



Strategic Housing and Employment Land Availability Assessment (SHELAA) 2024 Update – Appendix 2: Completed SHELAA Forms

Published December 2024

The following appendix includes the completed Strategic Housing and Employment Land Availability Assessment (SHELAA) forms for each site that has been submitted for inclusion in the SHELAA.

Please note, the National Planning Policy Framework (NPPF) paragraph references in the following forms, refer to the NPPF published in December 2023.

ADB01

Site Details

Site Name: Land adjacent to the former Brown Jug public house, ST21 6ET

Ward: Eccleshall

Parish: Adbaston

Size: 0.2 hectares

Potential Yield: 7 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately / will be available within the next 5 years.

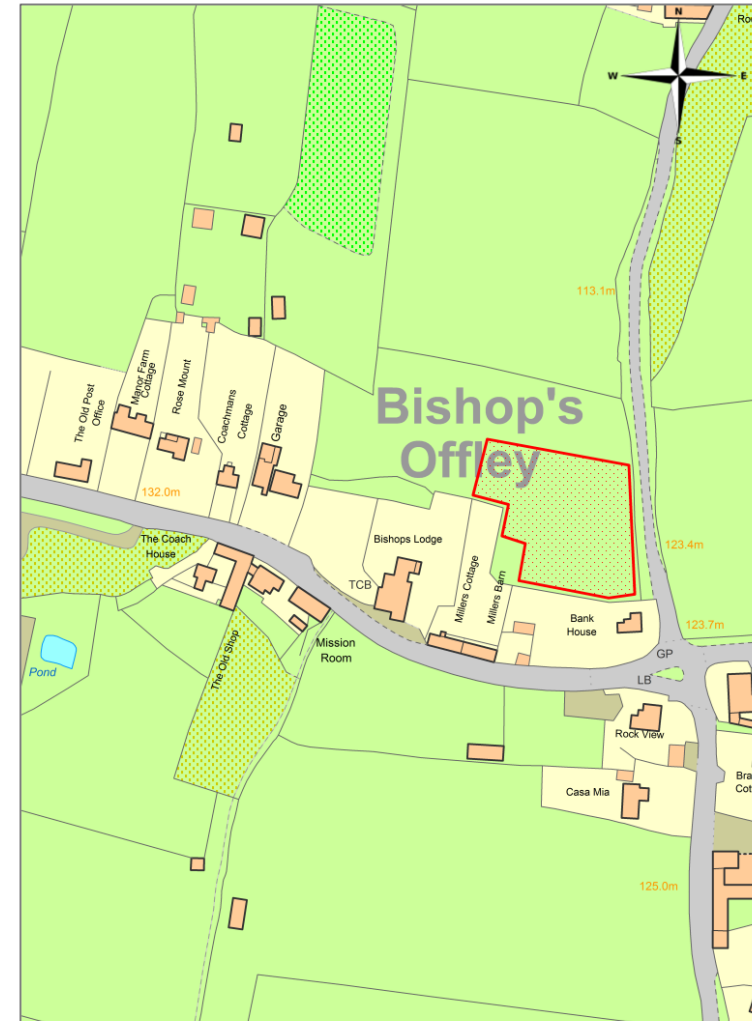
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints border the eastern boundary of the site: Historic Environment Record, Conservation Area and a regionally important geological site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ADB02

Site Details

Site Name: Land east of Main Road, Adbaston

Ward: Eccleshall

Parish: Adbaston

Size: 0.46 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Unused land

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ADB03

Site Details

Site Name: Land to the North of The Little Brown Jug, Doley Road, Bishops Offley, ST21 6ET

Ward: Eccleshall

Parish: Adbaston

Size: 0.9 hectares

Potential Yield: 19 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

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 available immediately / will be available within the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. A Regional Important Geological Site, Historic Environment Record and Conservation Area are adjacent to the site's eastern boundary. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BAR02

Site Details

Site Name: Land at Old Road, Barlaston, ST12 9EN

Ward: Barlaston

Parish: Barlaston

Size: 0.4 hectares

Potential Yield: 8 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is positioned within the Green Belt.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Barlaston. The following constraints exist: Green Belt.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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BAR03

Site Details

Site Name: Cocknage, Staffordshire County Council, County Farm, ST3 4AW

Ward: Barlaston

Parish: Barlaston

Size: 194.4 hectares

Potential Yield: 4,082 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

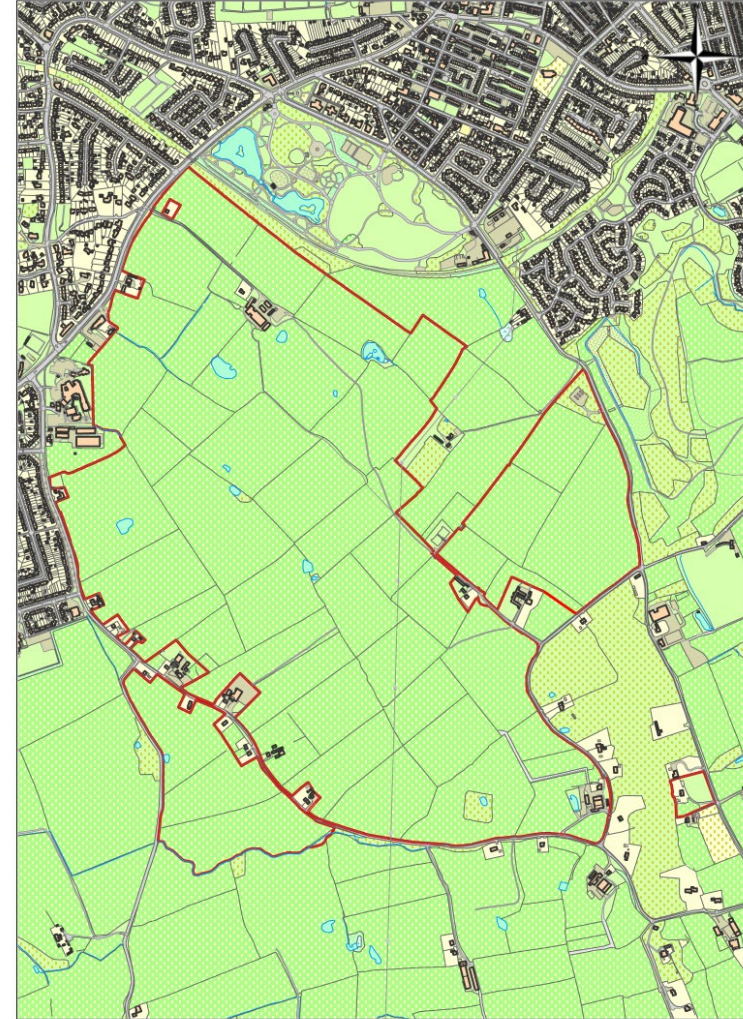
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is positioned within the Green Belt.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Public Right of Way, landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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BAR04

