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.17 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

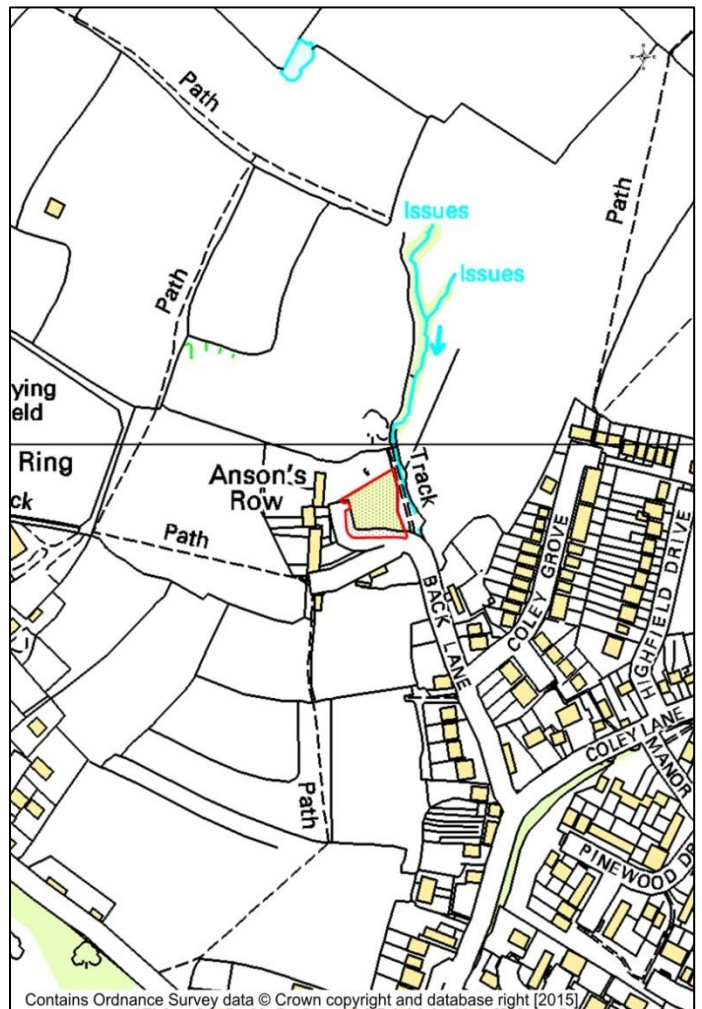
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Conservation Area, Tree Preservation Order.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 40

Site Name: Land to the Rear of Audmore Villa, Audmore, Gnosall
Ward: Gnosall and Woodseaves
Parish: Gnosall
Potential Yield: 6
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable

Description:
The site is 0.22 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

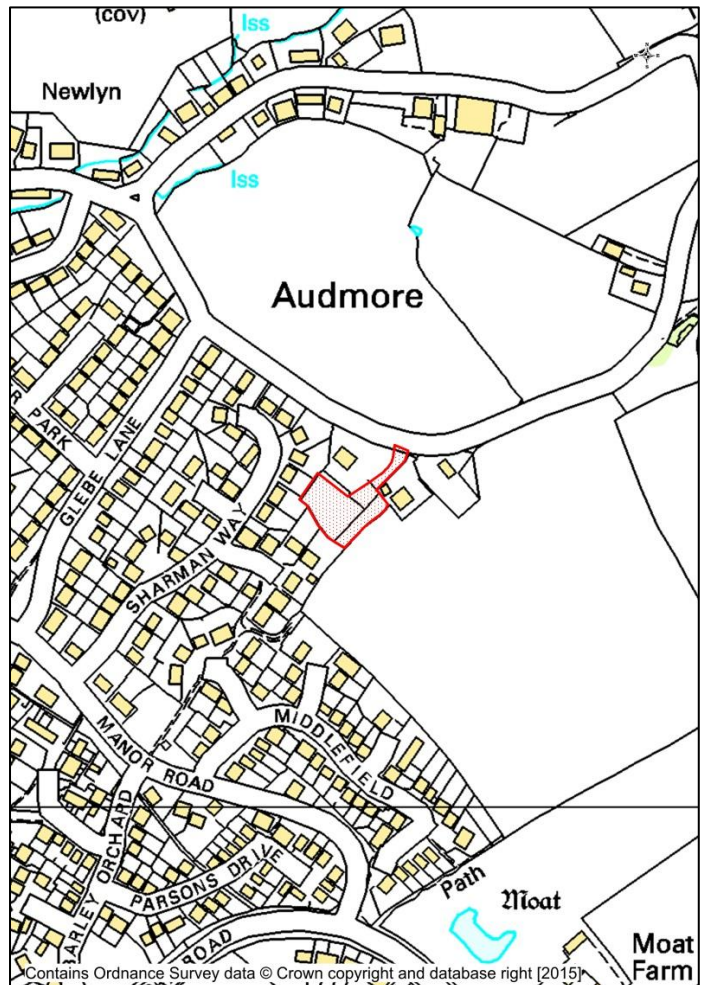
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 41

Site Name: Land at Sandon Lane, Milwich (between Trebryn and Fairfield House)
Ward: Milwich
Parish: Milwich
Potential Yield: 3
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.13 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

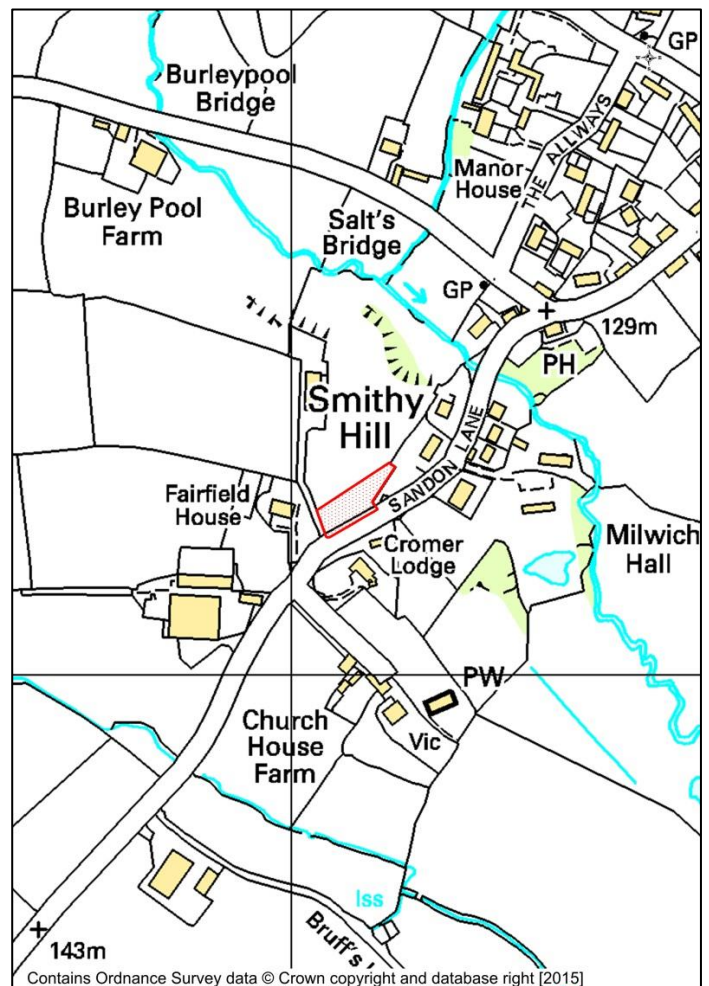
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 42

Site Name: Yew Trees, Coton Hill, Milwich, Stafford. ST18 0EH
Ward: Milwich
Parish: Milwich
Potential Yield: 9
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.30 hectares; its current use is as Garden land, whilst the surrounding land use is Agricultural.

Availability Assessment

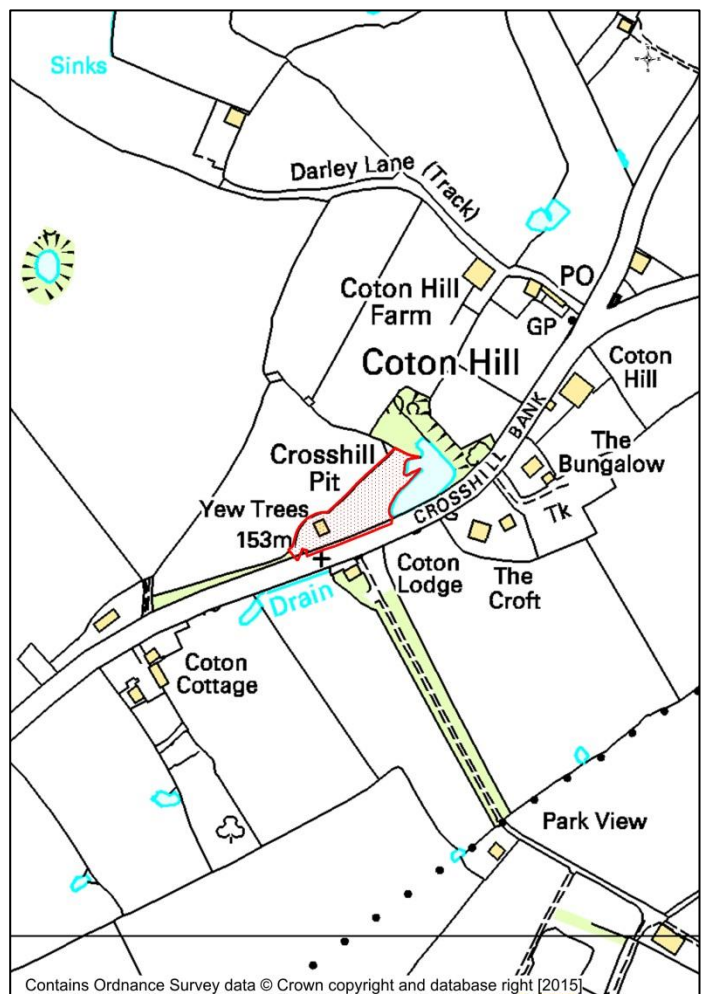
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available in 5 - 10 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 43

Site Name: Land adjacent to 6, The Bungalows, Main Road, Adbaston, Stafford. ST20 0QD
Ward: Eccleshall
Parish: Adbaston
Potential Yield: 9
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.46 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

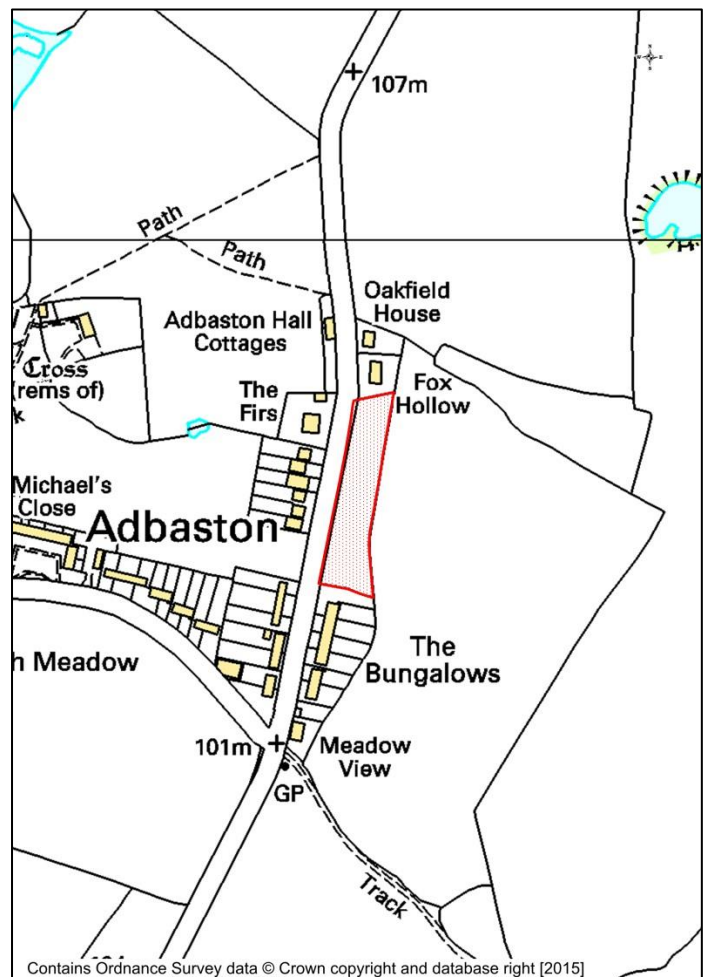
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 44

Site Name: 5 Park Lane, Haughton, Stafford. ST18 9EY.
Ward: Church Eaton
Parish: Haughton
Potential Yield: 3
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 0.11 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

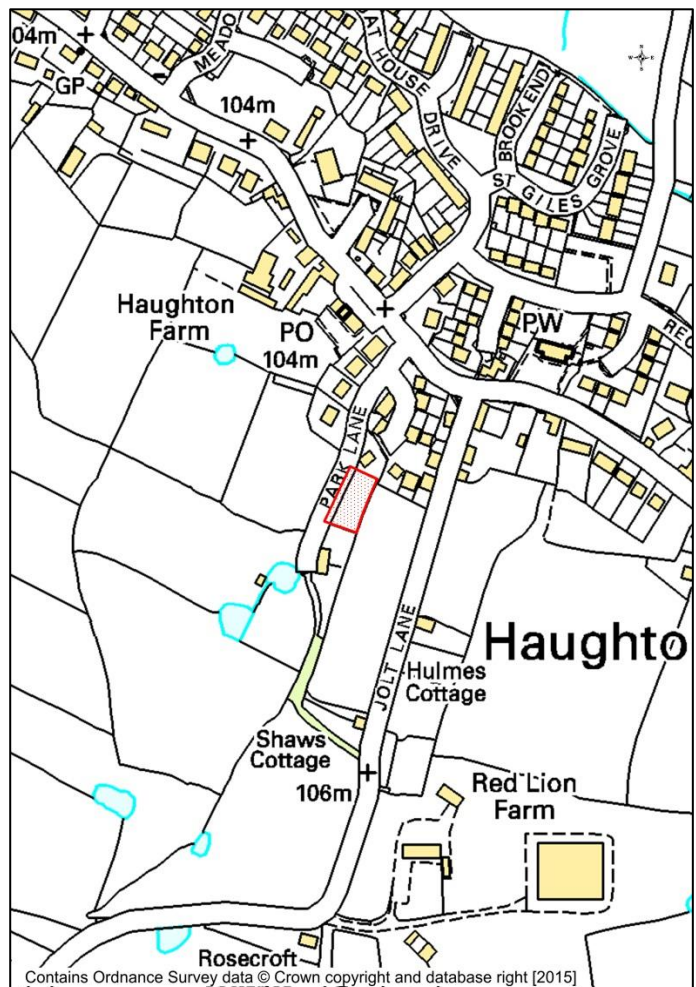
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available within the next 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 45

Site Name: Land to the rear of Rose Cottage, Woodseaves. ST20 0LG.
Ward: Church Eaton
Parish: Haughton
Potential Yield: 16
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available in 10-15 years
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 0.79 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

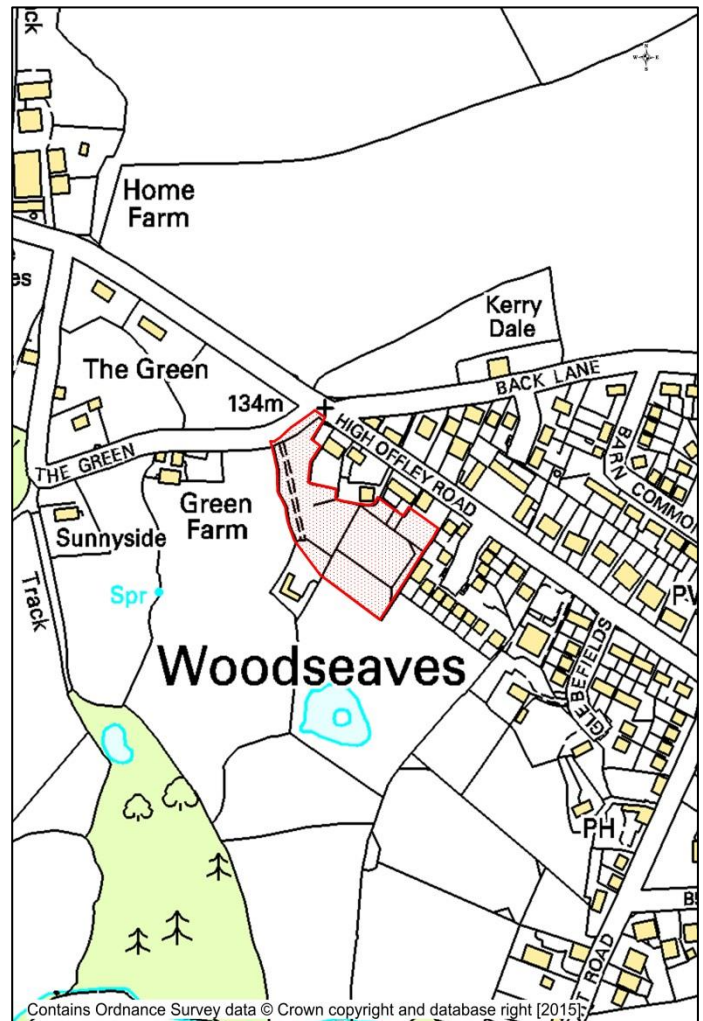
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available in 10 – 15 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 46

Site Name: Land adjacent to Shady Nook
Ward: Milford
Parish: Hopton and Coton
Potential Yield: 2
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 9.62 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

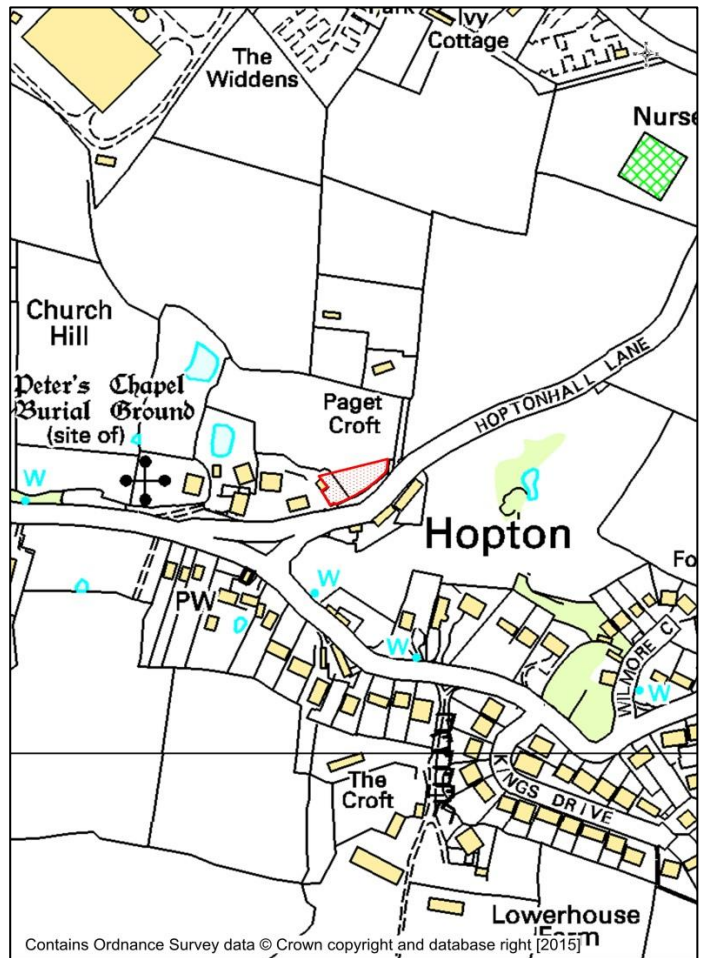
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 47

Site Name: Land adjacent to "Silesia", Old Hall Lane, Mill Meece. ST21 6QT
Ward: Eccleshall
Parish: Eccleshall
Potential Yield: 3
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.10 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

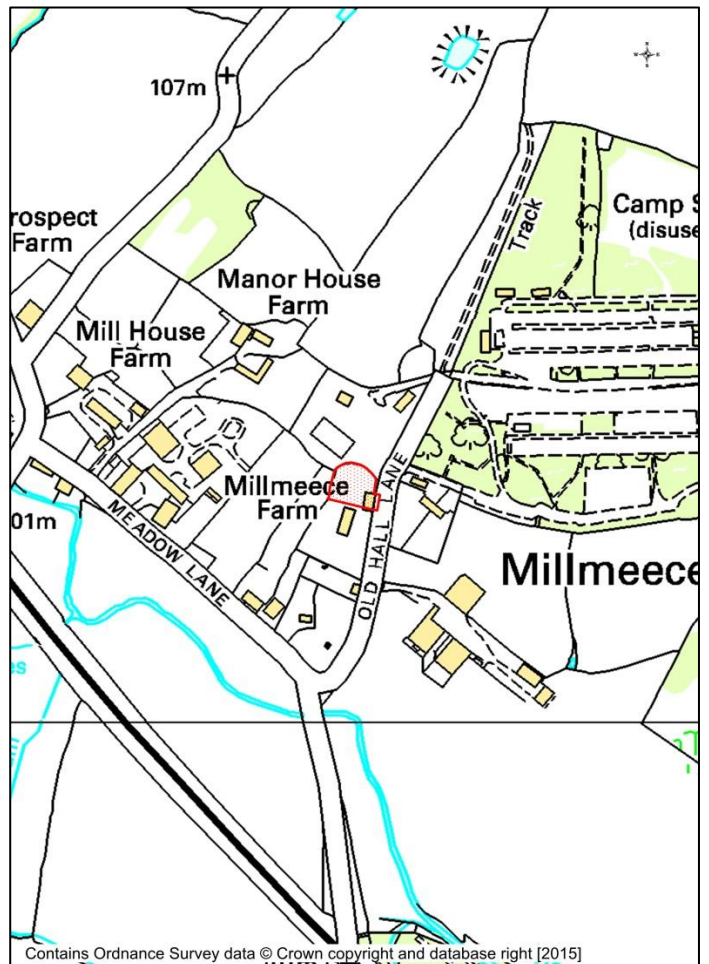
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 48

Site Name: Land at Church Eaton Road, Haughton
Ward: Church Eaton
Parish: Haughton
Potential Yield: 14
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 0.67 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