Site Details

Site Name: Land off Old Road, Barlaston, ST12 9EN

Ward: Barlaston

Parish: Barlaston

Size: 3.9 hectares

Potential Yield: 82 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

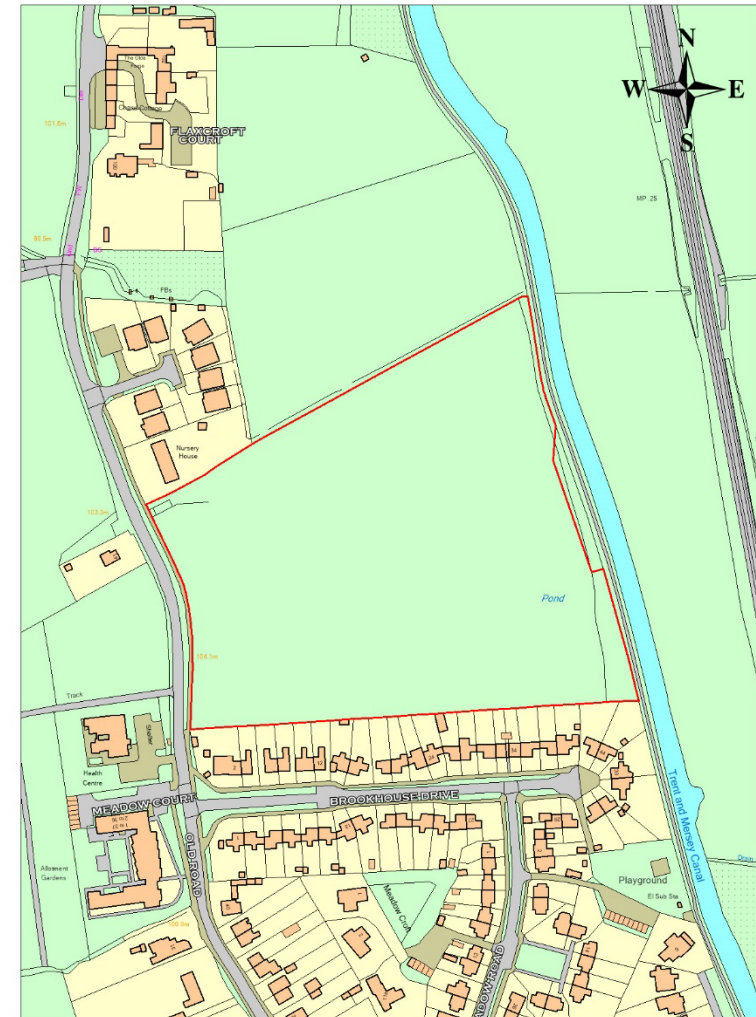
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is positioned within the Green Belt.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Barlaston. The following constraints exist: Green Belt. A Historic Environment Record abuts the sites eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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BAR05

Site Details

Site Name: Barlaston Old Road Garage, Old Road, Barlaston, Stoke-on-Trent, Staffordshire

Ward: Barlaston

Parish: Barlaston

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Mixed

Current Use: Commercial use and grazing

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The brownfield land portion of this site may be suitable for development.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: current use needs to be relocated and Green Belt. A Historic Environment Record and Conservation Area abuts the site on its eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Paragraph 154 Section G of the NPPF.



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BER01

Site Details

Site Name: Brocton Park Farm, Cannock Road, Stafford, ST17 0SU

Ward: Milford

Parish: Berkswich

Size: 6.8 hectares

Potential Yield: 122 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is not currently available.

Availability Assessment: The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.

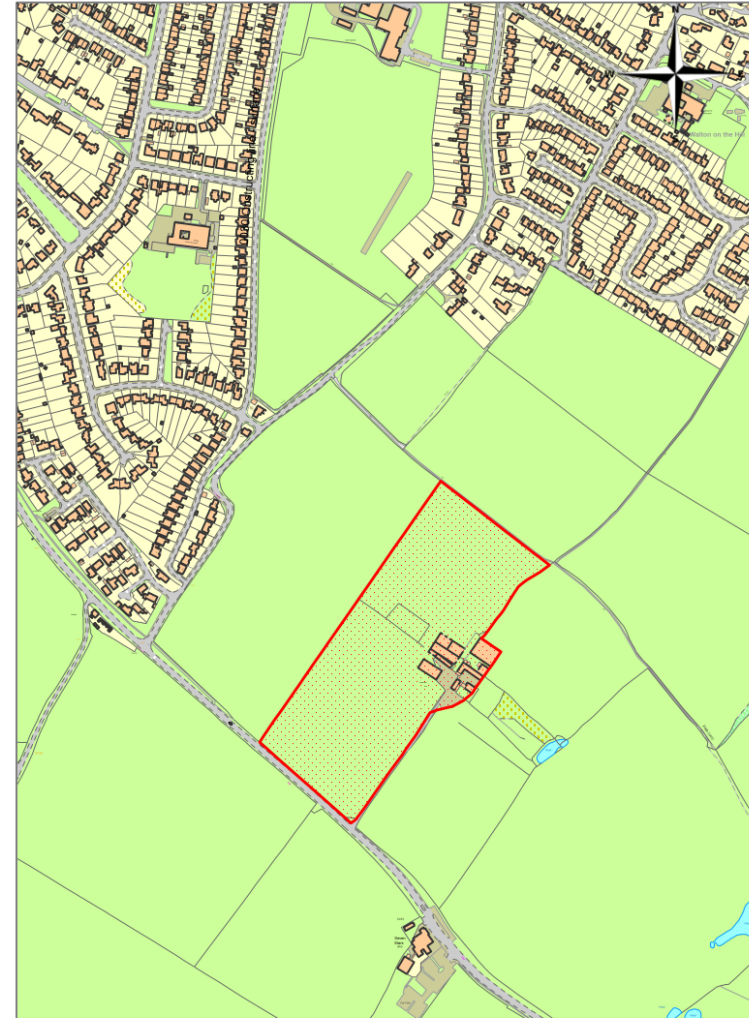
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: Public Right of Way, Historic Environment Record, landfill buffer and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BER02

Site Details

Site Name: Land south-east of Old Croft Road, Walton on the Hill, Stafford, ST17 0NE

Ward: Milford

Parish: Berkswich

Size: 9.9 hectares

Potential Yield: 208 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

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 available immediately / will be available within the next 5 years.

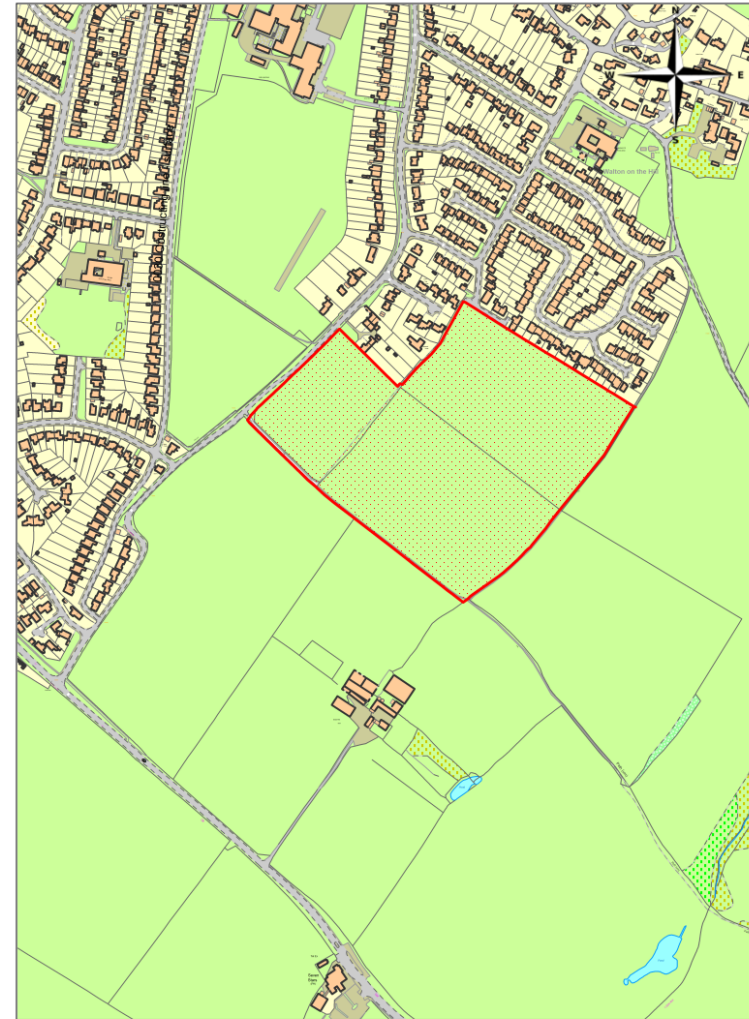
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints are present: Public Right of Way, landfill buffer and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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BER04

Site Details

Site Name: Land north of Milford Road, ST17 0JP

Ward: Milford

Parish: Berkswich

Size: 29 hectares

Potential Yield: 609 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural land, scrub and woodland

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Historic Environment Record, Tree Preservation Order, a Public Right of Way, landfill buffer and mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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BER05

Site Details

Site Name: Land south of Main Road, Walton-on-the-Hill, ST17 0LR

Ward: Milford

Parish: Berkswich

Size: 7.52 hectares

Potential Yield: 158 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order, a Public Right of Way, regionally important geological site, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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BER06

Site Details

Site Name: The Rise, Walton-on-the-Hill, Stafford, ST17 0LH

Ward: Milford

Parish: Berkswich

Size: 0.19 hectares

Potential Yield: 8 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

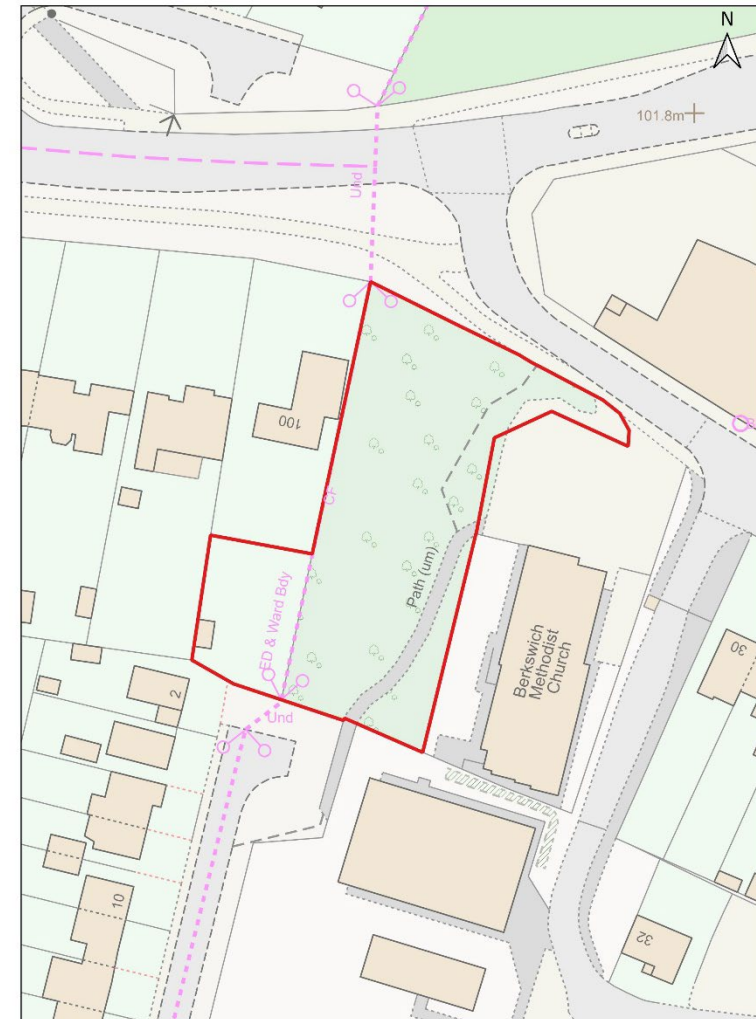
Suitable: Yes; the site is within a currently recognised Local Plan settlement.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA6, which is considered financially viable.

Status: The site is deliverable.