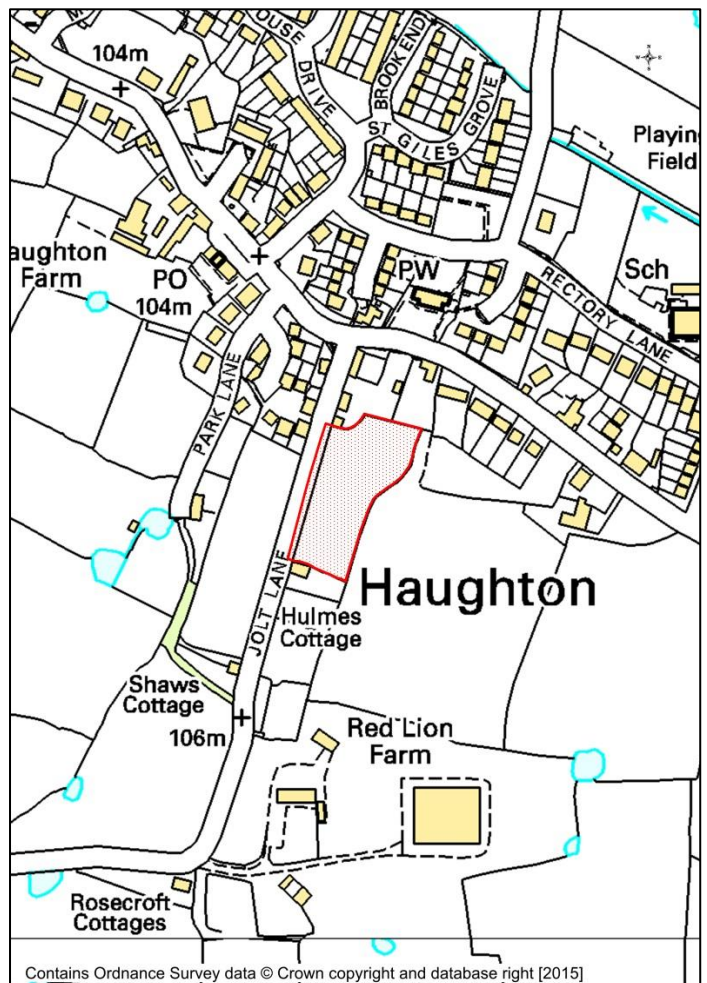
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 49

Site Name: Land at 1-4 The Cottages, Main Road, Wolseley Bridge
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 2
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.07 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

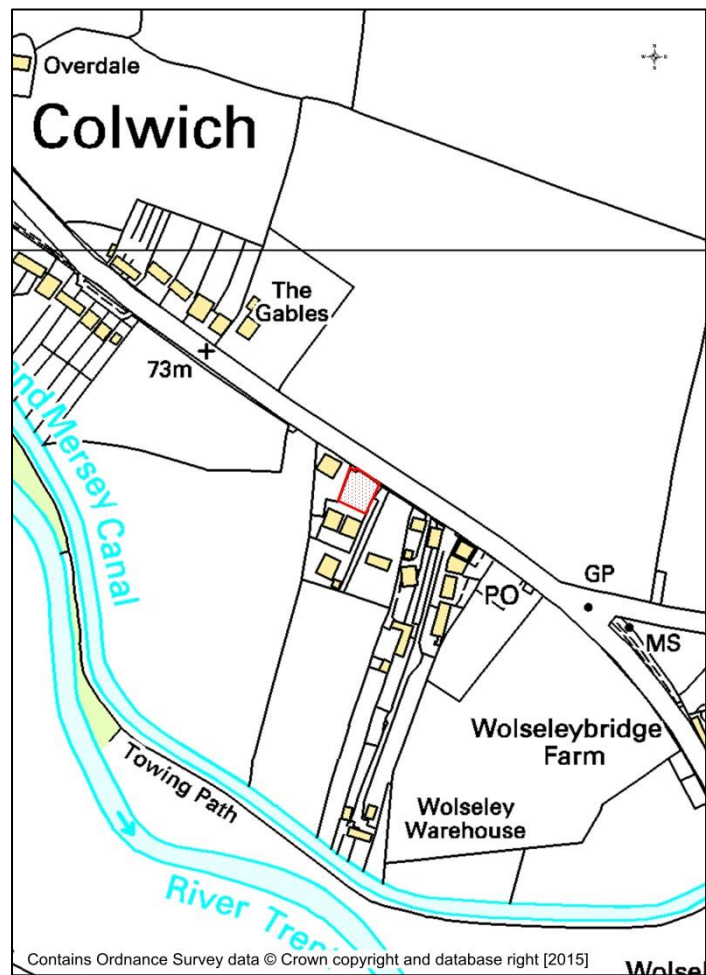
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 50

Site Name: Chase View Farm, Puddle Hill, Hixon. ST18 0NG
Ward: Haywood and Hixon
Parish: Hixon
Potential Yield: 43
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 2.08 hectares, its current use is as Agricultural and residential, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

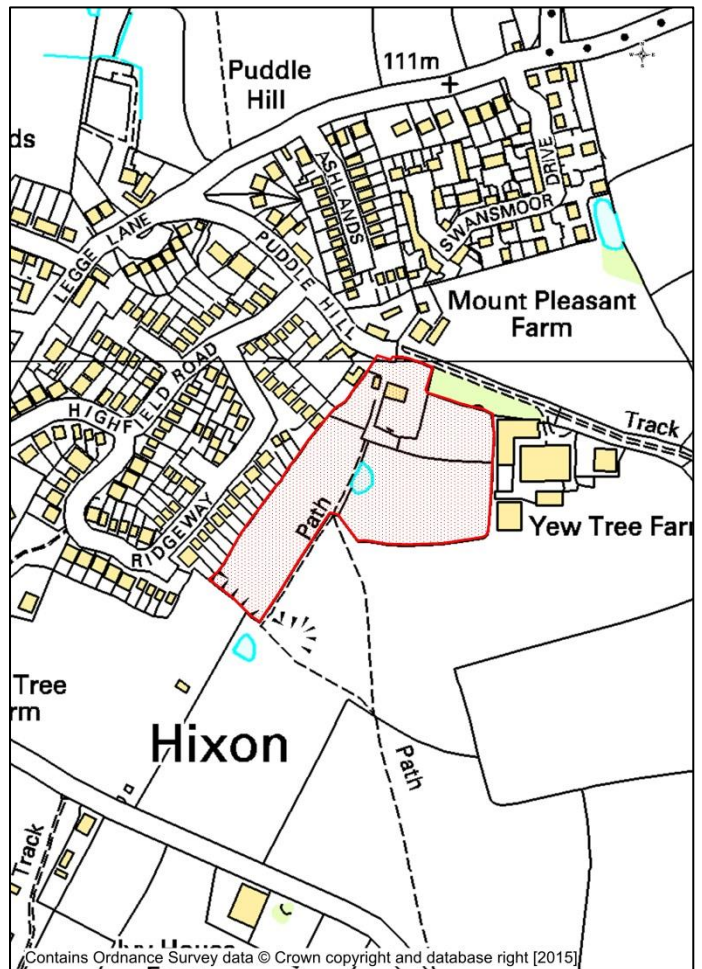
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 51

Site Name: North of Brookhouse Drive, Barlaston (Site 1)
Ward: Barlaston and Oulton
Parish: Barlaston
Potential Yield: 83
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No – site is within the green belt but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not currently Developable Would require review of green belt policy to remove constraint

Description:
The site is 3.96 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural, medical and residential.

Availability Assessment

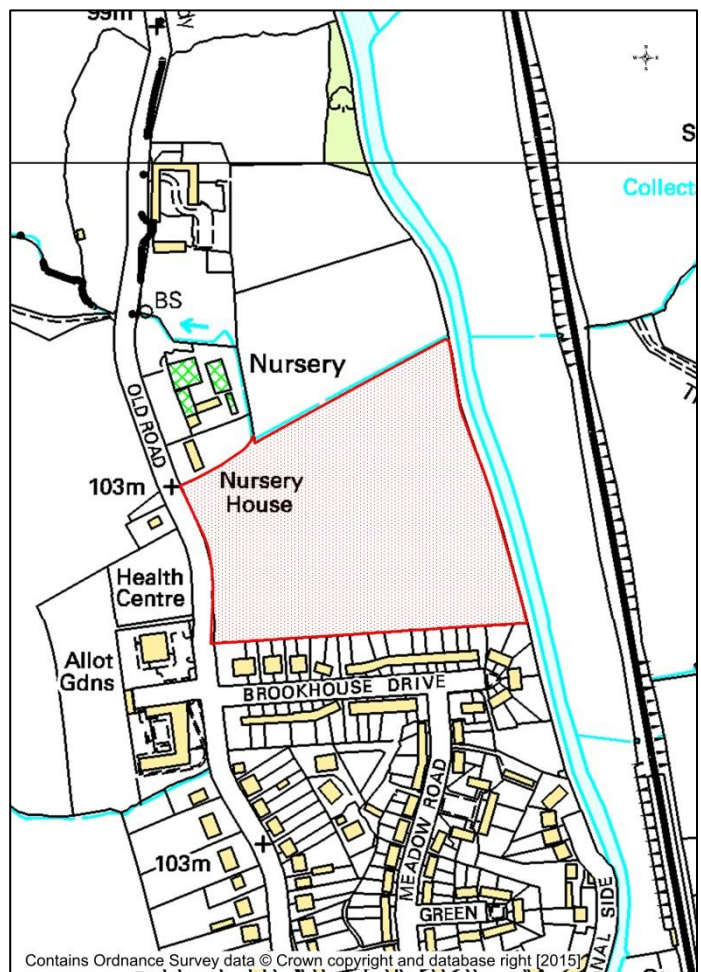
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 52

Site Name: Land to the west of Old Road, Barlaston (Site 2)
Ward: Barlaston and Oulton
Parish: Barlaston
Potential Yield: 41
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No – site is within the green belt but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not currently Developable Would require review of green belt policy to remove constraint

Description:
The site is 1.97 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

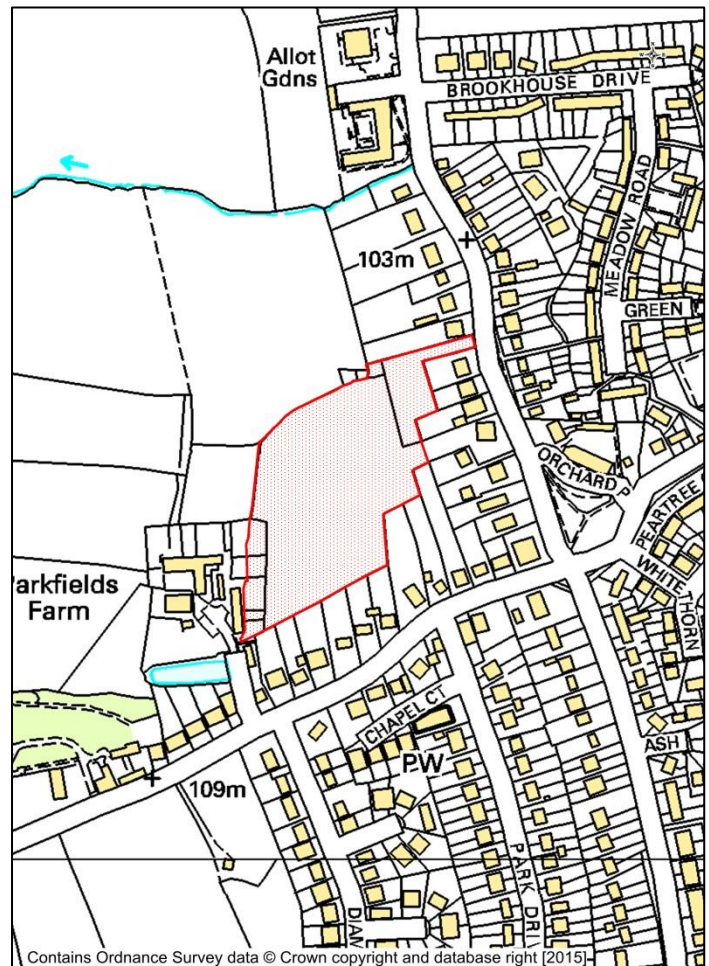
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 53

Site Name: Land off Little Tixall Lane, Great Haywood
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 39
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.89 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

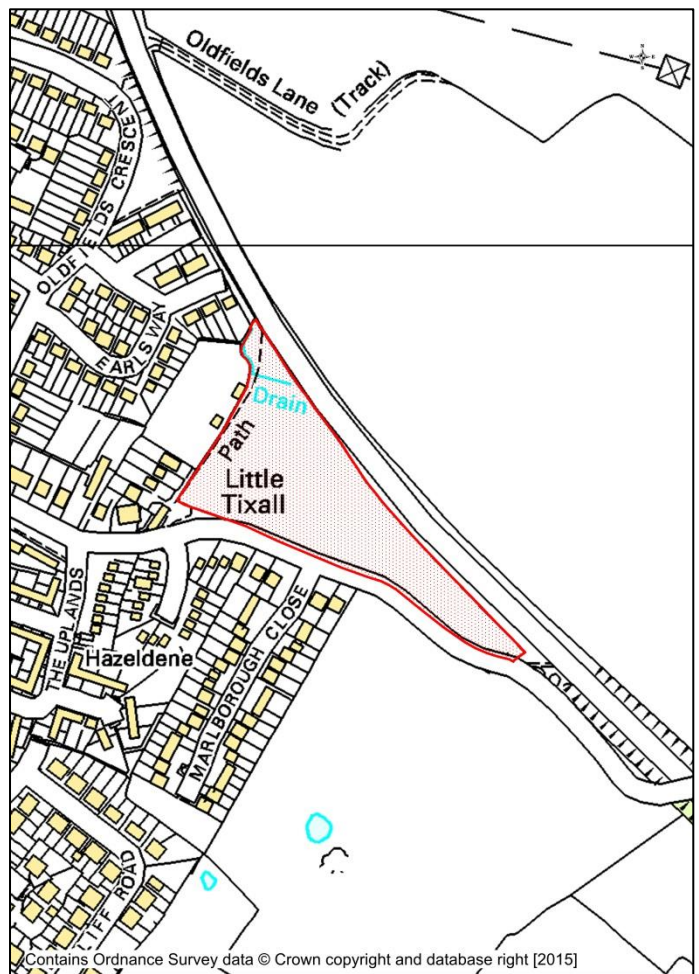
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 54

Site Name: Land adjacent to Cornwall Drive and Truro Way, off Baswich Lane
Ward: Baswich
Parish: Stafford MB
Potential Yield: 19
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable

Description:
The site is 0.94 hectares; its current use is as open grassland, whilst the surrounding land use is Residential.

Availability Assessment

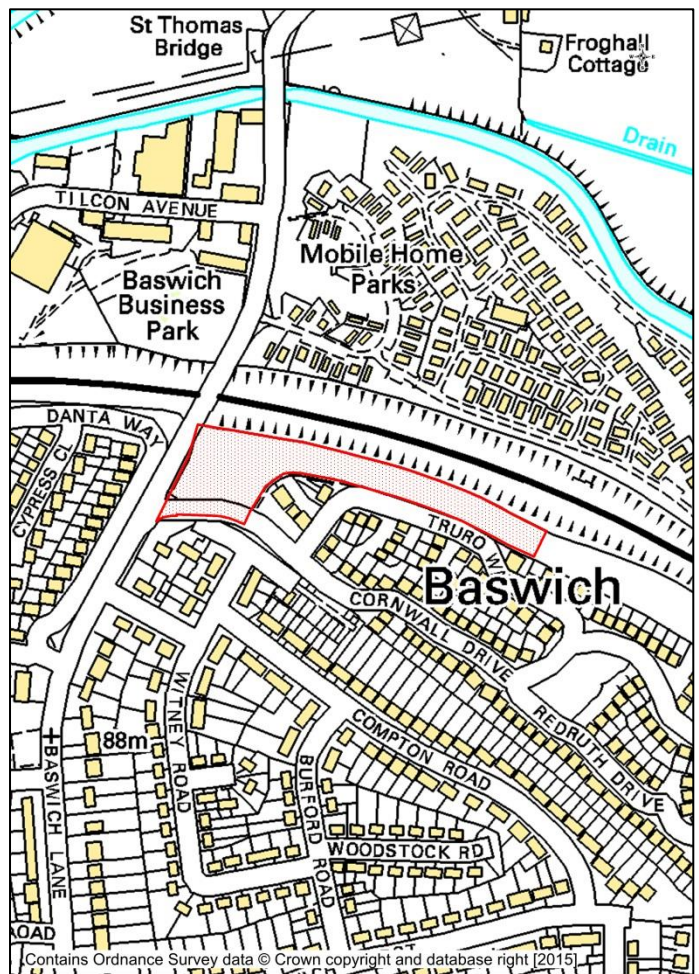
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is within a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STA2 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 55

Site Name:	Church Farm, Cresswell Road, Hilderstone, Staffordshire. ST15 8SQ
Ward:	Milwich
Parish:	Hilderstone
Potential Yield:	45
Greenfield or Brownfield:	Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No – site is within the green belt but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 2.18 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

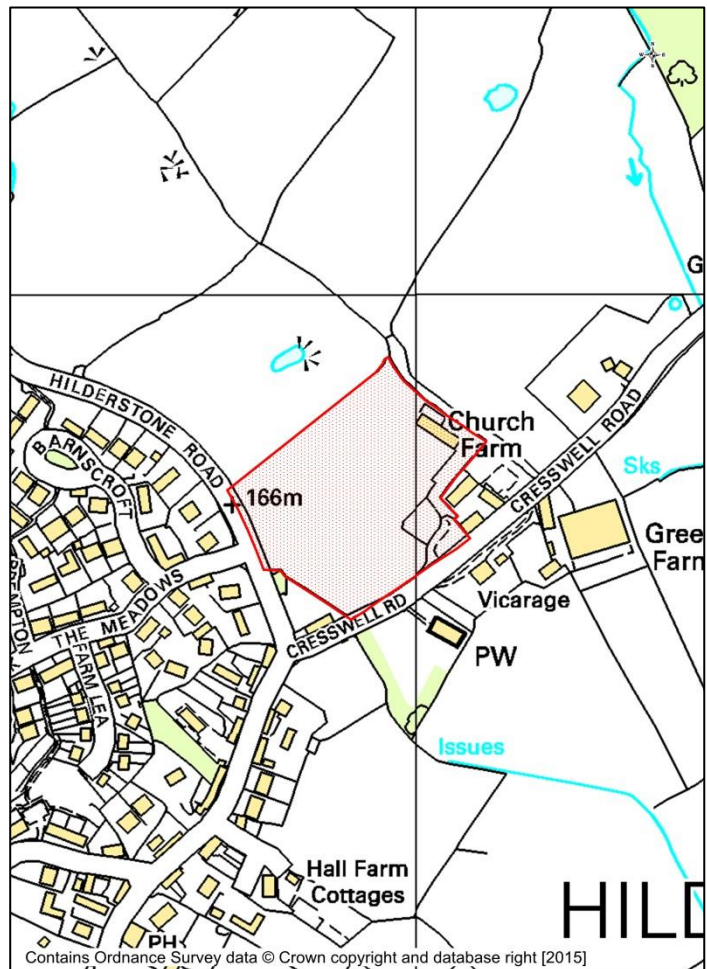
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Conservation Area, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 56

Site Name: Milcot, Newport Road, Woodseaves
Ward: Gnosall and Woodseaves
Parish: High Offley
Potential Yield: 4
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement (part of the site is in the settlement)
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 0.158 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

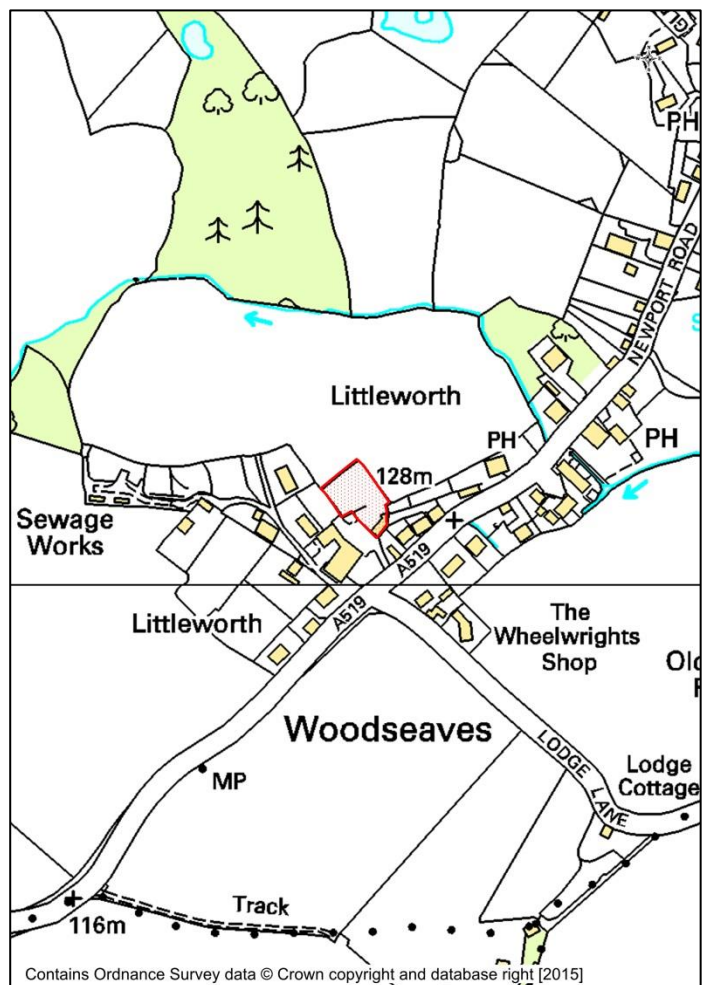
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 57

Site Name: Wadden Lane, Amerton. ST18 0LA
Ward: Chartley
Parish: Gayton
Potential Yield: 11
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.37 hectares; its current use is as Leisure, whilst the surrounding land use is Agricultural.