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BRA04

Site Details

Site Name: Land at Holly Lane, Bradley, Staffordshire, ST18 9DR

Ward: Seighford and Church Eaton

Parish: Bradley

Size: 0.5 hectares

Potential Yield: 11 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Landfill buffer. A Conservation Area abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BRO03

Site Details

Site Name: Land to the rear of Brocton Business Park, Brocton, ST17 0SU

Ward: Milford

Parish: Brocton

Size: 2.6 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

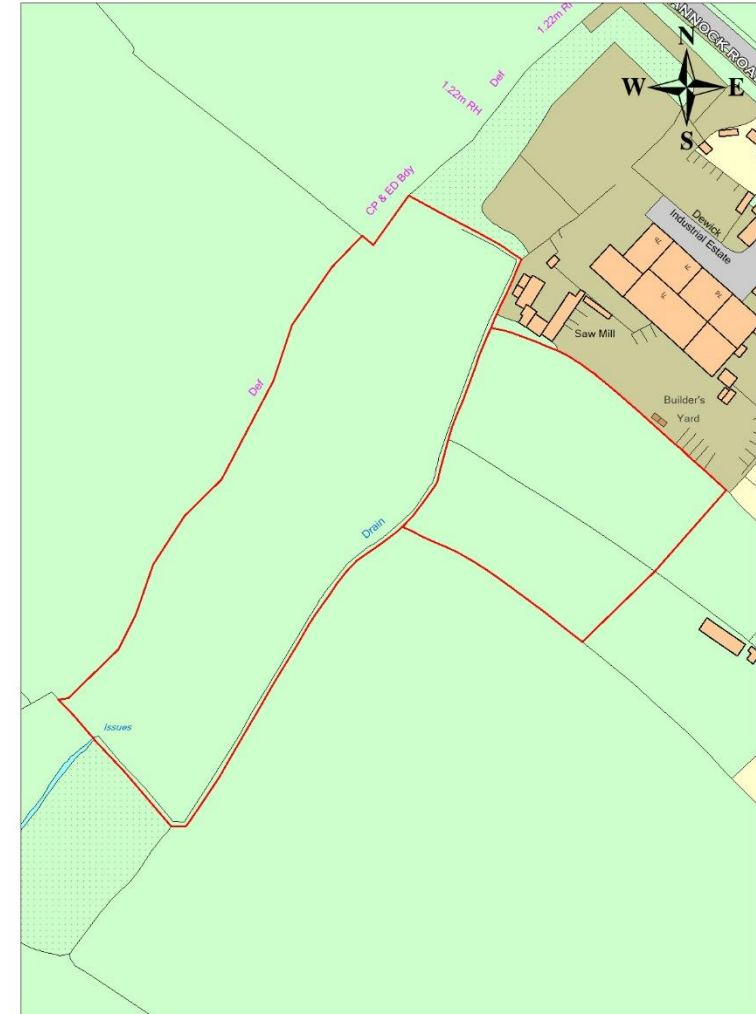
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BRO04

Site Details

Site Name: Land off Sawpit Lane, Brocton, ST17 0TE

Ward: Milford

Parish: Brocton

Size: 0.8 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits and landfill buffer. Green Belt abuts the site on its south-eastern boundary. A Public Right of Way, National Landscape and Historic Environment Record abuts the site on its north-eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BRO05

Site Details

Site Name: Land adjacent to Cottage Farm, Cannock Road, Brocton, ST17 0SU

Ward: Milford

Parish: Brocton

Size: 1.15 hectares

Potential Yield: 24 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way, Historic Environment Record, Landfill and mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BRO06

Site Details

Site Name: Land at Sawpit Lane, Brocton, Stafford, ST17 0TJ

Ward: Milford

Parish: Brocton

Size: 1.2 hectares

Potential Yield: 25 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Equestrian purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Green Belt, National Landscape and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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BRO07

Site Details

Site Name: Land north of Walton Lane, Brocton, ST17 0TT

Ward: Milford

Parish: Brocton

Size: 3.1 hectares

Potential Yield: 65 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraint exists: National Landscape, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BUR01

Site Details

Site Name: Land southeast of Burston Lane, Burston, ST18 0DR

Ward: Milwich

Parish: Sandon and Burston

Size: 4.3 hectares

Potential Yield: 78 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits. A Public Right of Way abuts the site on its north western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BUR02

Site Details

Site Name: Land south of Burston Lane, Burston, ST18 0DR

Ward: Milwich

Parish: Sandon and Burston

Size: 0.88 hectares

Potential Yield: 19 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits. A Conservation Area and a Historic Environment Record abuts the southern boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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BUR04

Site Details

Site Name: Land at Woodcock Lane, Burston, ST18 0DS

Ward: Milwich

Parish: Sandon and Burston

Size: 4 hectares

Potential Yield: 72 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE03

Site Details

Site Name: Baden Hall Farm, Swynnerton Road, Cold Meece, ST21 6LG

Ward: Eccleshall

Parish: Chebsey and Eccleshall

Size: 127.1 hectares

Potential Yield: 2,288 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural, sporting and recreational purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

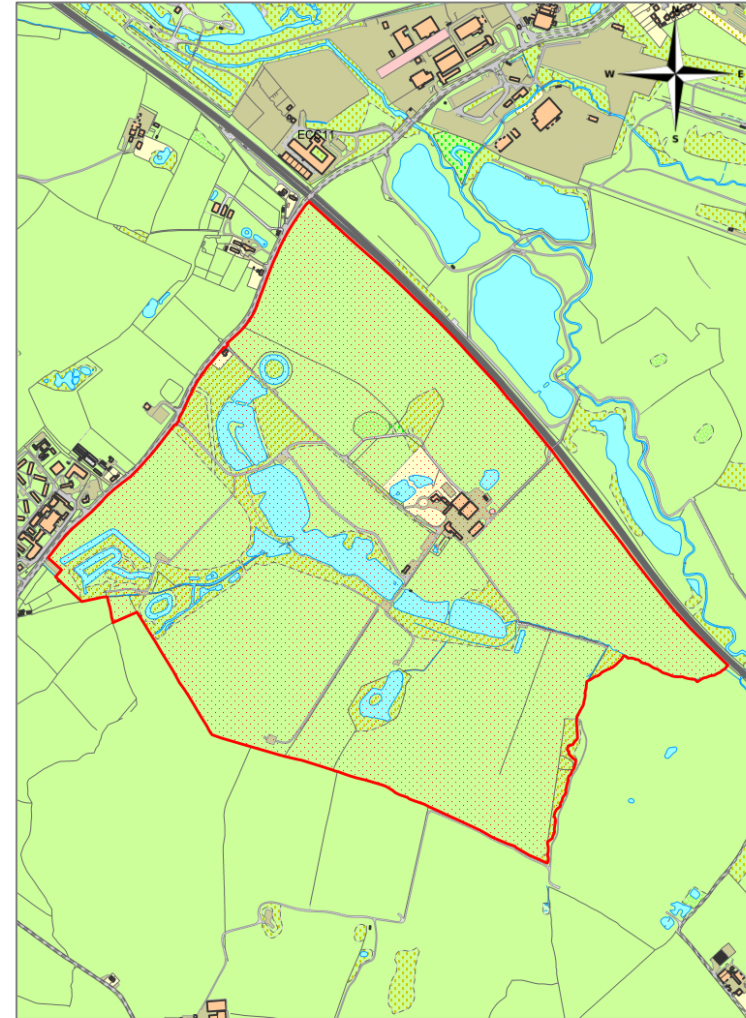
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone, listed building.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE05

Site Details

Site Name: Baden Hall Farm Estate, Swynnerton Road, Cold Meece, ST21 6LG

Ward: Eccleshall

Parish: Chebsey

Size: 70.2 hectares

Potential Yield: 1,264 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural, leisure and recreational purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

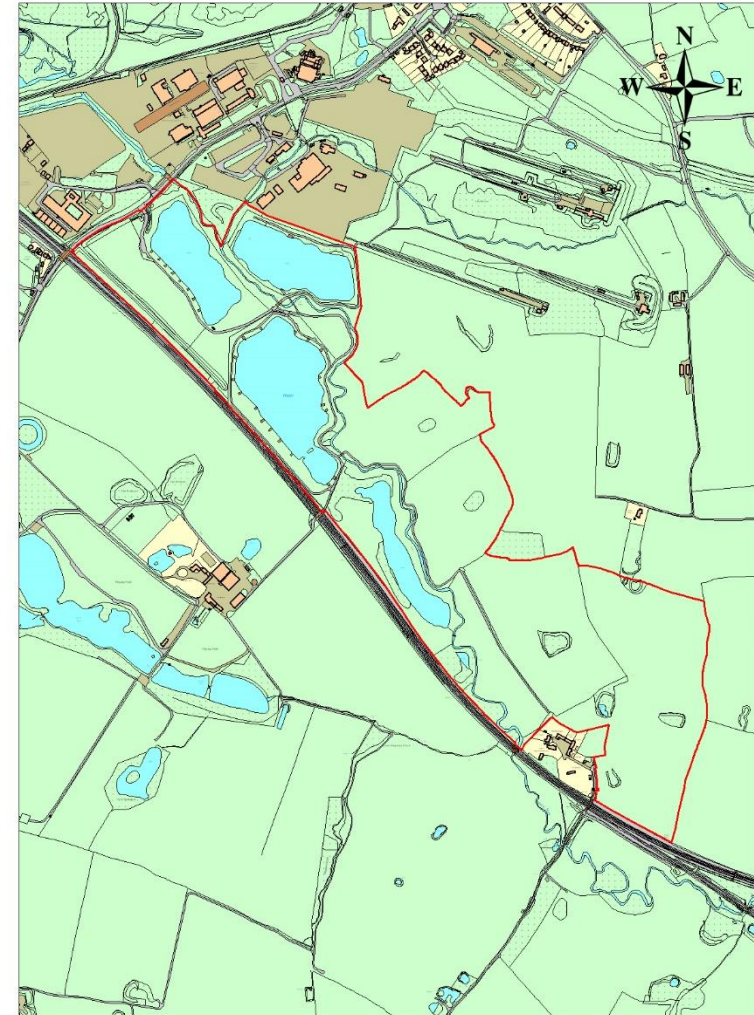
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, landfill buffer, Flood Zone, a Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE06

Site Details

Site Name: Land at Norton Bridge, ST15 0NS

Ward: Eccleshall

Parish: Chebsey

Size: 3.2 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Equestrian purposes

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

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 part of the site is available immediately and for the next 5 years.

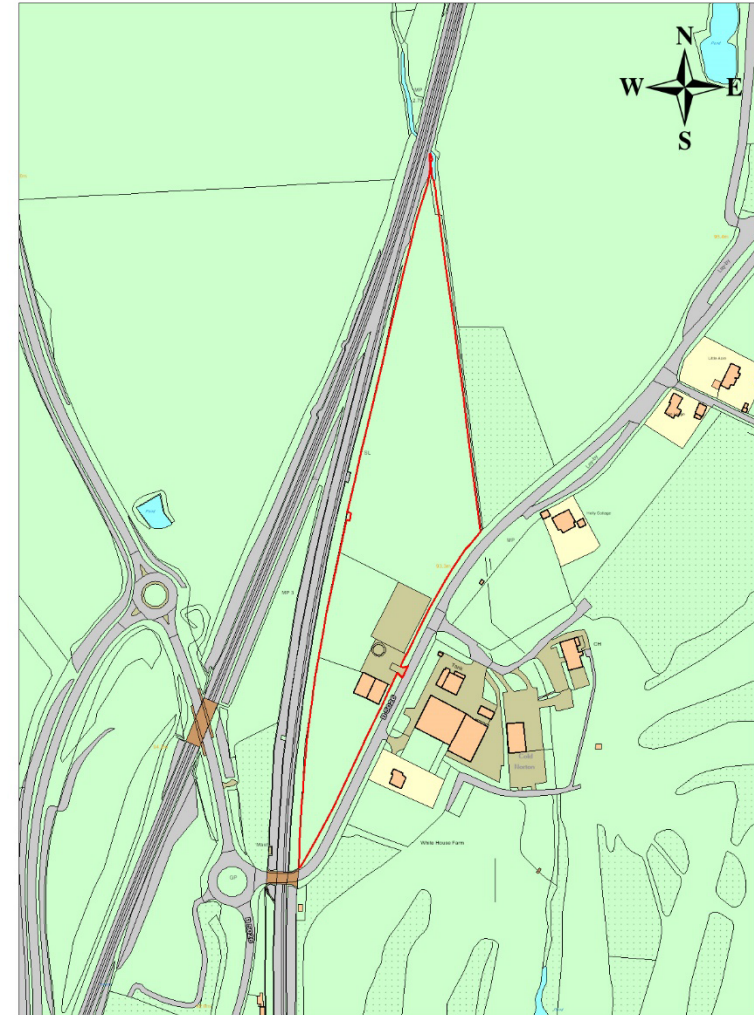
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Flood Zone and mineral deposits. A Public Right of Way abuts the sites on its north-eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE07