Availability Assessment

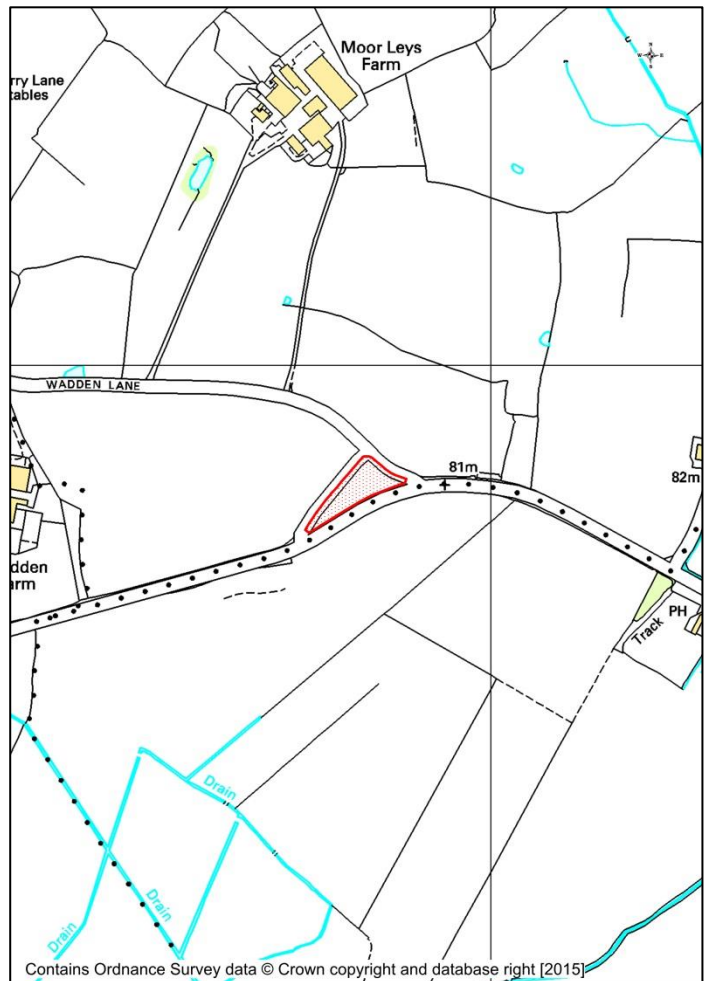
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 58

Site Name: Land at the junction with Sandon Road and Beaconside, Stafford. ST16 3JA
Ward: Milford
Parish: Hopton and Coton
Potential Yield: 73
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 4.11 hectares; its current use is as Agriculture, whilst the surrounding land use is Industrial.

Availability Assessment

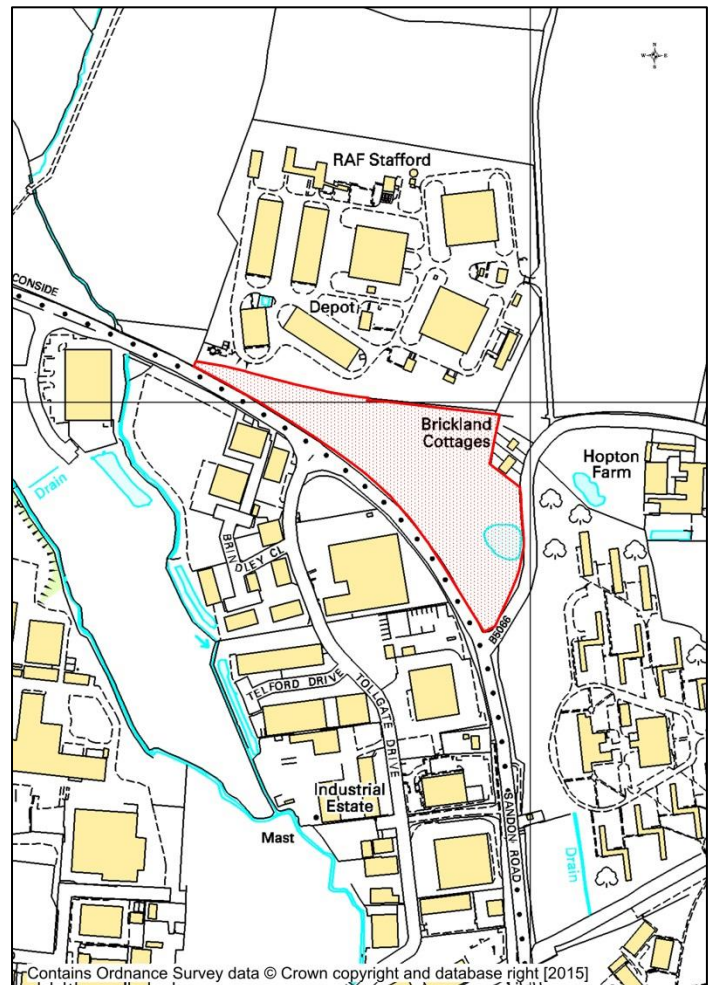
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STA1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 59

Site Name: Land to the East of Hopton
Ward: Milford
Parish: Hopton and Coton
Potential Yield: 44
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.09 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

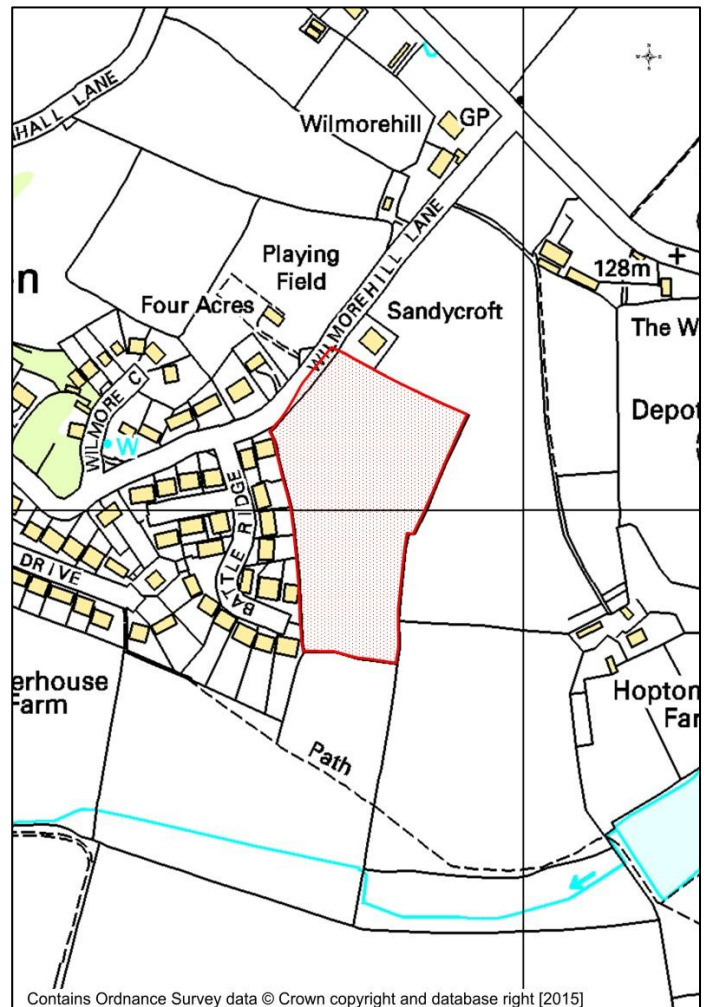
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 60

Site Name: East of Stone Road, Tittensor
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 668
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - the site is in the green belt but is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable Would require review of green belt policy to remove constraint

Description:
The site is 37.12 hectares; its current use is as Agriculture, whilst the surrounding land use is Agricultural, residential and industrial.

Availability Assessment

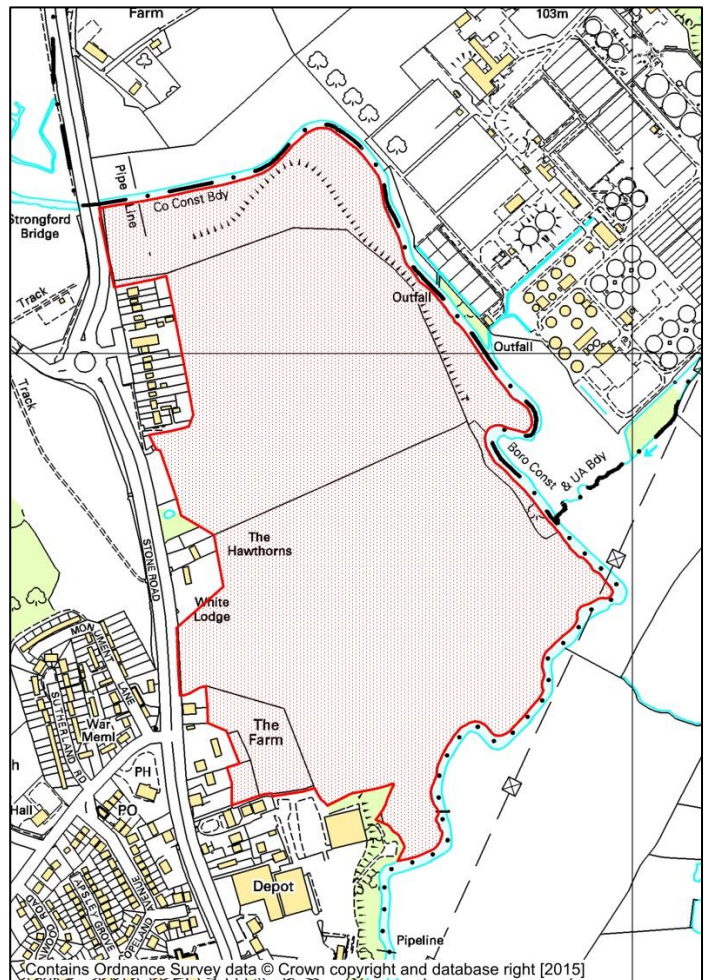
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Flood zone 3a and 3b, Tree Preservation Order, Minerals Deposits, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 61

Site Name:	Land to the south of Uttoxeter Road, Stonen (adjacent to Little Stoke Cricket Club)
Ward:	Milwich
Parish:	Stone Rural
Potential Yield:	80
Greenfield or Brownfield:	Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 4.47 hectares, its current use is as Agriculture, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

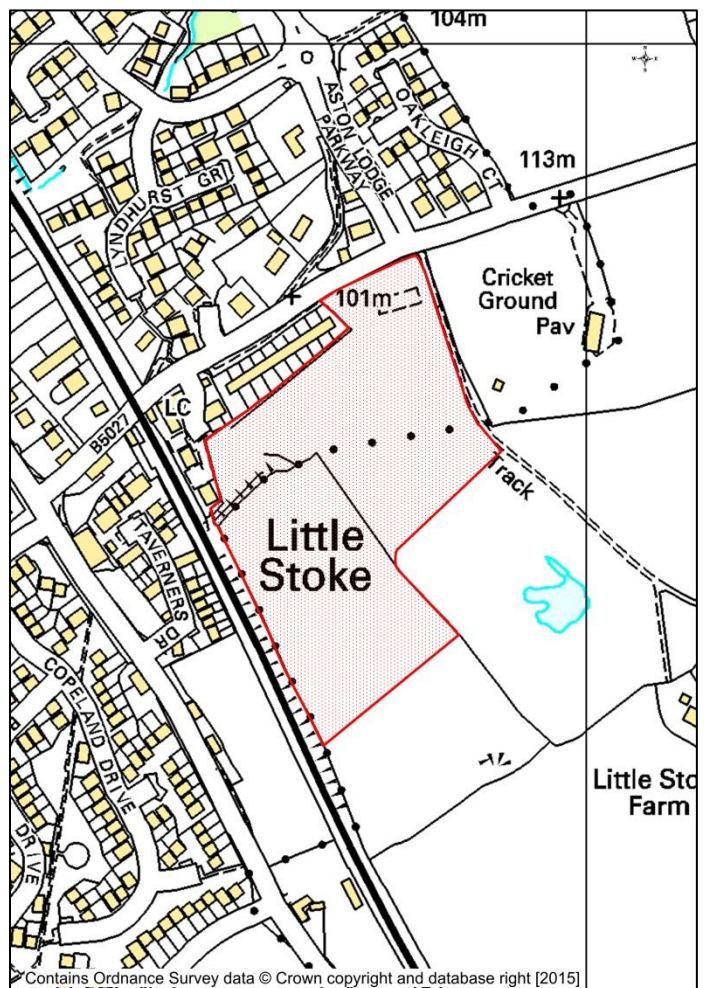
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STO1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 62

Site Name: Land at the Horse Shoe (Audmore Loop) Gnosall
Ward: Gnosall and Woodseaves
Parish: Gnosall
Potential Yield: 80
Greenfield or Brownfield:

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 3.84 hectares, its current use is as Agriculture, whilst the surrounding land use is Agricultural and Residential.

Availability Assessment

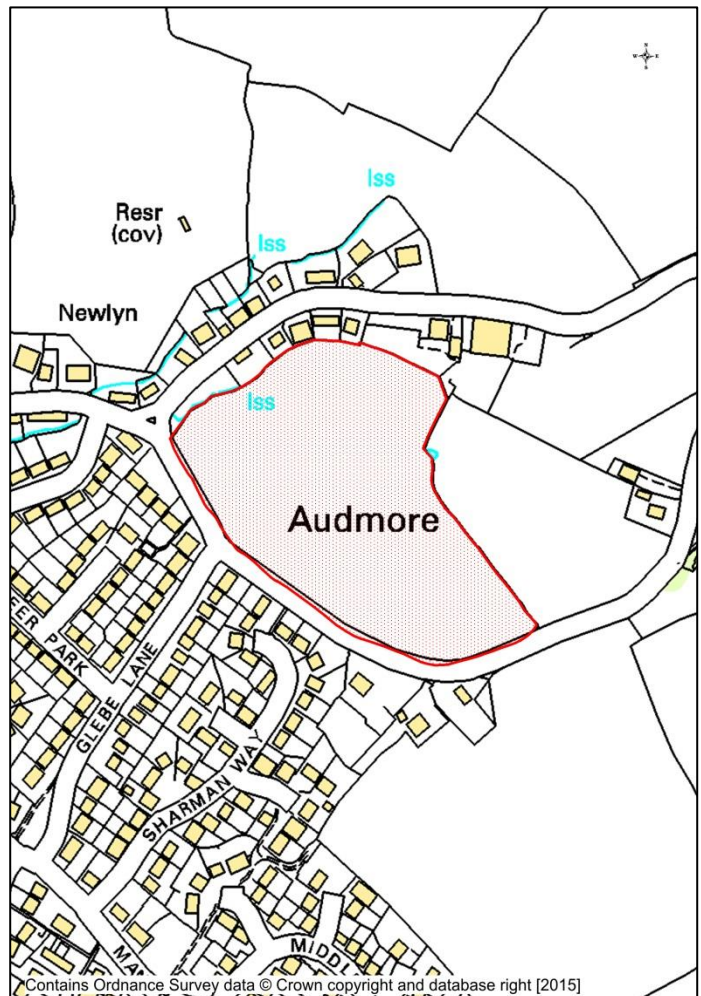
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 63

Site Name: Land off Stowe Lane, Hixon. ST18 0NR
Ward: Hixon and Haywood
Parish: Hixon
Potential Yield: 86
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 4.80 hectares, its current use is as Vacant open land/car park/caravan park, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

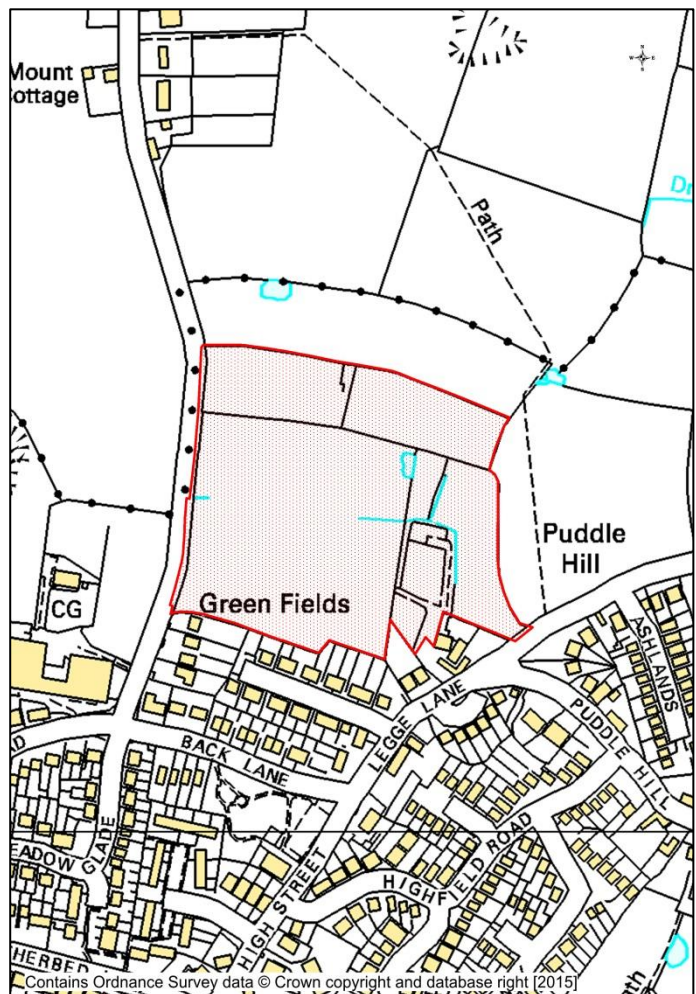
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 64

Site Name: Stone House Farm, Little Haywood
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 557
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 30.98 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

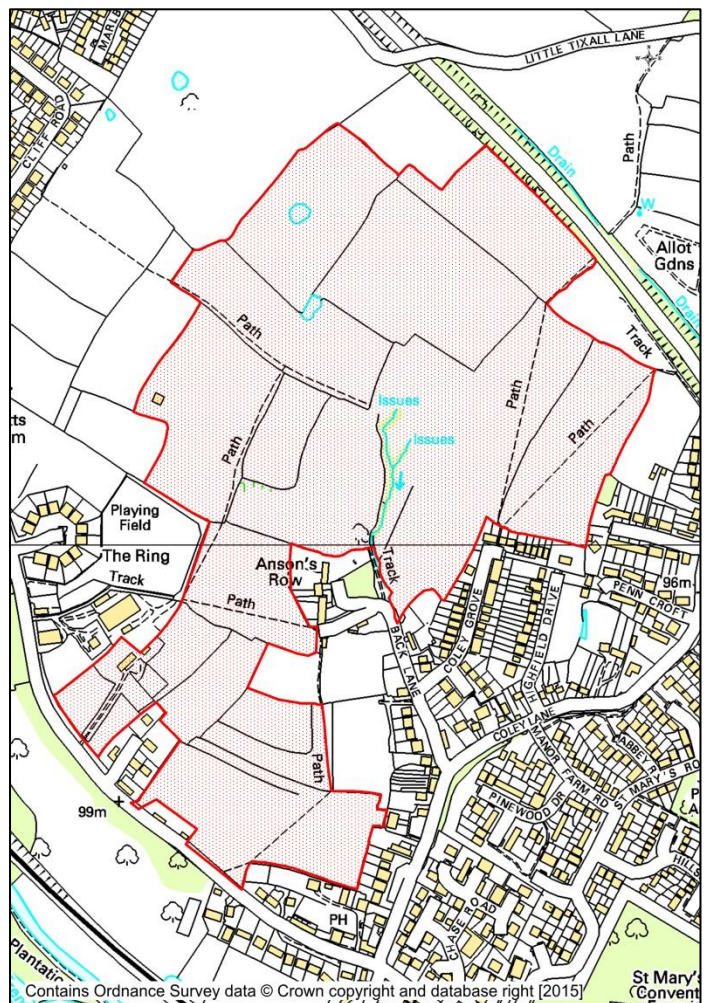
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Tree Preservation Order, Historic Environment Record, Public right of way.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 66

Site Name: Land between Ashflats Lane and A449 Mossnit, Stafford.
Ward: Manor
Parish: Stafford MB
Potential Yield: 276
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 15.38 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

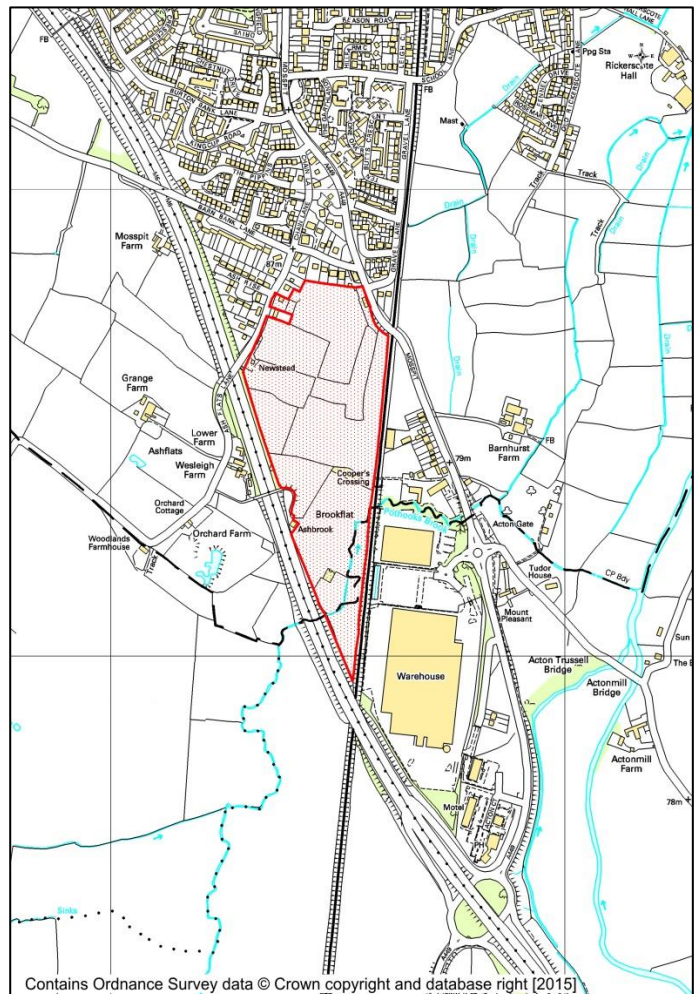
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Flood zone 3a and 3b, Tree Preservation Order, Historic Environment Record, Minerals Deposits, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STA1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 67

Site Name: Land Adjacent to the Croft, Lower Lane, Hopton
Ward: Milford
Parish: Hopton and Coton
Potential Yield: 9
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.45 hectares, its current use is as Agricultural/unused, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

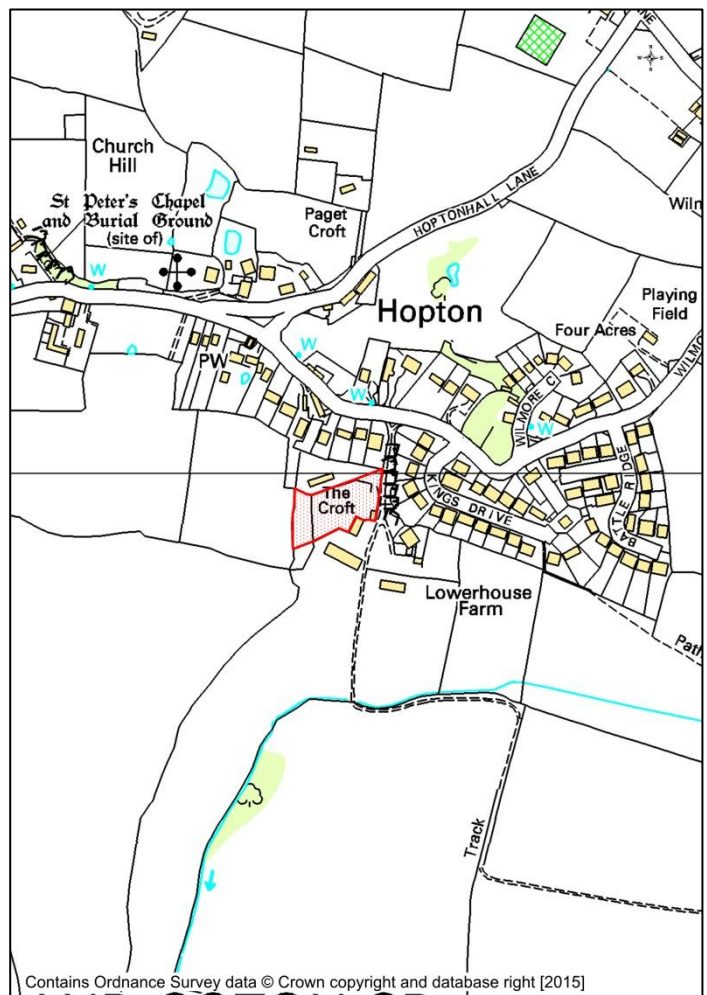
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 68

Site Name: Land adjacent to Ladfordfields Lane, Seighford. ST18 9PP
Ward: Seighford
Parish: Seighford
Potential Yield: 100
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 5.61 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

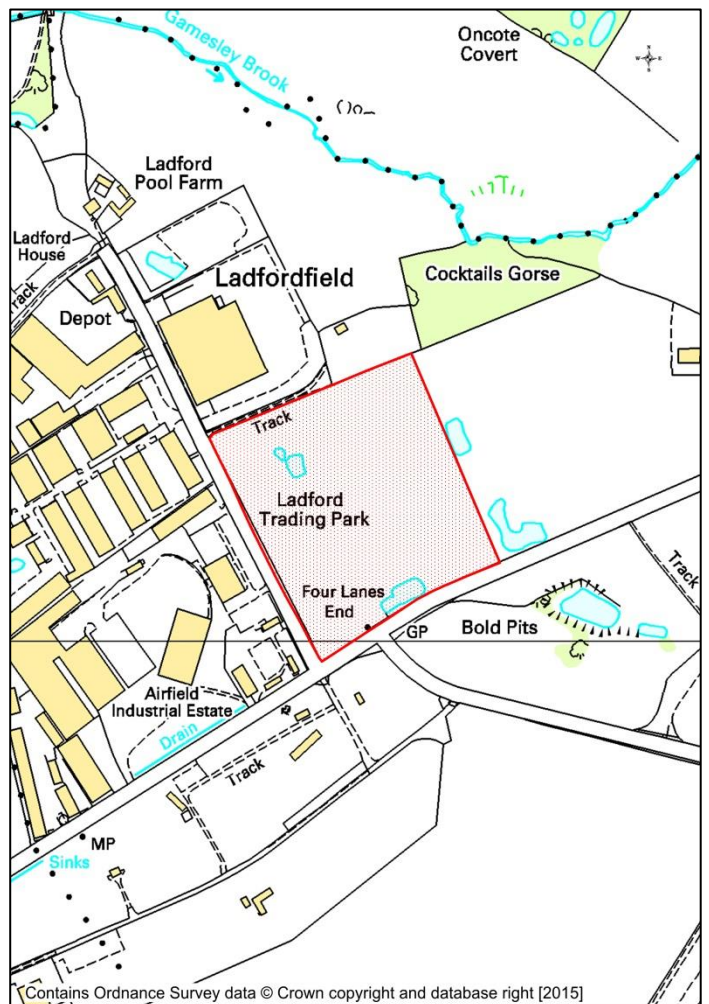
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 69

Site Name: Land south of Ladfordfields Lane, Seighford. ST18 9PP
Ward: Seighford
Parish: Seighford
Potential Yield: 118
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 6.57 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural and industrial.

Availability Assessment

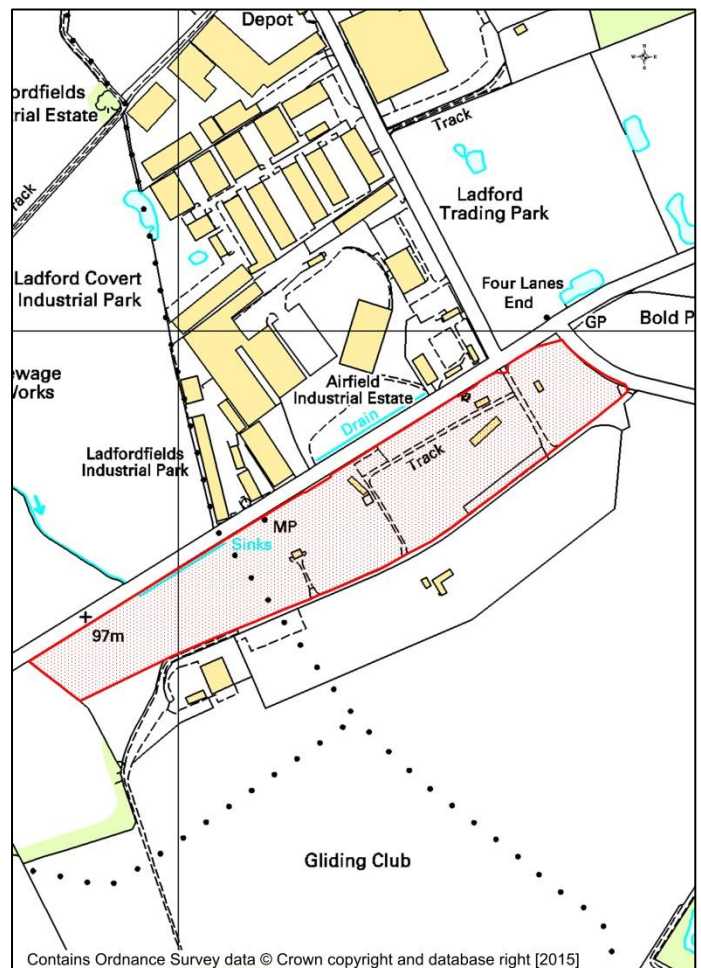
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 70

Site Name: Land off Clanford Road, Seighford.
Ward: Seighford
Parish: Seighford
Potential Yield: 712
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 39.59 hectares; its current use is as Agricultural and driver experience centre, whilst the surrounding land use is Agricultural.

Availability Assessment

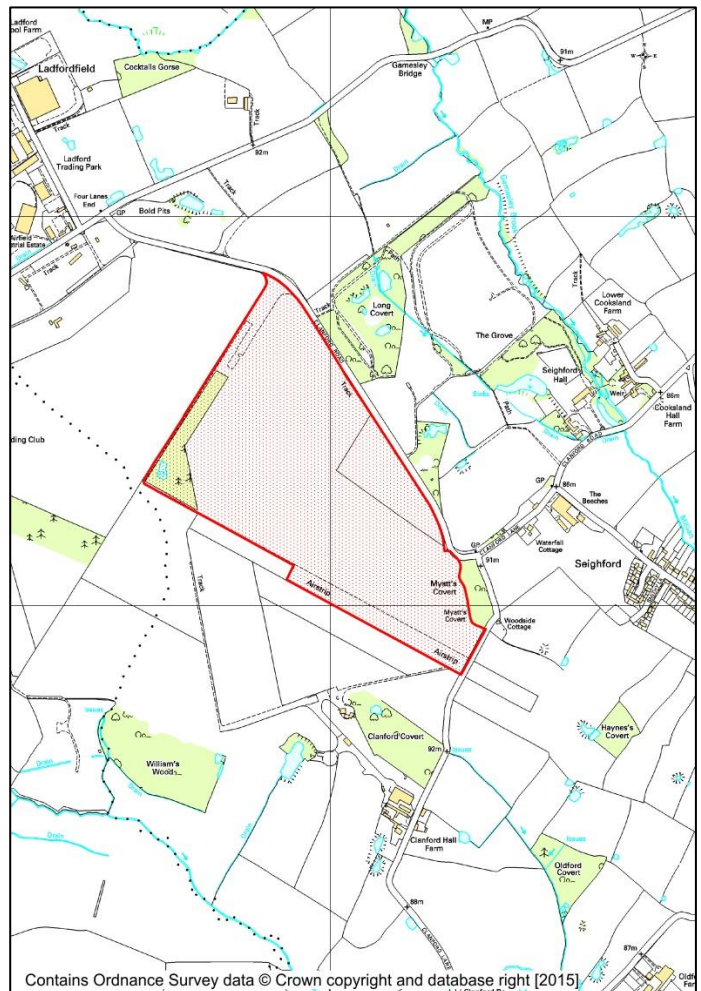
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 71

Site Name: Land to the rear of Seighford Main Road, Seighford.
Ward: Seighford
Parish: Seighford
Potential Yield: 245
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 13.62 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural and industrial.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

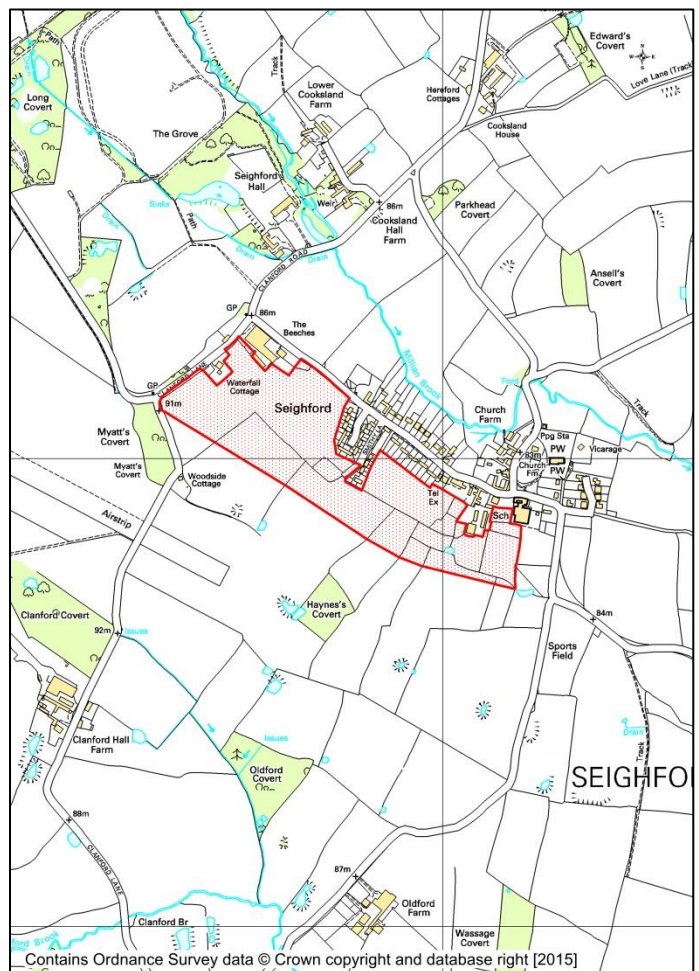
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Historic Environment Record, Minerals Deposits, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 72

Site Name: Land opposite Holly Barn, Seighford. ST18 9PP
Ward: Seighford
Parish: Seighford
Potential Yield: 11
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.37 hectares; its current use is as Vacant, whilst the surrounding land use is Agricultural and industrial.

Availability Assessment

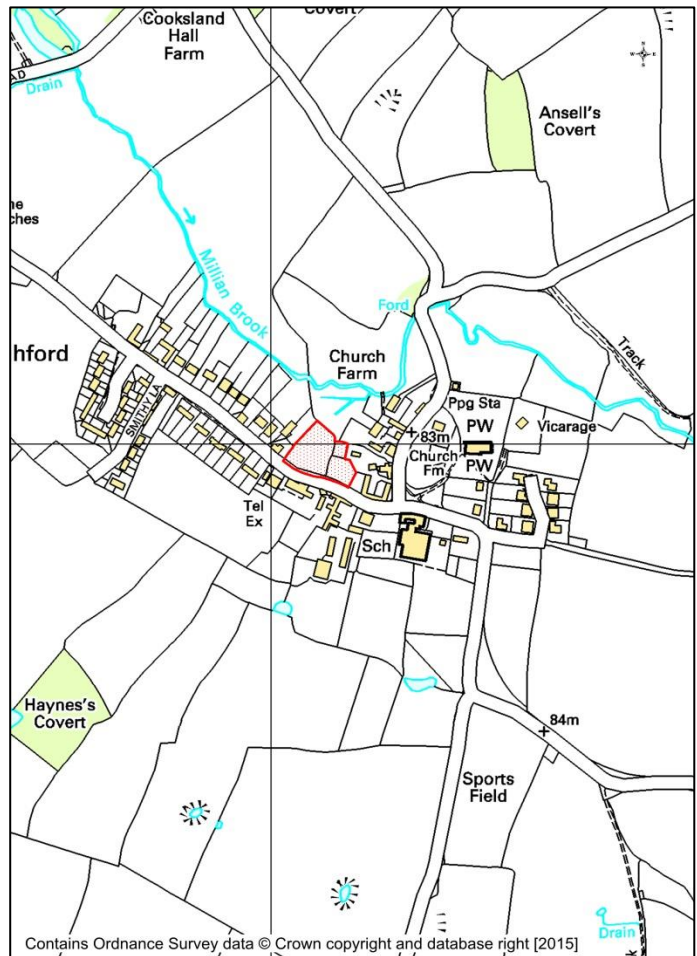
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 73

Site Name: Land to the rear of The Paddock, Seighford. ST18 9PP
Ward: Seighford
Parish: Seighford
Potential Yield: 10
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.49 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

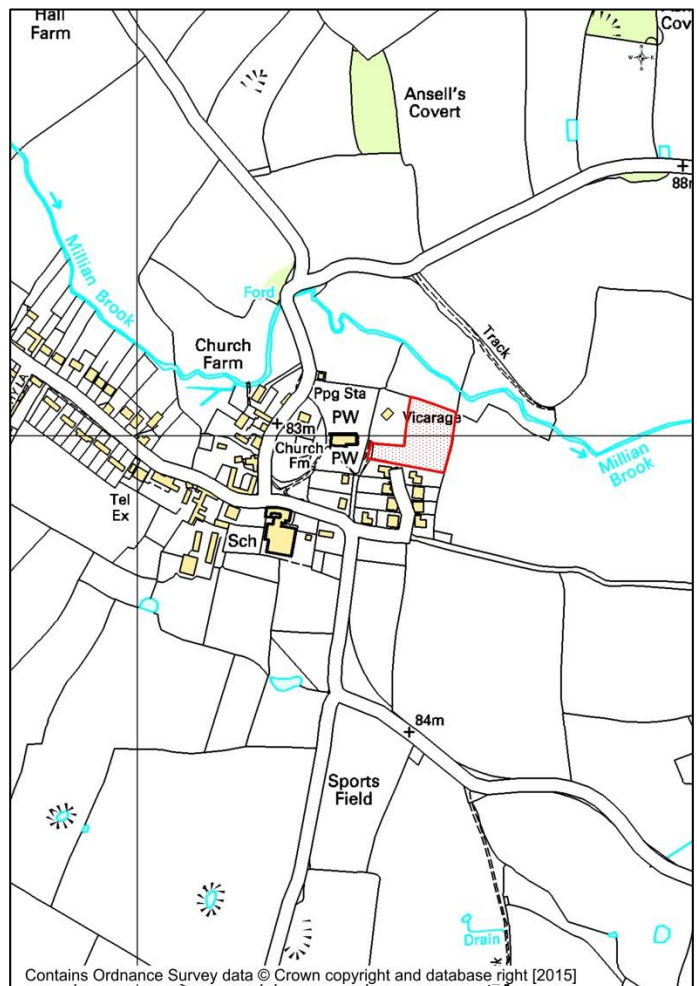
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 74

Site Name: Land adjacent to the Village Hall, Great Bridgeford. ST18 9PR
Ward: Seighford
Parish: Seighford
Potential Yield: 177
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 9.83 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

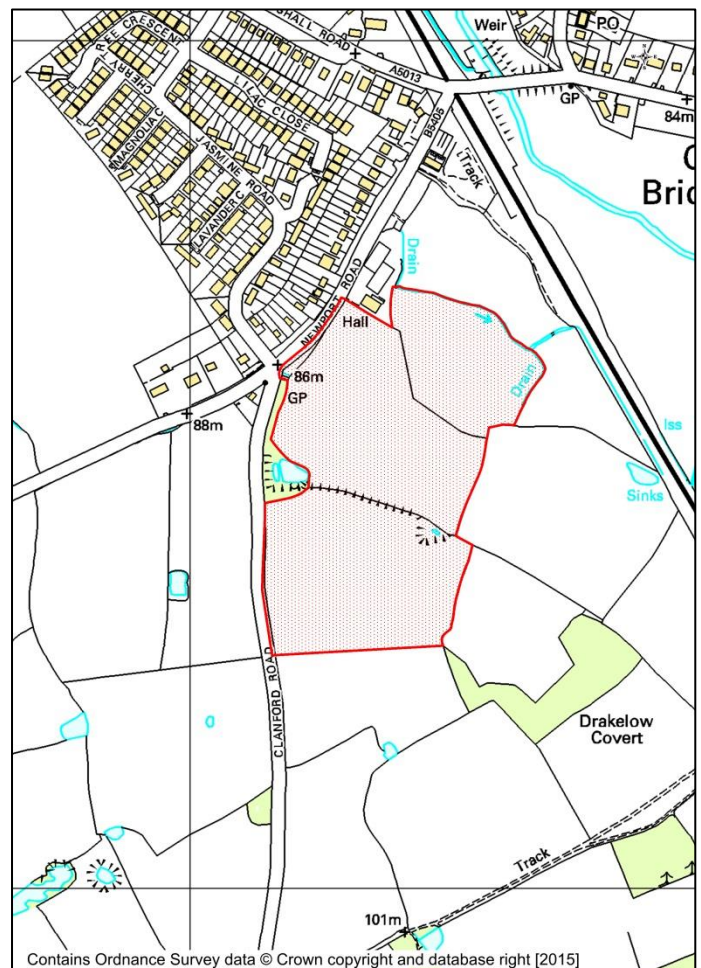
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 76

Site Name: Bank Farm, Croxton, Staffordshire. ST21 6PE
Ward: Eccleshall
Parish: Eccleshall
Potential Yield: 11
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.39 hectares, its current use is as Agricultural and garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

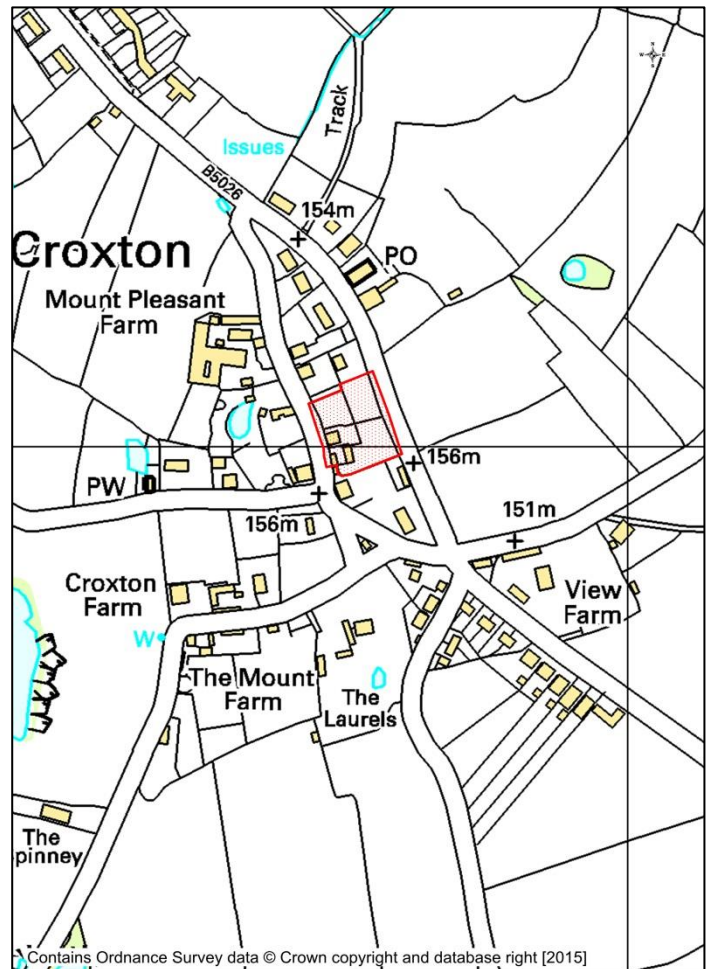
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Protected green space.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR5 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 77

Site Name: Land off Moorend Lane, Old Barn Close, Gnosall, Stafford
Ward: Gnosall and Woodseaves
Parish: Gnosall
Potential Yield: 23
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.10 hectares, its current use is as Agricultural, whilst the surrounding land use is Residential, Landfill and agricultural.