Site Details

Site Name: Oxleasows Farm, Chebsey, Stafford, ST21 6NX

Ward: Eccleshall

Parish: Chebsey

Size: 27 hectares

Potential Yield: 486 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way, Flood Zone and Sites of Biological Importance.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE08

Site Details

Site Name: Hilcote, Stafford, ST21 6JX

Ward: Eccleshall

Parish: Chebsey

Size: 130.6 hectares

Potential Yield: 2,351 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

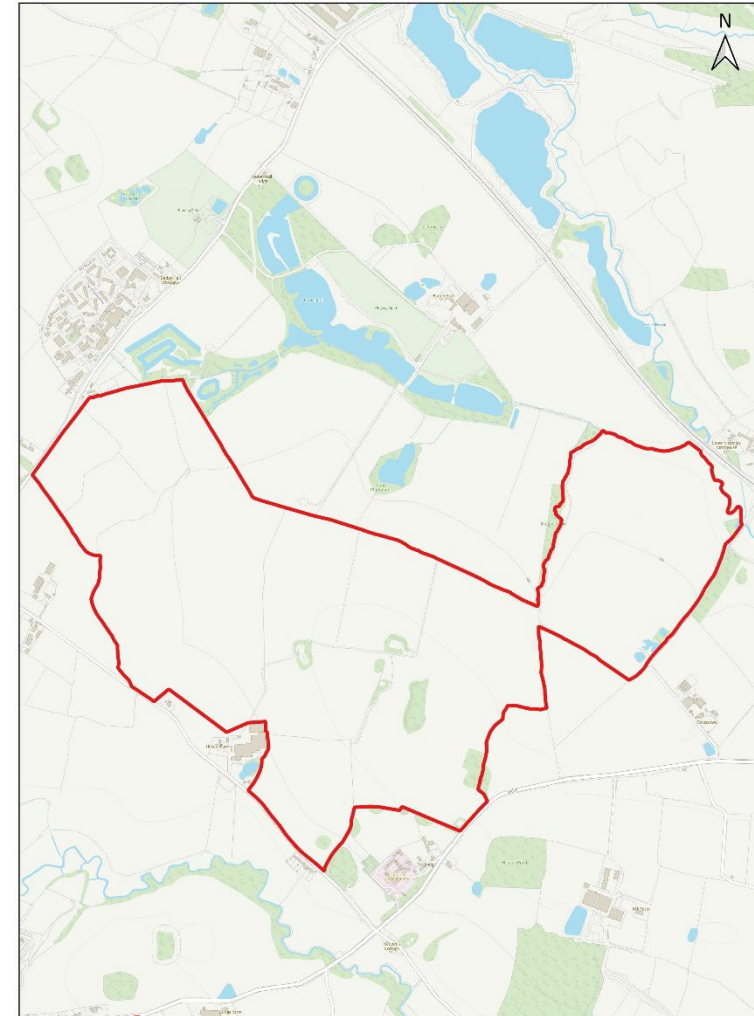
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way, Flood Zone, Sites of Biological Importance and mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHE09

Site Details

Site Name: Land lying to the south east of Meadow Court, Norton Bridge, Stone, ST15 0PB

Ward: Eccleshall

Parish: Chebsey

Size: 0.28 hectares

Potential Yield: 8 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Horse stabling and grazing

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable:

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record and mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHU01 (A and B)

Site Details

Site Name: Land off Malthouse Lane and High Street, Church Eaton, Staffordshire, ST20 0BA

Ward: Seighford and Church Eaton

Parish: Church Eaton

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: landfill, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHU02

Site Details

Site Name: Land off Church Eaton Road, Church Eaton, Staffs, ST20 0AG

Ward: Seighford and Church Eaton

Parish: Church Eaton

Size: 2 hectares

Potential Yield: 42 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill buffer, mineral deposits. A Conservation Area abuts the site on its southern boundary, whilst the Flood Zone runs to the northeast of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CHU03

Site Details

Site Name: Little Onn Former Airfield, ST20 0AS

Ward: Seighford and Church Eaton

Parish: Church Eaton

Size: 97.8 hectares

Potential Yield: Proposed as a renewable energy site

Greenfield or Brownfield: Mixed

Current Use: Former airfield and agricultural land

Deliverability Summary

Available: The site will become available in the next 5-10 years.

Availability Assessment: Some of 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 will become available in the next 5-10 years.

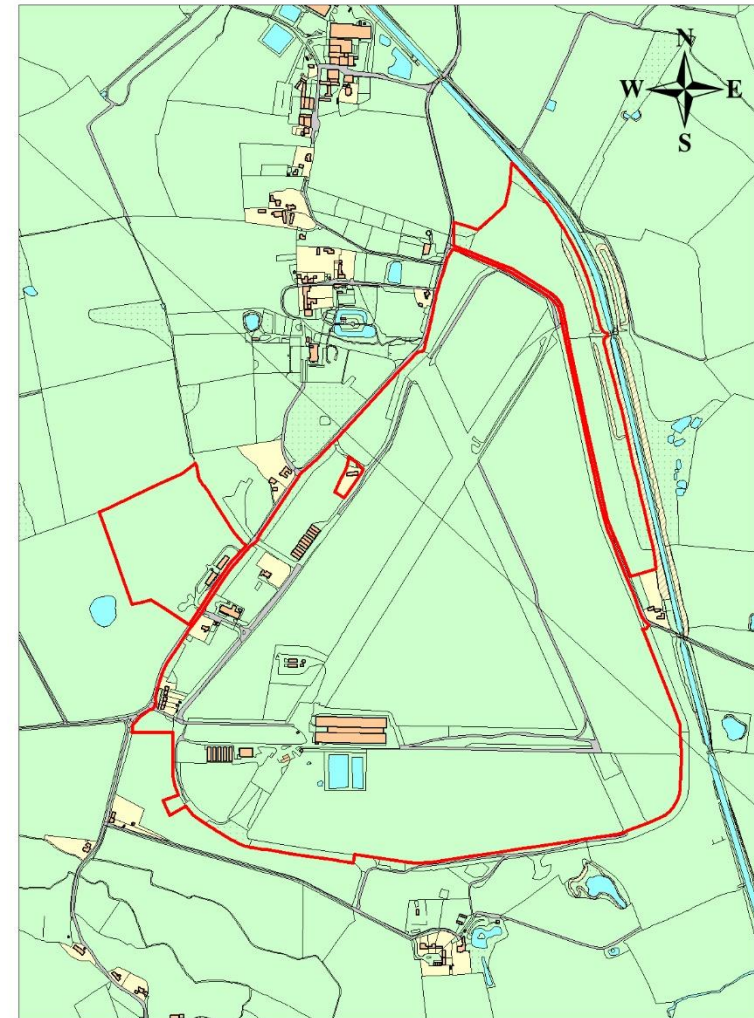
Suitable: Potentially developable subject to policy compliance.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: Public Right of Way, Historic Environment Record, Conservation Area and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Developable subject to compliance with Policy N3 of the Local Plan and Paragraph 163 of the NPPF.