Availability Assessment

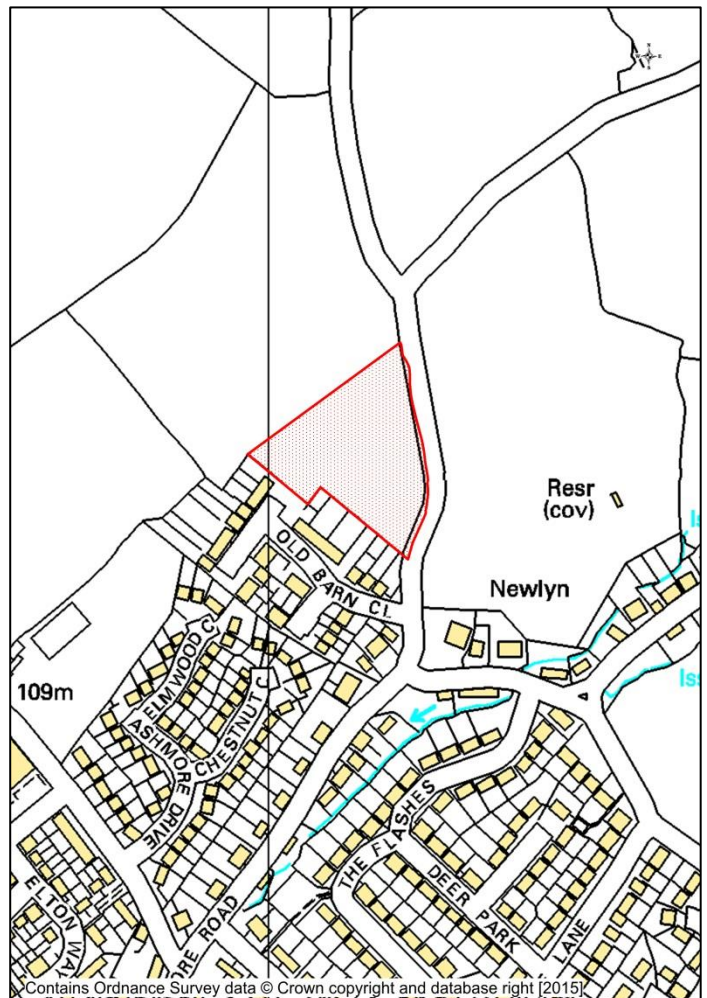
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 78

Site Name: Land at Hyde Lea, Staffordshire
Ward: Seighford
Parish: Hyde Lea
Potential Yield: 397
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 22.08 hectares; its current use is as Agricultural, whilst the surrounding land use is Agricultural.

Availability Assessment

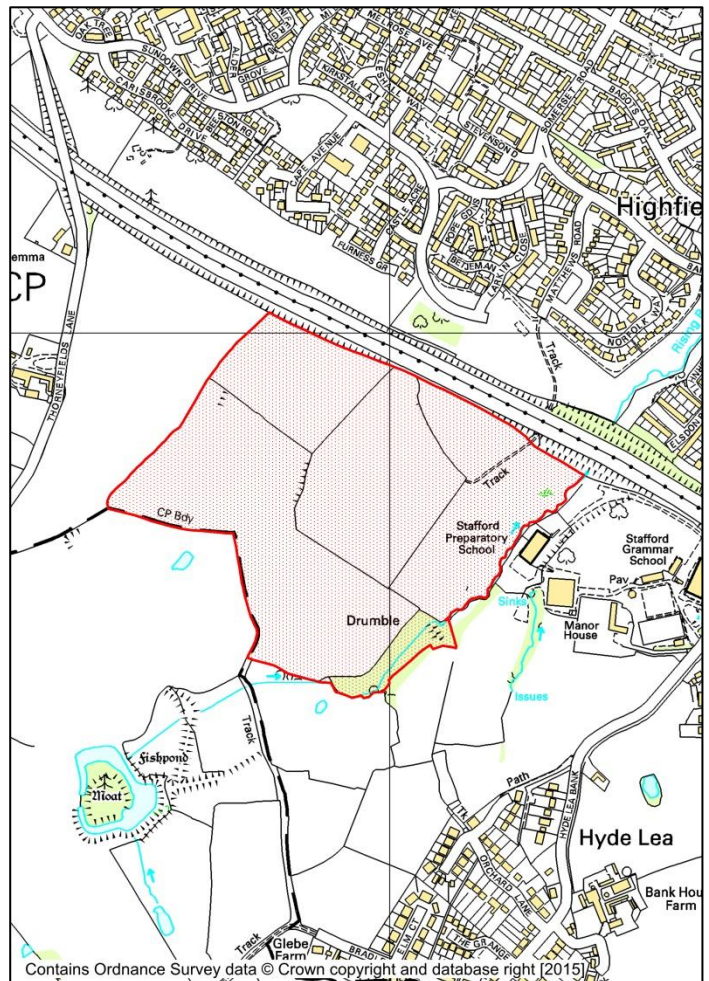
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Public right of way.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 79

Site Name: Land adjacent to Burston Hall, off Burston Lane, Burston. ST18 0DR
Ward: Milwich
Parish: Sandon and Burston
Potential Yield: 18
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and affected by flood zone
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and flood zone sequential policy to remove constraint

Description:
The site is 0.86 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

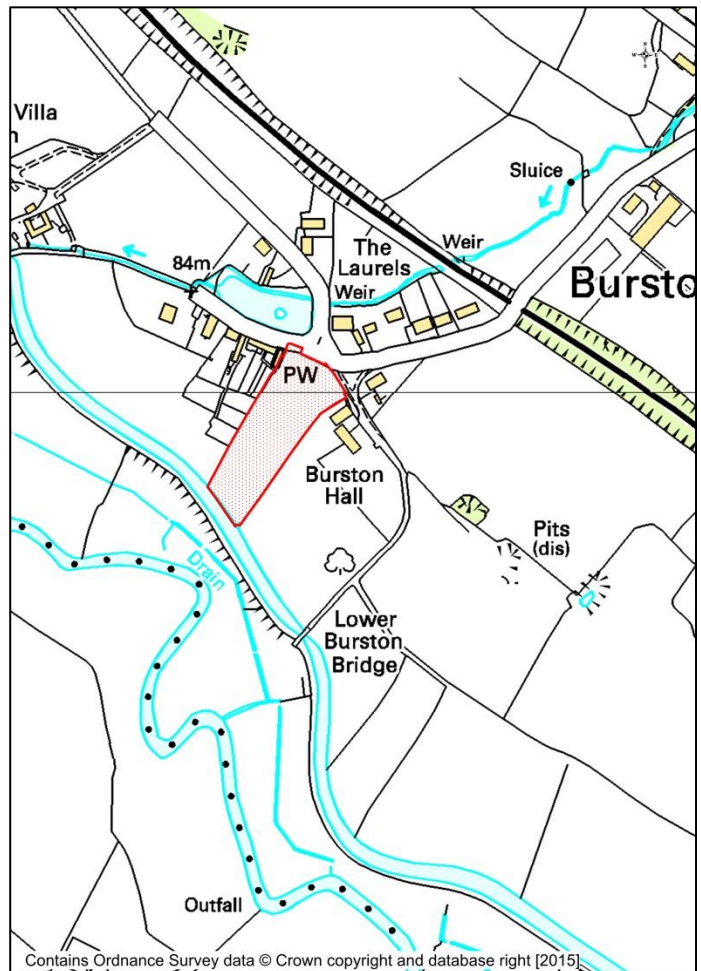
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Flood zone 3a and 3b, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 80

Site Name: Land off Newcastle Road, Meaford
Ward: Barlaston and Oulton
Parish: Stone Rural
Potential Yield: 8
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 0.29 hectares, its current use is as Workshop/Storage (derelict), whilst the surrounding land use is Residential and agricultural.

Availability Assessment

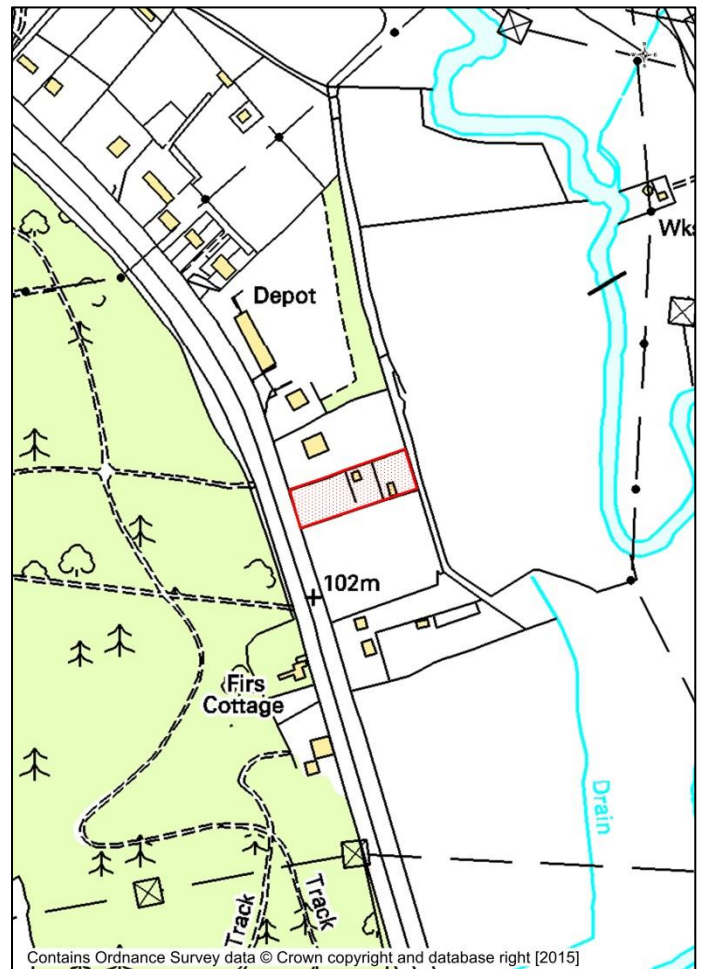
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Flood zone 3a and 3b, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 81

Site Name: Land off Tixall Road, Brancote, Stafford
Ward: Milford
Parish: Tixall
Potential Yield: 701
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable Pending review of settlement boundaries

Description:
The site is 38.98 hectares; its current use is as Agriculture, whilst the surrounding land use is Agricultural.

Availability Assessment

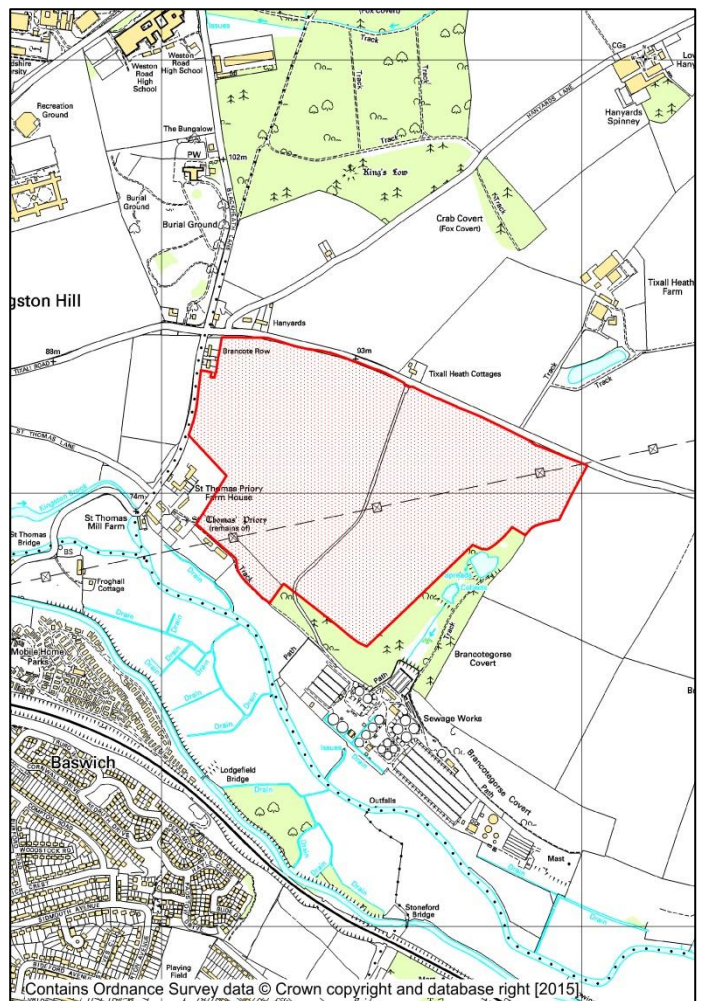
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 82

Site Name:	Part of Tixall Heath Farm, Brancote, Stafford. ST18 0XX
Ward:	Milford
Parish:	Tixall
Potential Yield:	393
Greenfield or Brownfield:	Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 21.88 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

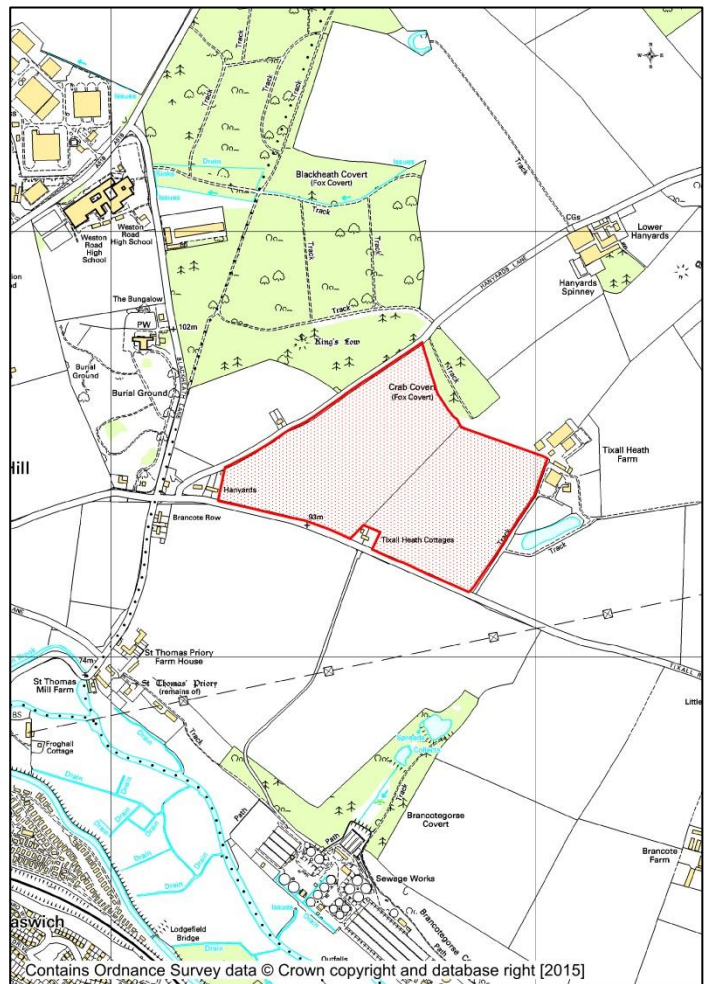
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Minerals Deposits, Landfill or historic landfill.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 83

Site Name: Land off Blackheath Lane, Stafford.
Ward: Milford
Parish: Tixall
Potential Yield: 99
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 5.51 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

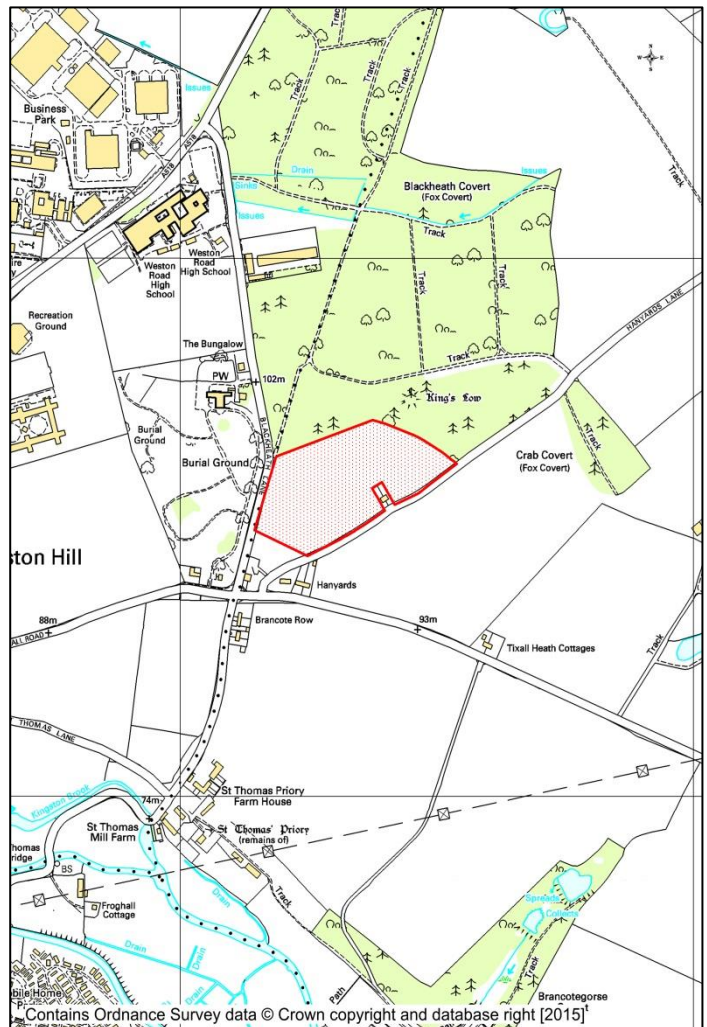
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately - 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 84

Site Name:	Land adjacent to Stone Fire Station, Stone
Ward:	Walton
Parish:	Stone Urban
Potential Yield:	151
Greenfield or Brownfield:	Disused quarry

Deliverability Summary

Available	Site is available
Suitable	No - site is within the green infrastructure designation, is affected by flooding but is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of green space and flood zone sequential policy to remove constraint

Description:

The site is 8.41 hectares; its current use is as Agriculture, whilst the surrounding land use is Agricultural, commercial and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

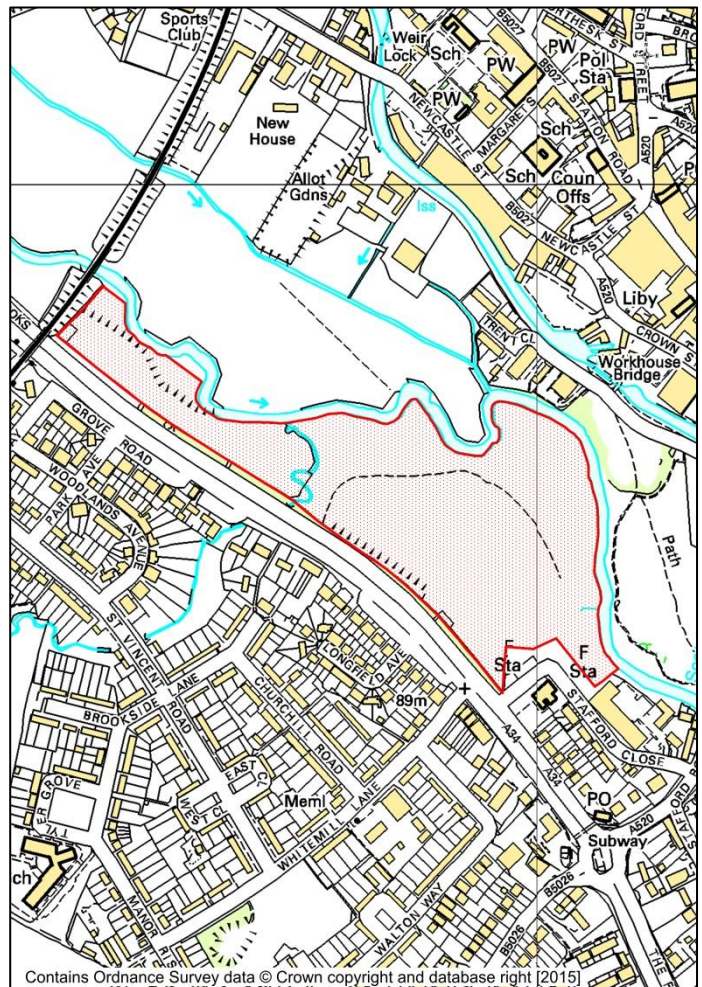
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Flood zone 3a and 3b, Historic Environment Record, Protected green space.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STO1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 85

Site Name: Land between 146 and 156 Stallington Road, Blythe Bridge, Stoke on Trent. ST11 9PA
Ward: Fulford
Parish: Fulford
Potential Yield: 8
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 0.29 hectares, its current use is as Agriculture/vacant, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

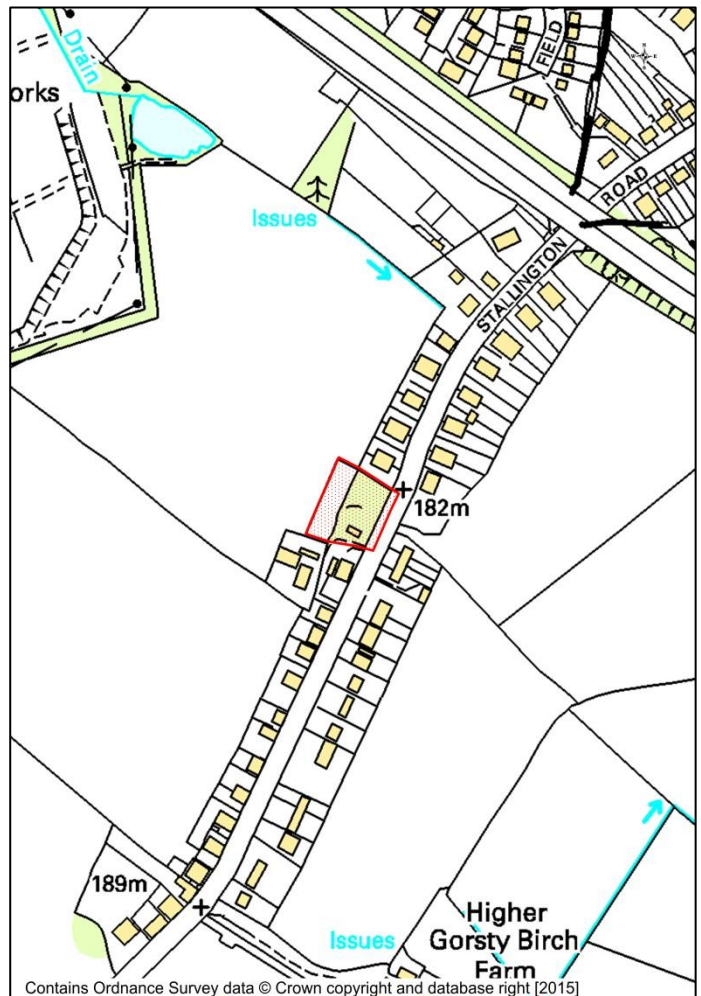
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 86

Site Name: Land off Bower Lane, Rugeley, Staffordshire
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 243
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location and green belt policy to remove constraint

Description:
The site is 13.52 hectares, its current use is as Agriculture/vacant, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

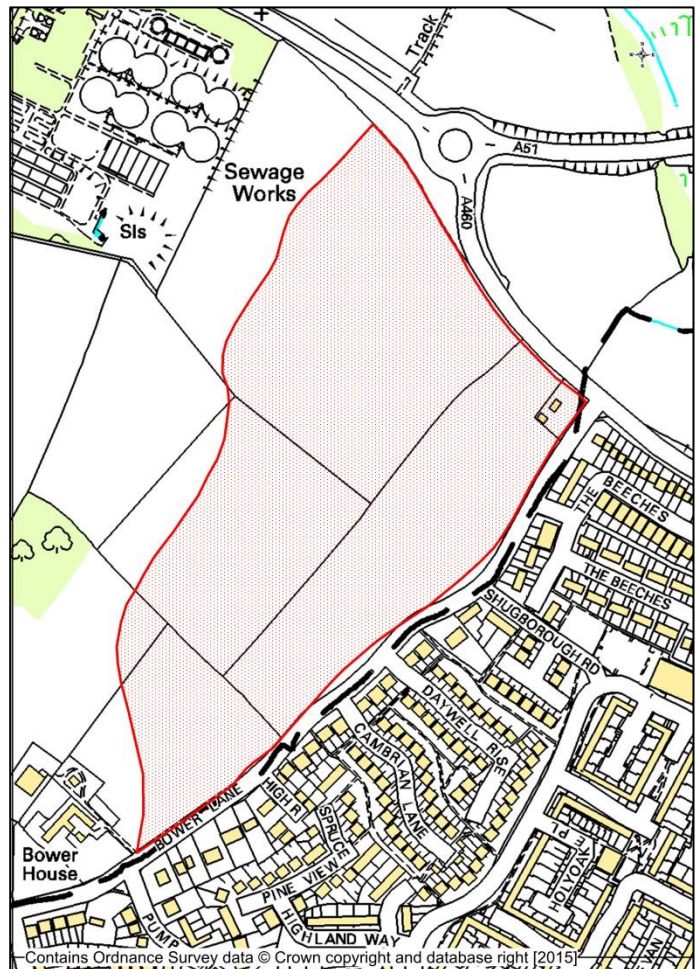
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Green belt.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 87

Site Name: Marston Gate Farm, Marston Lane, Stafford. ST18 9SZ
Ward: Seighford
Parish: Creswell
Potential Yield: 72
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable Site is part of an allocated Strategic Development Location

Description:
The site is 4.03 hectares, its current use is as Agricultural and haulage yard, whilst the surrounding land use is Agriculture and open space.

Availability Assessment

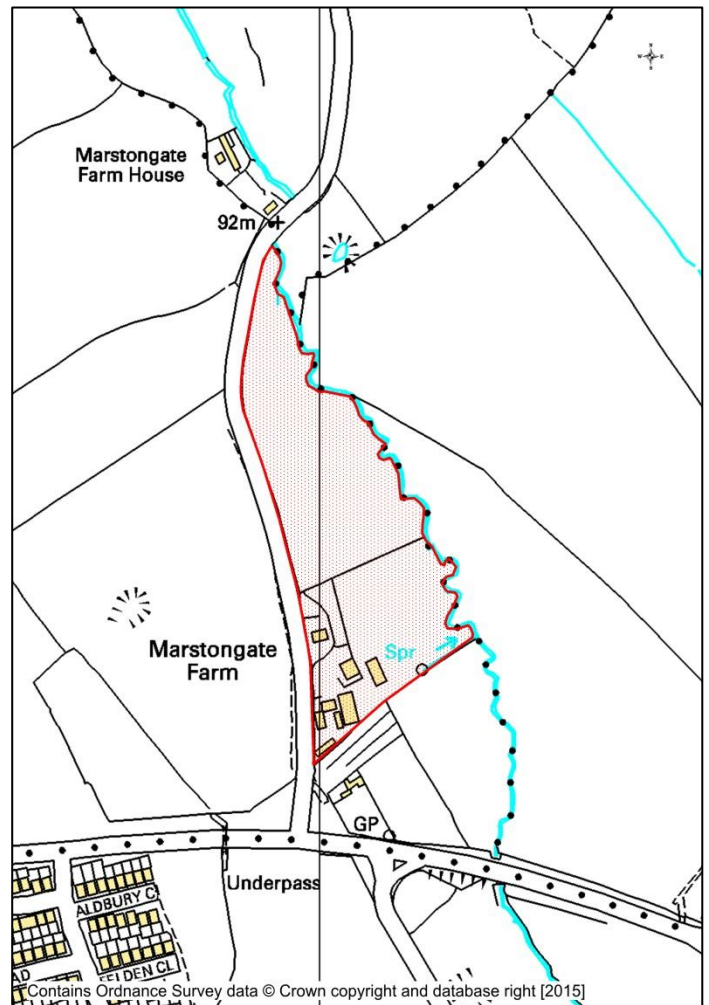
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is within a sustainable settlement. The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STA1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 88

Site Name: Land off Brook Lane, Ranton
Ward: Seighford
Parish: Ranton
Potential Yield: 53
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.56 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

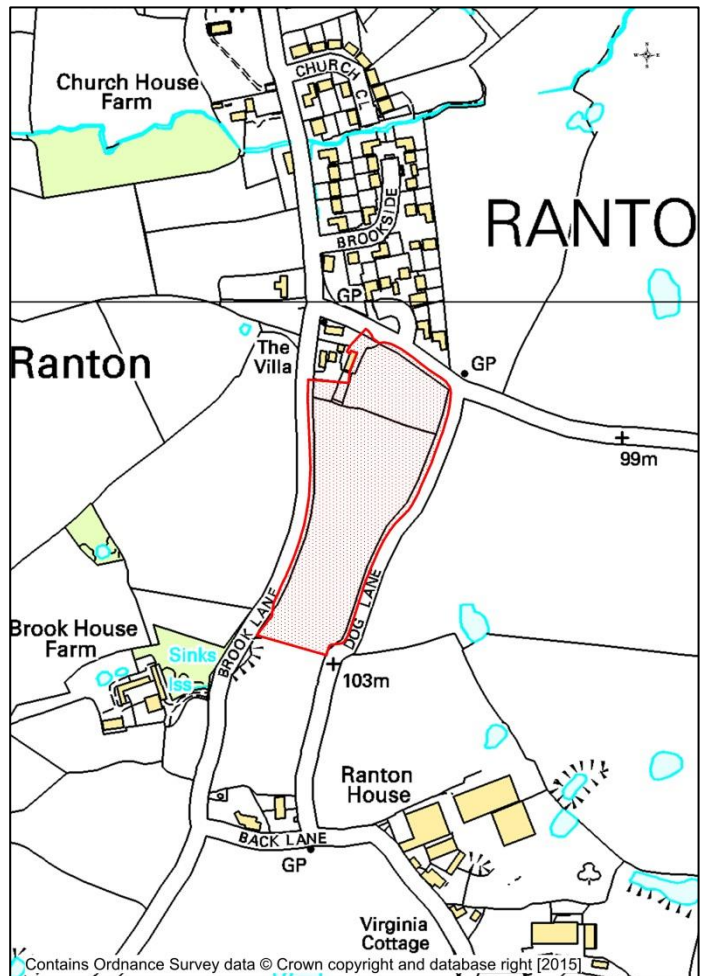
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 89

Site Name: Land to rear of Christ Church School, off Dickys' Lane, Woodseaves
Ward: Gnosall and Woodseaves
Parish: High Offley
Potential Yield: 175
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 9.74 hectares, its current use is as Agriculture/horticulture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

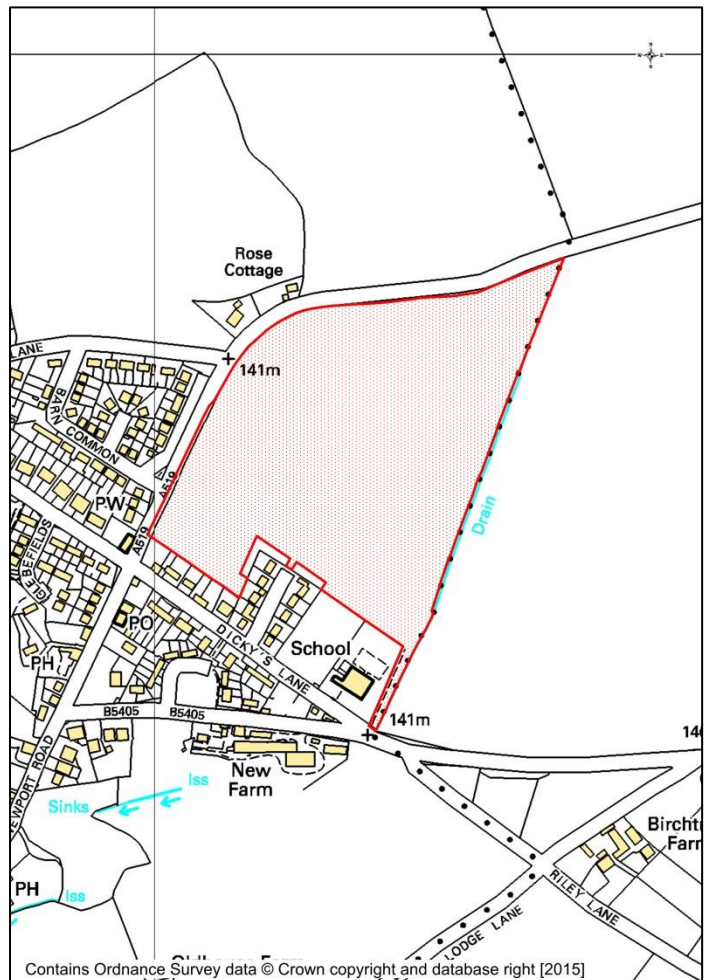
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Landfill or historic landfill.

Achievability Assessment

There is no known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 90

Site Name: Land to the south of B5405 adjacent to New Farm, Woodseaves
Ward: Gnosall and Woodseaves
Parish: High Offley
Potential Yield: 36
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 1.73 hectares, its current use is as Agriculture/horticulture, whilst the surrounding land use is Agriculture and residential. (Part of this site has an extant outline consent for 9 units)

Availability Assessment

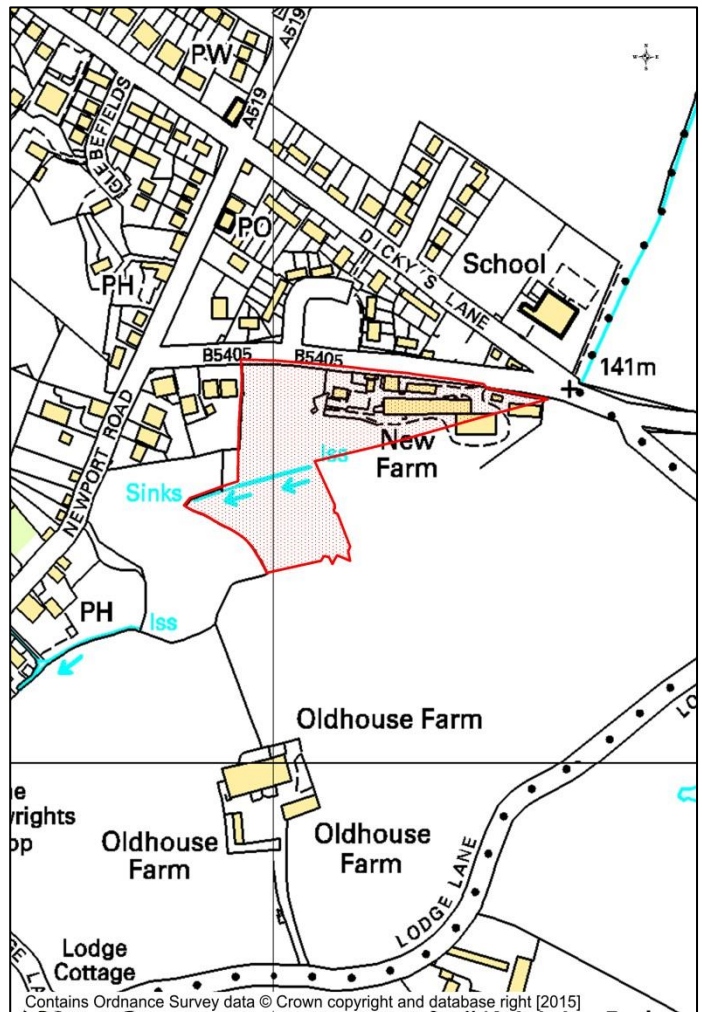
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 91

Site Name: One Brancote Row, Baswich Lane, Stafford. ST18 0YD
Ward: Milford
Parish: Tixall
Potential Yield: 2
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 0.07 hectares; its current use is as Garden land, whilst the surrounding land use is Agricultural.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

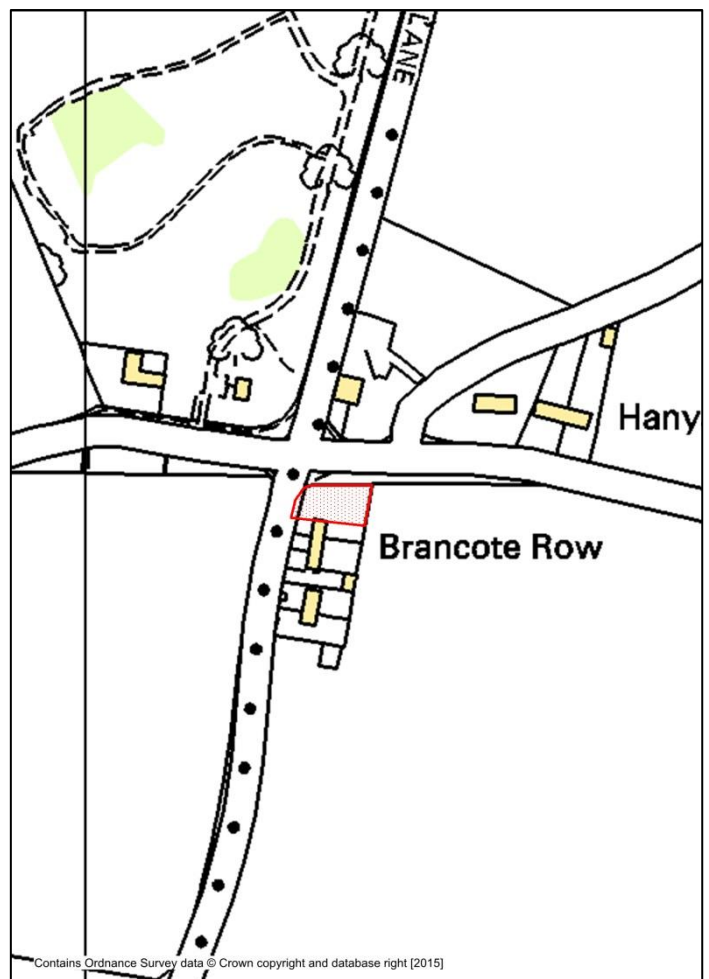
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 92

Site Name: The Cottage, Post Office Lane, Moreton.
Ward: Gnosall and Woodseaves
Parish: Gnosall
Potential Yield: 8
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:

The site is 0.40 hectares, its current use is as Garden land, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

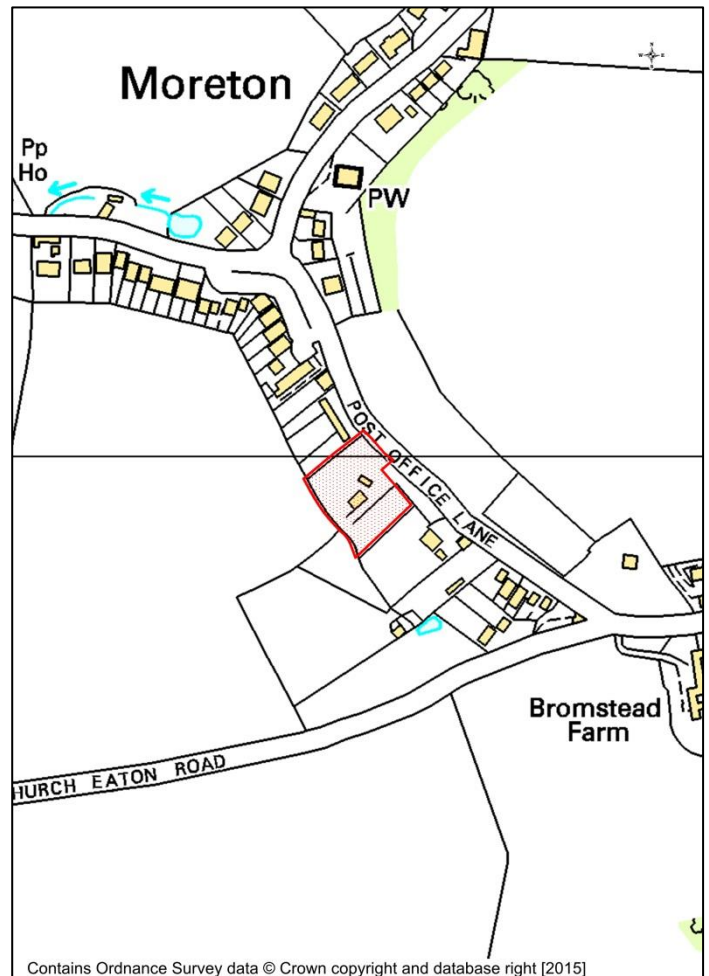
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
There are no other constraints present.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 93

Site Name: Land to the northern edge of Seighford
Ward: Seighford
Parish: Seighford
Potential Yield: 7
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 0.26 hectares, its current use is as Garden land, whilst the surrounding land use is Residential.

Availability Assessment

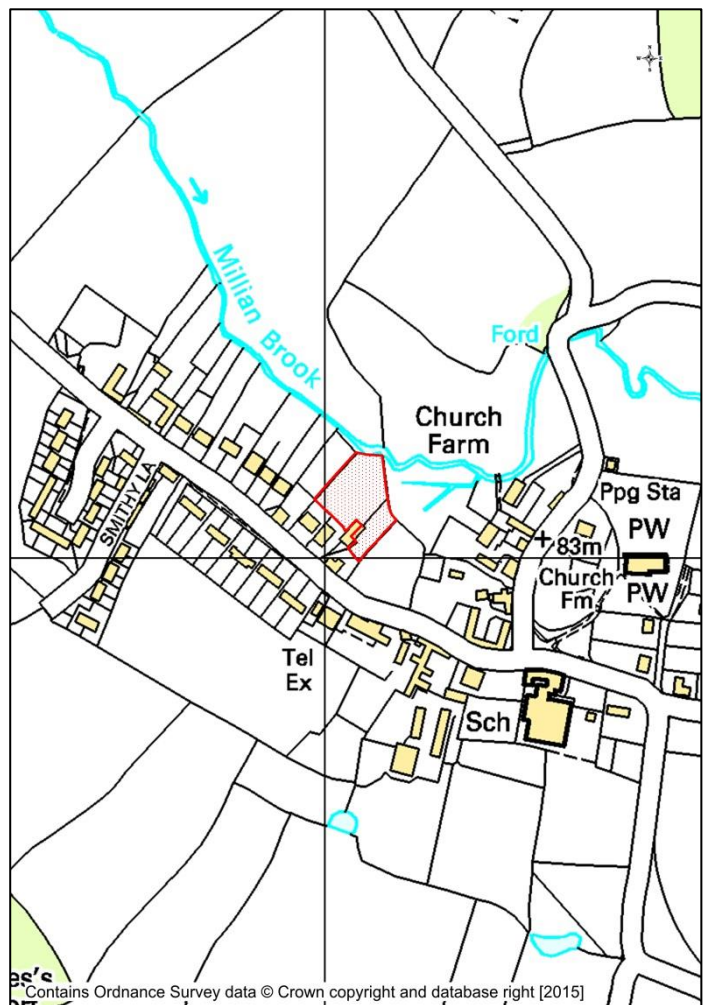
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Flood zone 3a and 3b, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 94

Site Name: Land adjacent to Hill Crest, Home Farm. ST18 9SF
Ward: Seighford
Parish: Creswell
Potential Yield: 313
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:

The site is 17.42 hectares; its current use is as Agriculture, whilst the surrounding land use is Motorway, industrial, residential and agricultural.