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COL01

Site Details

Site Name: Land to the northwest of Bower Lane, Rugeley, WS15 2QX

Ward: Haywood and Hixon

Parish: Colwich

Size: 15.8 hectares

Potential Yield: 332 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.

Suitability Assessment: The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary. The following constraints exist: Green Belt, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the Green Belt would be required to remove the constraint.



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COL02 and COL05

Site Details

Site Name: Land at Back Lane, Little Haywood, ST18 0UN

Ward: Haywood and Hixon

Parish: Colwich

Size: 0.2 hectares

Potential Yield: 5 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Currently a coppice

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Conservation Area.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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COL03

Site Details

Site Name: Overdale Farm, Colwich, Stafford, ST17 0XQ

Ward: Haywood and Hixon

Parish: Colwich

Size: 2 hectares

Potential Yield: 42 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51, which provides a physical barrier preventing development.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Colwich. The following constraints exist: Public Right of Way, landfill buffer and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not developable due to physical constraints.



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COL06

Site Details

Site Name: Land at Little Tixall Lane, Great Haywood, ST18 0SF

Ward: Haywood and Hixon

Parish: Colwich

Size: 2.5 hectares

Potential Yield: 53 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Great Haywood. The following constraints exist: Tree Preservation Order, Public Right of Way and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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COL07

Site Details

Site Name: Land at Mill Lane, Great Haywood, ST18 0RJ

Ward: Haywood and Hixon

Parish: Colwich

Size: 2.2 hectares

Potential Yield: 46 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture. It is identified in the Colwich Neighbourhood Plan as having potential for a car park / recreation facility.

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site is available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement. However, the adjacent railway provides a restrictive barrier preventing future development.

Suitability Assessment: Although the site could be considered to be adjacent to the currently recognised Local Plan settlement of Great Haywood, the railway line is too strong a boundary to allow future development. The following constraints exist: Historic Environment Record, Conservation Area, landfill buffer, Flood Zone, mineral deposits. The Cannock Chase National Landscape lies to

the south west of the site, and a listed bridge abuts the north east corner of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not developable due to physical constraints.



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COL08

Site Details

Site Name: Land at Mill Lane, Great Haywood, ST18 0FY

Ward: Haywood and Hixon

Parish: Colwich

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Great Haywood. The following constraints exist: Tree Preservation Order, Conservation Area, mineral deposits, landfill buffer. A listed bridge abuts the site on its south west corner.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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COL09

Site Details

Site Name: Land at Overdale Farm, Colwich, Stafford, ST17 0XQ

Ward: Haywood and Hixon

Parish: Colwich

Size: 5.1 hectares

Potential Yield: 92 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site currently has multiple owners, and the site is available immediately.

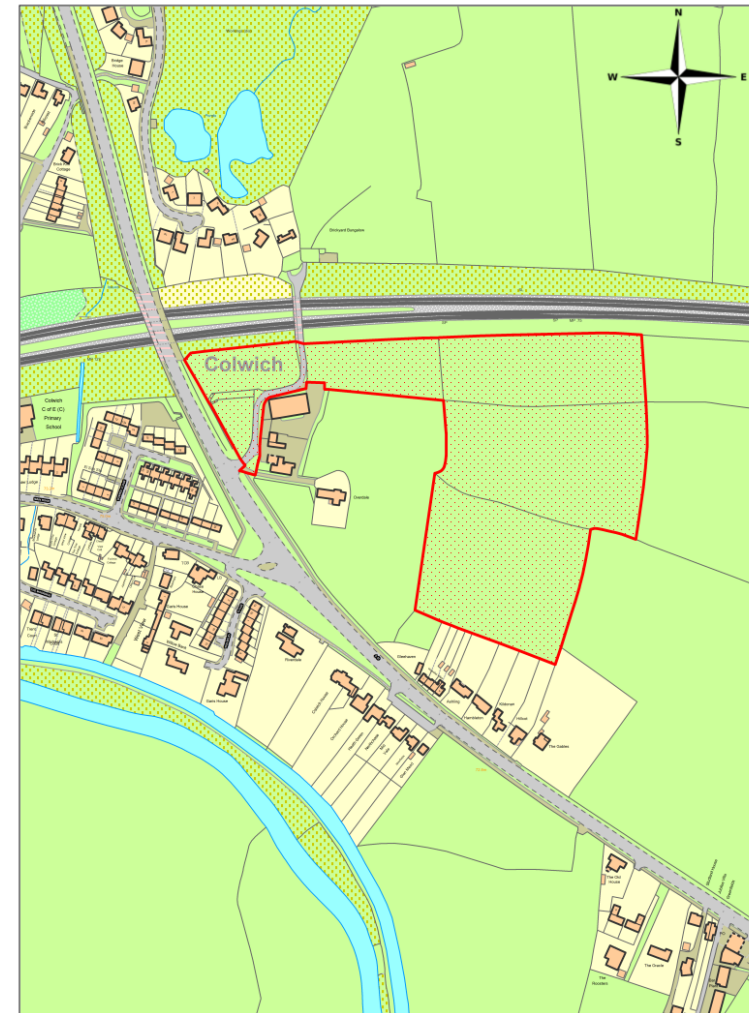
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51, which provides a physical barrier preventing development.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Colwich. The following constraints exist: Public Right of Way, landfill buffer, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not developable due to physical constraints.



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COL10

Site Details

Site Name: Land adjacent to Shenley Cottage, Little Haywood, ST18 0TR

Ward: Haywood and Hixon

Parish: Colwich

Size: 6.7 hectares

Potential Yield: 121 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Occupied by a vacant dwelling and agricultural land

Deliverability Summary

Available: The site is available.

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 available immediately.