Availability Assessment

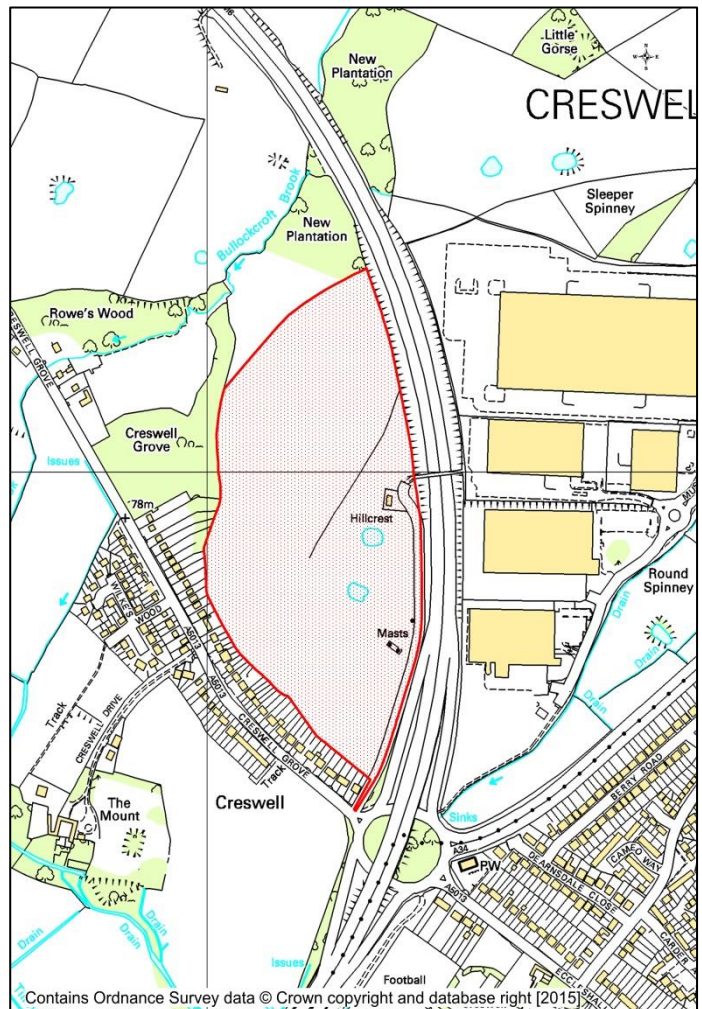
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 95

Site Name: Aston Marina, Lichfield Road, Stone, Staffordshire. ST15 8QU
Ward: Milwich
Parish: Stone Rural
Potential Yield: 192
Greenfield or Brownfield: Greenfield/Brownfield mix

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:

The site is 10.72 hectares, its current use is as Leisure and industrial, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

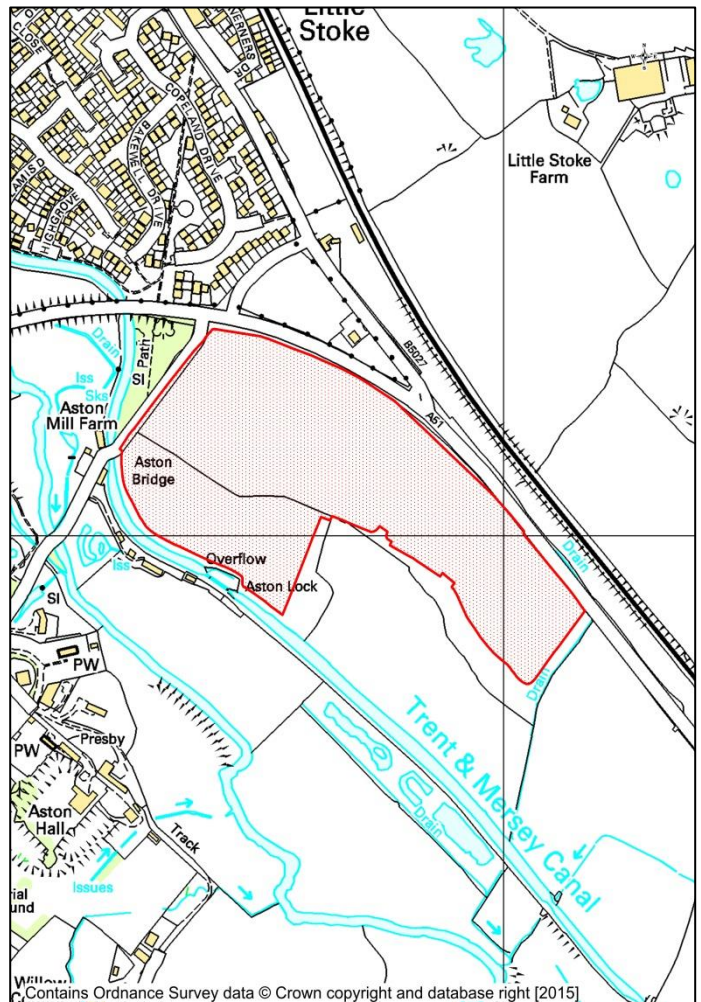
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Flood zone 3a and 3b, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 96

Site Name: Bridge Farm, Stone Road, Eccleshall. ST21 6JY
Ward: Eccleshall
Parish: Eccleshall
Potential Yield: 57
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 2.72 hectares; its current use is as Retail/Leisure (Garden Centre), whilst the surrounding land use is Agricultural.

Availability Assessment

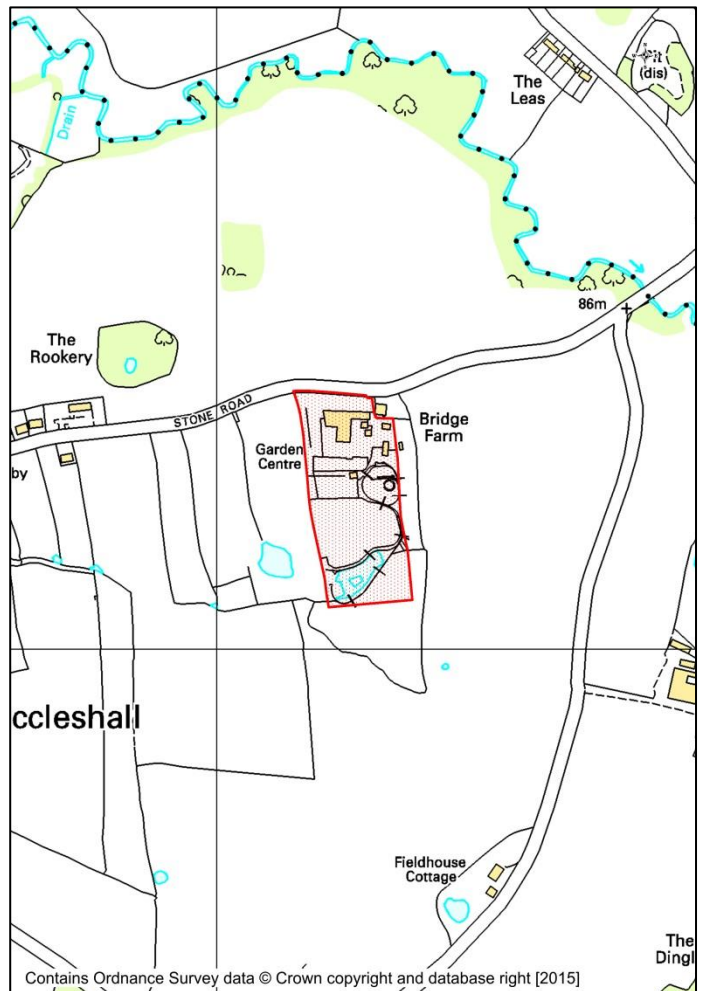
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available in 5 - 10 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 97

Site Name: Parkland, adjacent Bury Bank Farm
Ward: Barlaston and Oulton
Parish: Stone Rural
Potential Yield: 926
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the Green belt and part of a Site of Biological Interest
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location, green belt and nature conservation policy to remove constraint

Description:
The site is 51.49 hectares; its current use is as Forestry, whilst the surrounding land use is Agricultural.

Availability Assessment

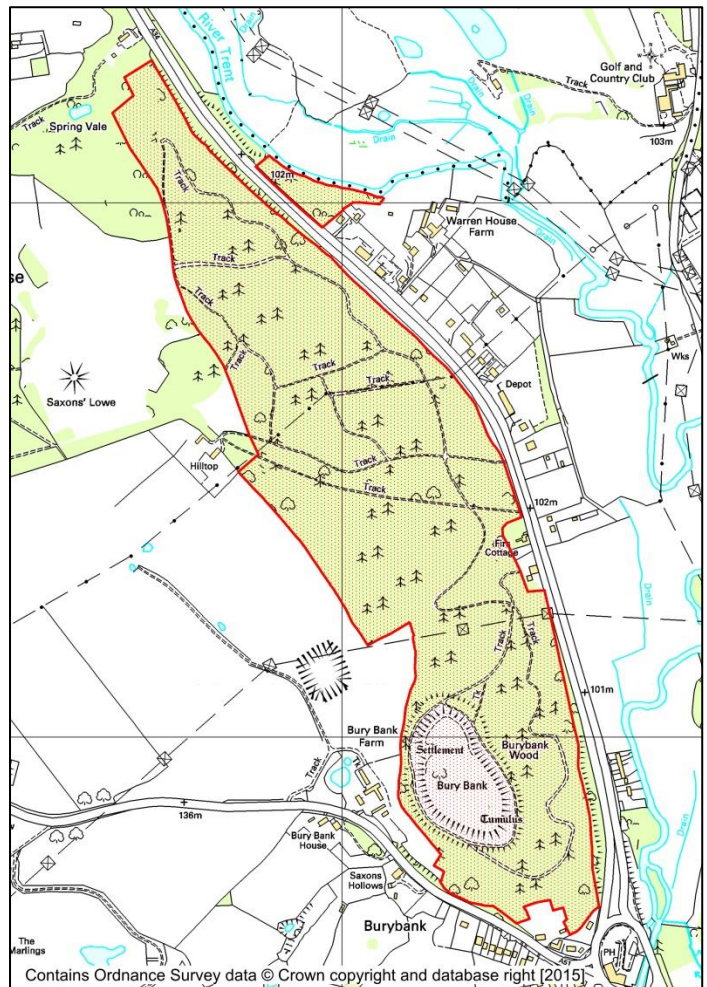
It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Flood zone 3a and 3b, Site of Biological Importance, Historic Environment Record, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 98

Site Name: Staffordshire University, Stafford Campus
Ward: Milford
Parish: Hopton and Coton
Potential Yield: 360 (110 of which are considered deliverable)
Greenfield or Brownfield: Brownfield

Deliverability Summary

Available	Site is available
Suitable	Part of the site is suitable (A) Parts of the site (B, C & D) are adjacent to a sustainable settlement
Achievable	Site is achievable
Status	A – Deliverable B & C – Part deliverable, part developable D – Developable, pending review of settlement boundaries

Description:
The site is 20.00 hectares; its current use is as Educational, whilst the surrounding land use is Residential, industrial and agricultural.

Availability Assessment

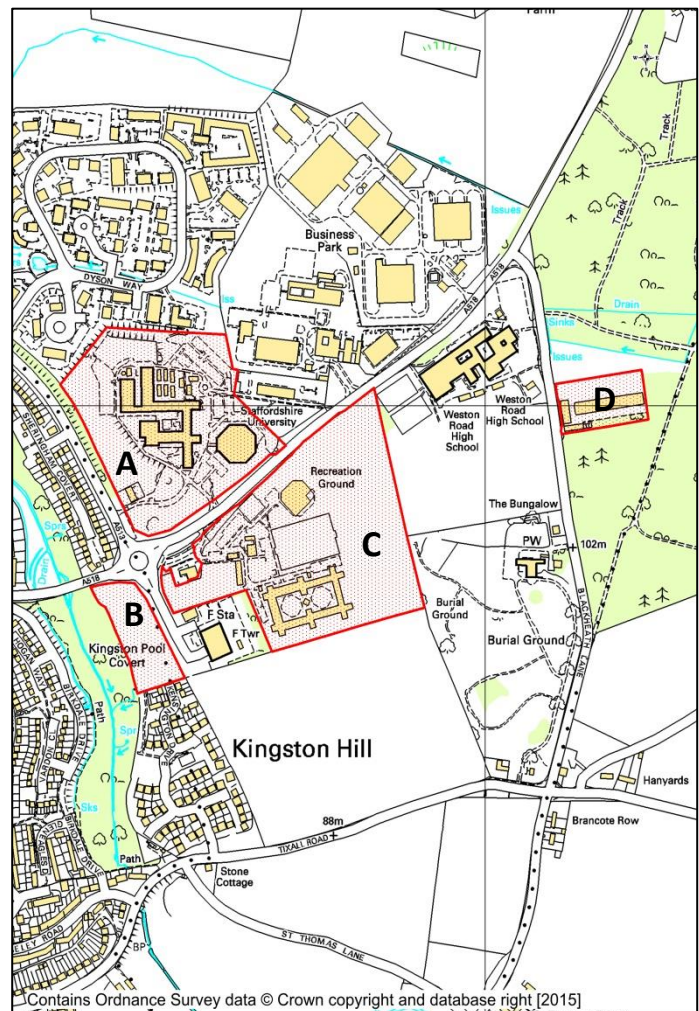
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately to 5 years.

Suitability Assessment

The site is part within a sustainable settlement and part adjacent to a sustainable settlement. The following constraints are present:
Tree Preservation Order, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STA1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 99

Site Name: Doxey Cottage, Doxey, Stafford. ST16 1HG
Ward: Tillington
Parish: Doxey
Potential Yield: 28
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable Site is part of an allocated Strategic Development Location

Description:
The site is 1.36 hectares, its current use is as Agriculture, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

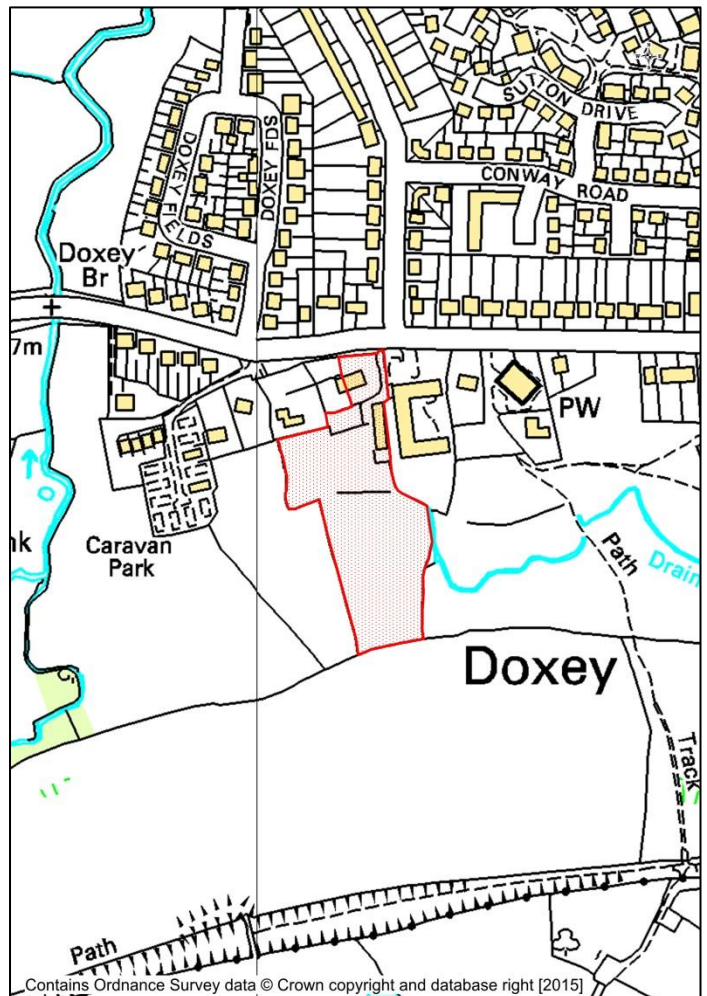
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology STA2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 100

Site Name: The Chalet, Nanny Goat Lane, Stone, Staffordshire
Ward: Stonefield and Christchurch
Parish: Stone Urban
Potential Yield: 10
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary	
Available	Site is available
Suitable	No - but is adjacent to a sustainable settlement, part of the site is a Site of Biological Interest
Achievable	Site is achievable
Status	Not Currently Developable would require review of nature conservation policy to remove constraint

Description:
The site is 0.33 hectares, its current use is as Residential, whilst the surrounding land use is Agriculture and residential.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

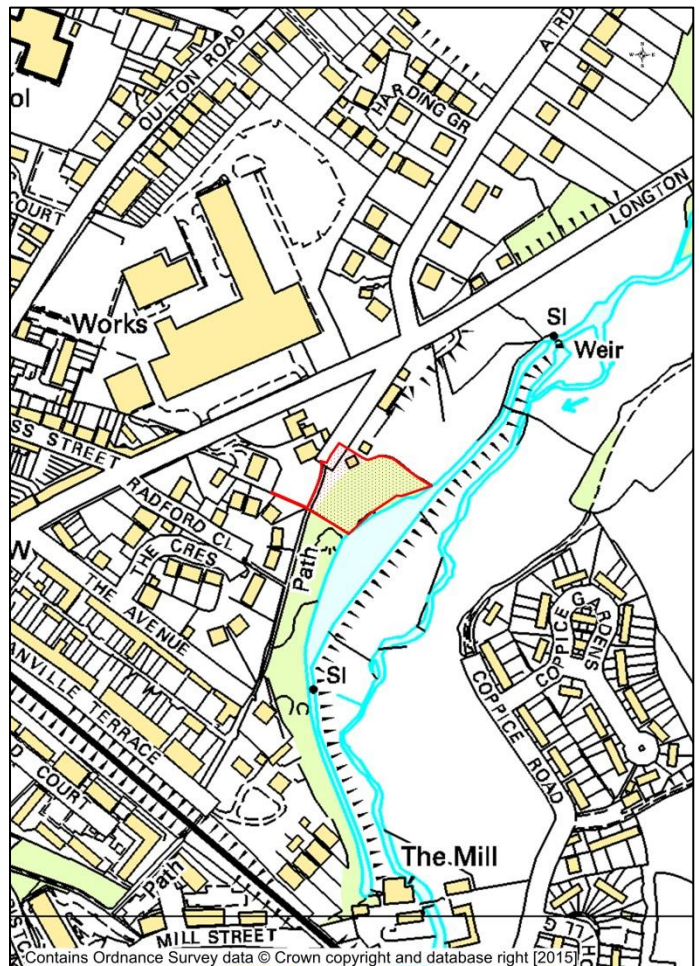
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Site of Biological Importance, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology STO3 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 101

Site Name: Land at Little Tixall Lane, A51, Great Haywood
Ward: Haywood and Hixon
Parish: Colwich
Potential Yield: 131
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but is adjacent to a sustainable settlement and part of the site is affected by a Tree Preservation Order
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 7.29 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

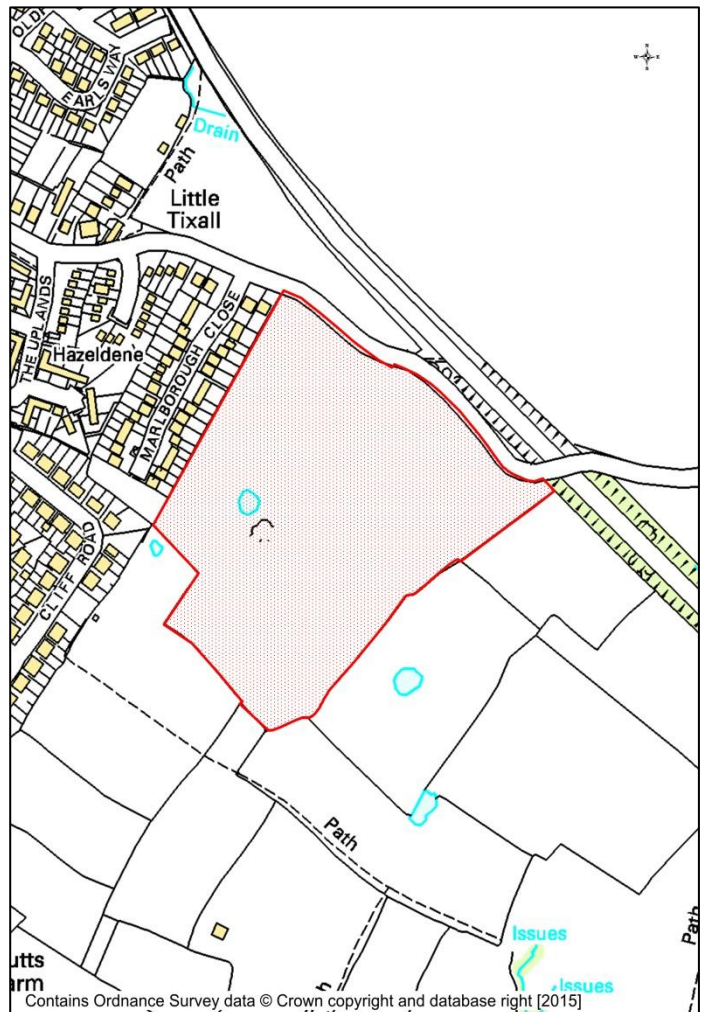
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.
The following constraints are present:
Tree Preservation Order, Historic Environment Record, Public right of way.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 102

Site Name: Land to the rear of nos. 246 and 248 Stone Road, Stafford. ST16 1NS
Ward: Holmcroft
Parish: Stafford MB
Potential Yield: 3
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	Site is suitable
Achievable	Site is achievable
Status	Deliverable

Description:
The site is 0.10 hectares; its current use is as Garden land, whilst the surrounding land use is Residential.

Availability Assessment

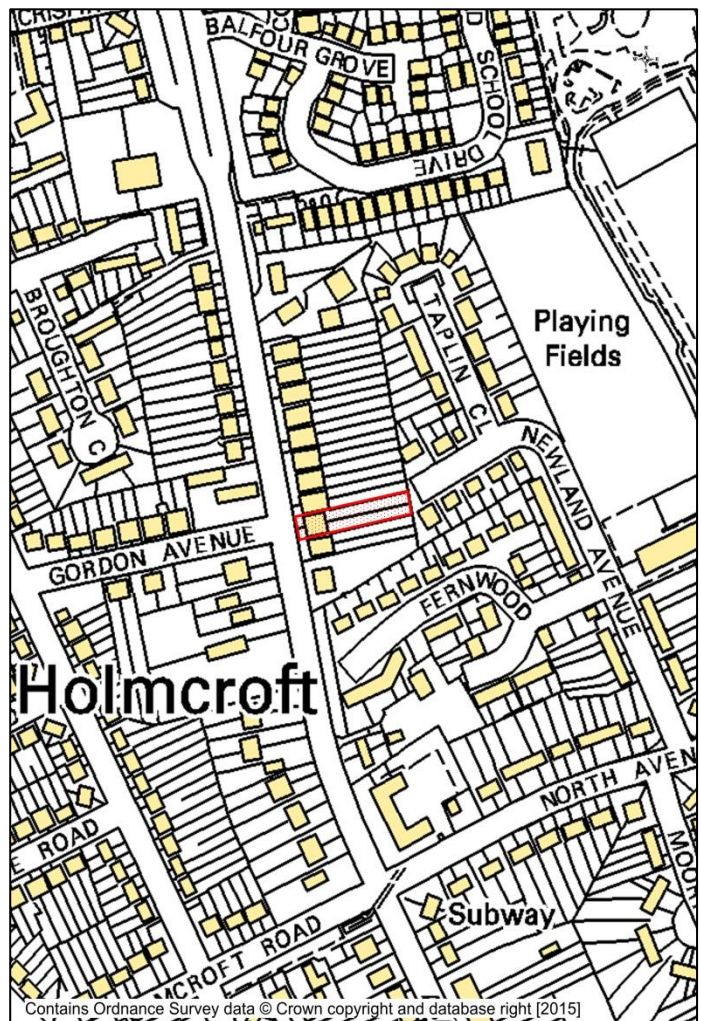
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is within a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology STA6 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 103

Site Name: Land at Brocton Lodge, Pool Lane/Brocton Road, Brocton.
Ward: Milford
Parish: Brocton
Potential Yield: 76
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location policy to remove constraint

Description:
The site is 4.25 hectares, its current use is as Garden land and agricultural, whilst the surrounding land use is Residential and agricultural.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

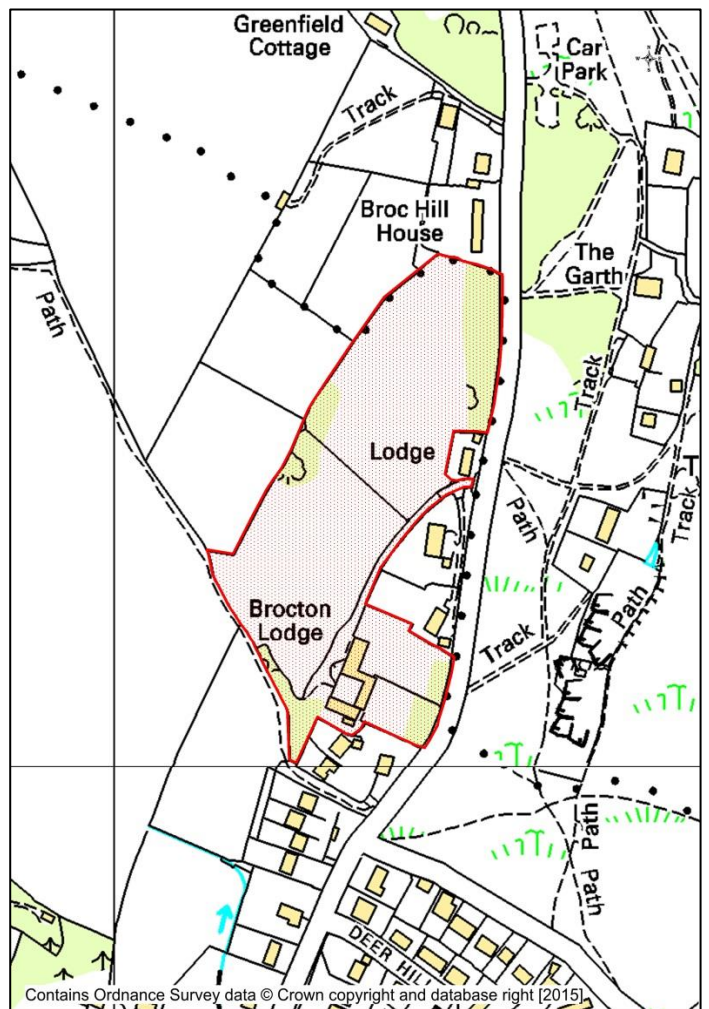
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Area of Outstanding Natural Beauty, Tree Preservation Order, Minerals Deposits.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 104

Site Name: Former Trentham Hall Courtyard, Land South of Park Drive, The Trentham Estate and Gardens
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 58
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt and affected by flood zone
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location, green belt and flood zone sequential policy to remove constraint

Description:
The site is 2.80 hectares; its current use is as Vacant, whilst the surrounding land use is Parkland.

Availability Assessment

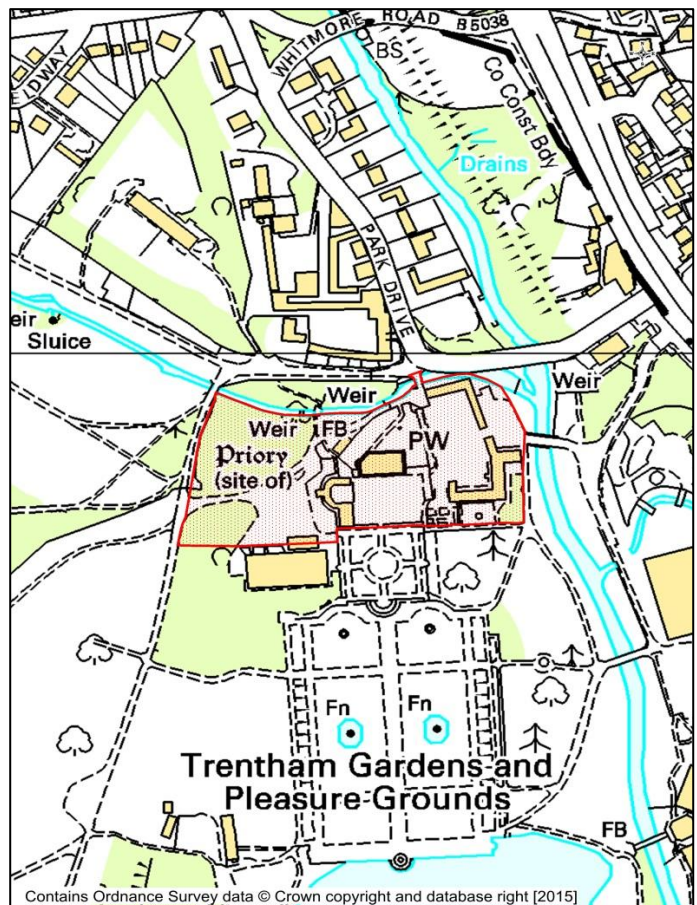
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Flood zone 3a and 3b, Conservation Area, Historic Environment Record, Listed buildings and Historic Park & Garden.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.



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Stafford Borough Council SHLAA

Site ID 105

Site Name: 1-4 Park Drive Cottages and Land to the South West, Trentham Estate and Gardens
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 20
Greenfield or Brownfield: Greenfield/ Brownfield mix

Deliverability Summary

Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt and affected by flood zone and contains a listed buidlign at risk
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location, green belt and flood zone sequential policy to remove constraint

Description:

The site is 0.99 hectares; its current use is as Residential and leisure, whilst the surrounding land use is Parkland.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

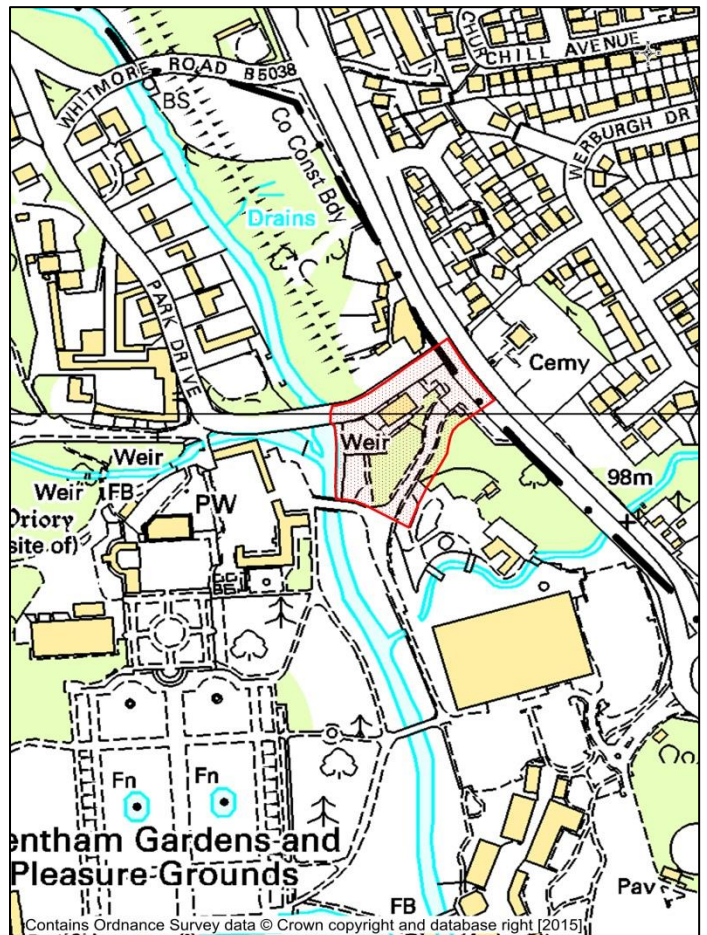
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.

The following constraints are present:
Green belt ,Flood zone 3a and 3b, Conservation Area, Tree Preservation Order, Historic Environment Record, Listed buildings.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR2 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 106

Site Name: Former Gas House Site, Park Drive, Trentham
Ward: Swynnerton
Parish: Swynnerton
Potential Yield: 7
Greenfield or Brownfield: Brownfield

Deliverability Summary	
Available	Site is available
Suitable	No - not within or adjacent to a sustainable settlement and is within the green belt and affected by flood zone
Achievable	Site is achievable
Status	Not Currently Developable would require review of sustainable location, green belt and flood zone sequential policy to remove constraint

Description:
The site is 0.25 hectares; its current use is as Vacant, whilst the surrounding land use is Residential.

Availability Assessment

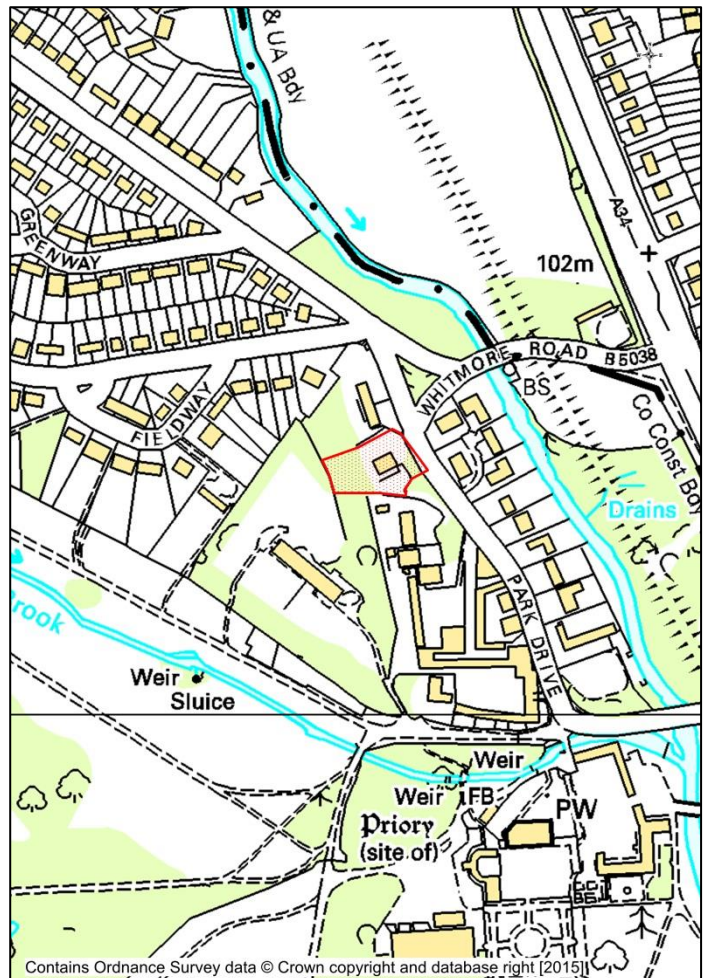
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available Immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Green belt, Conservation Area, Historic Environment Record.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR3 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 107

Site Name: Land at Aston Bank Farm, Doxey, Stafford.
Ward: Tillington
Parish: Doxey
Potential Yield: 161
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement and is affected by flood zone and the green infrastructure designation
Achievable	Site is achievable
Status	Not Currently Developable would require review of green infrastructure and flood zone sequential policies to remove constraint

Description:
The site is 8.97 hectares, its current use is as Agricultural - now vacant, whilst the surrounding land use is Residential and agricultural.

Availability Assessment

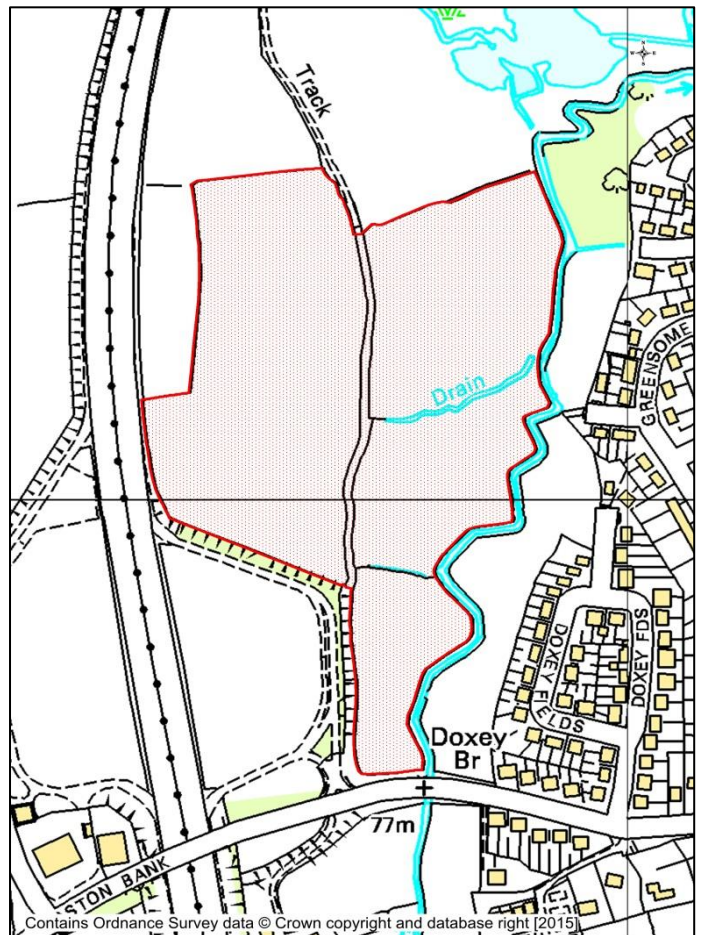
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available Immediately to 5 years.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is not adjacent to a sustainable settlement.
The following constraints are present:
Flood zone 3a and 3b, Historic Environment Record, Minerals Deposits, Protected green space.

Achievability Assessment

There is known developer interest in the site.
The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 109

Site Name: Land at Redhill Road, Stone
Ward: Stonefield and Christchurch
Parish: Stone Urban
Potential Yield: 149
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement and is affected by Site of Biological Importance
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 8.31 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

It is not known if the necessary infrastructure is available within the locality, the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available Immediately to 5 years, 5-10, 10-15 and beyond 15 years.

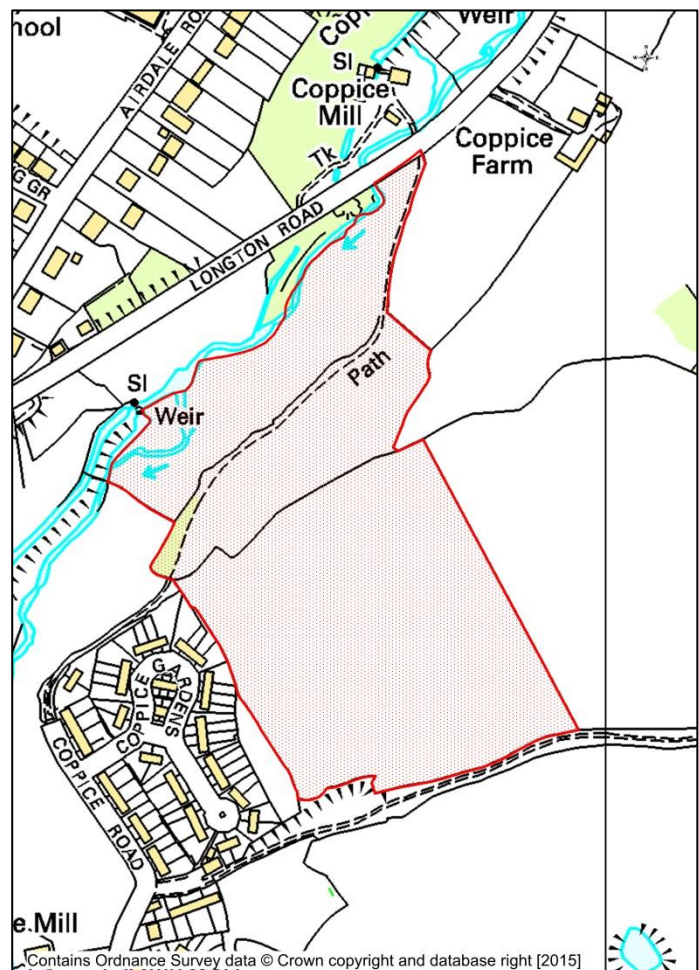
Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

The following constraints are present:
Flood zone 3a and 3b, Site of Biological Importance, Conservation Area, Public right of way.

Achievability Assessment

There is no known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 110

Site Name: Agricultural land at Barn Common, Home Farm, Woodseaves.
Ward: Gnosall and Woodseaves
Parish: High Offley
Potential Yield: 104
Greenfield or Brownfield: Greenfield

Deliverability Summary	
Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:
The site is 5.79 hectares, its current use is as Agricultural, whilst the surrounding land use is Agricultural and residential.

Availability Assessment

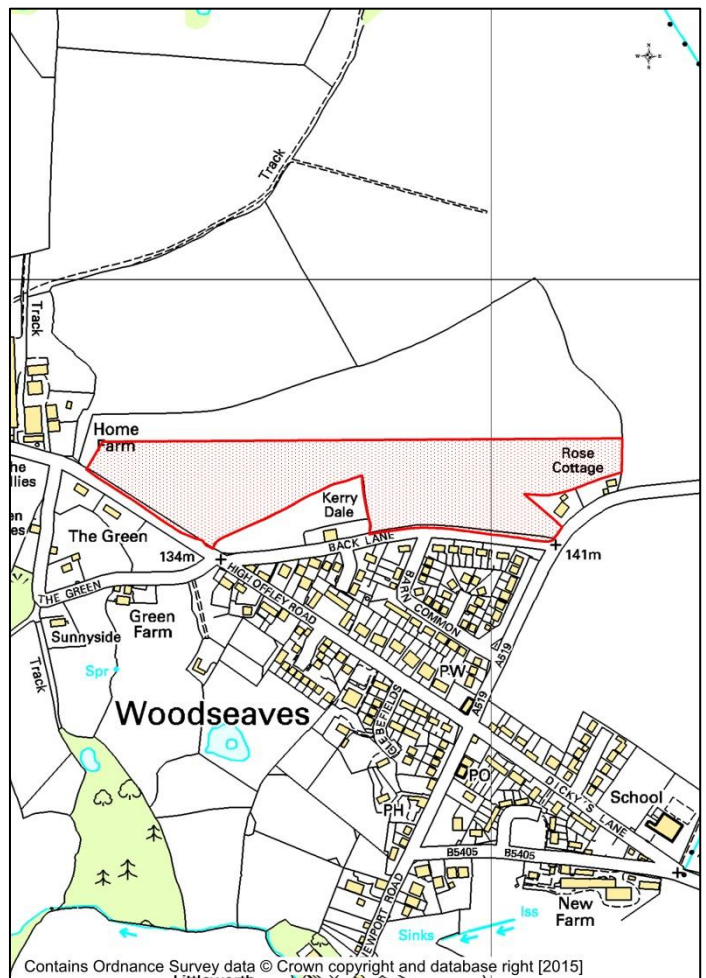
The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement. There are no other constraints present.

Achievability Assessment

There is known developer interest in the site. The site is classed as CIL typology RUR1 which is considered financially viable.





Stafford Borough Council SHLAA

Site ID 111

Site Name: Land to North of Trent Road, Stone
Ward: Stonefield and Christchurch
Parish: Stone Urban
Potential Yield: 32
Greenfield or Brownfield: Greenfield

Deliverability Summary

Available	Site is available
Suitable	No - but the site is adjacent to a sustainable settlement and is affected by flood zone
Achievable	Site is achievable
Status	Developable pending review of settlement boundaries

Description:

The site is 1.55 hectares; its current use is as Agricultural, whilst the surrounding land use is Residential and floodplain.

Availability Assessment

The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.

Suitability Assessment

The site is outside the sustainable settlement hierarchy and is adjacent to a sustainable settlement.

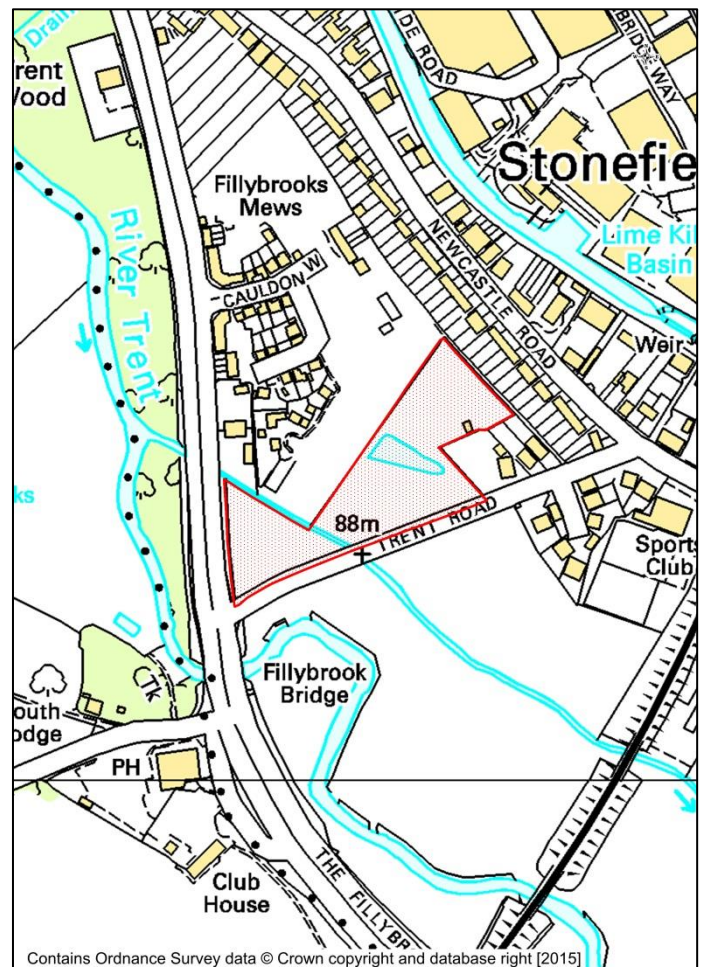
The following constraints are present:

Flood zone 3a and 3b, Tree Preservation Order, Historic Environment Record, Landfill or historic landfill.

Achievability Assessment

There is known developer interest in the site.

The site is classed as CIL typology STO2 which is considered financially viable.



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