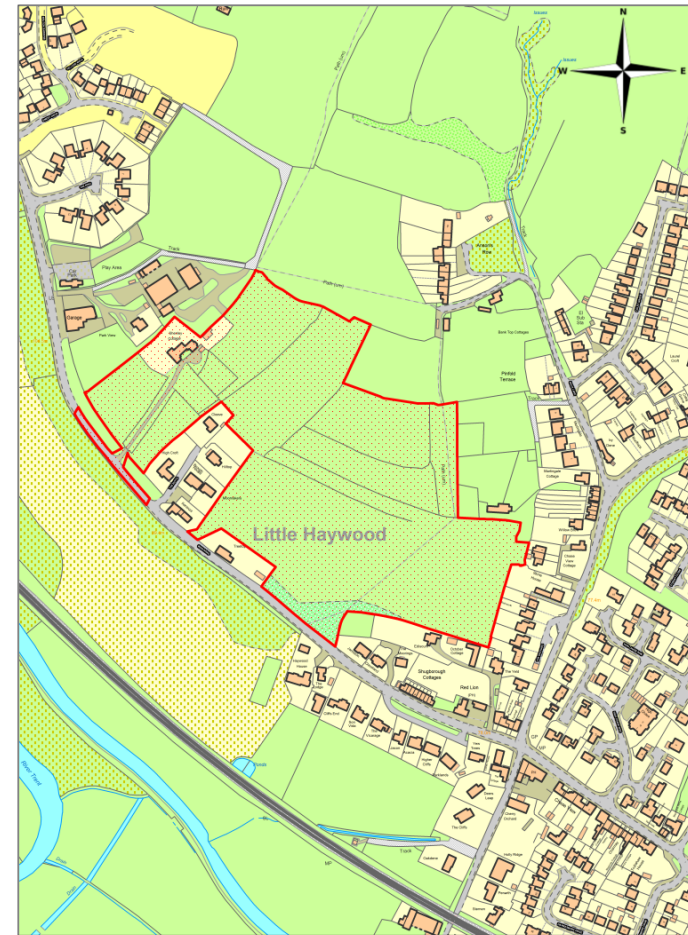
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlements of Great Haywood and Little Haywood. The following constraints exist: Tree Preservation Order, Public Right of Way, Conservation Area. A Site of Biological Importance, National Landscape and a Historic Environment Record abuts the southern boundary of the site, whilst a further Historic Environment Record abuts the northern boundary. Part of the site is designated Local Green Space in the Colwich Neighbourhood Plan.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The portion of the site not designated as Local Green Space in the Colwich Neighbourhood Plan is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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COL11

Site Details

Site Name: Land next to petrol filling station, Wolseley Bridge, ST17 0XJ

Ward: Haywood and Hixon

Parish: Colwich

Size: 0.3 hectares

Potential Yield: 9 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Flood Zone and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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COL13

Site Details

Site Name: Stone House Farm, Little Haywood, ST18 0UN

Ward: Haywood and Hixon

Parish: Colwich

Size: 31.08 hectares

Potential Yield: 559 dwellings

Greenfield or Brownfield: Mixed

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

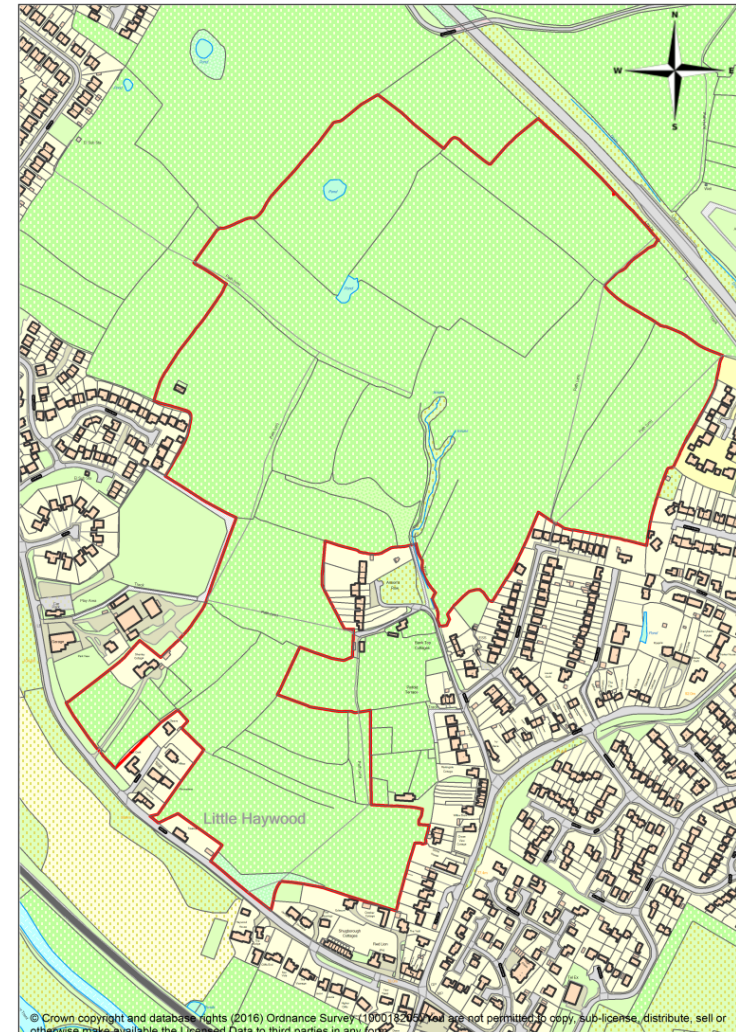
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Tree Preservation Order, Historic Environment Record, Public Right of Way. The site is adjacent to the Cannock Chase National Landscape and a Site of Biological Importance. Part of the site is designated Local Green Space in the Colwich Neighbourhood Plan.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The portion of the site not designated as Local Green Space in the Colwich Neighbourhood Plan is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



COL14

Status: Not currently developable due to policy constraints.

Site Details

Site Name: St Mary's Abbey, Colwich, Little Haywood, Stafford, ST18 0UF

Ward: Haywood and Hixon

Parish: Colwich

Size: 2.29 hectares

Potential Yield: 48 dwellings

Greenfield or Brownfield: Mixed

Current Use: The grounds of an abbey

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is designated as Green Infrastructure.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Green Infrastructure, Tree Preservation Orders, Conservation Area, Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.



COL15

Site Details

Site Name: Land off Bower Lane, Rugeley, WS15 2TS

Ward: Haywood and Hixon

Parish: Colwich

Size: 4.36 hectares

Potential Yield: 92 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

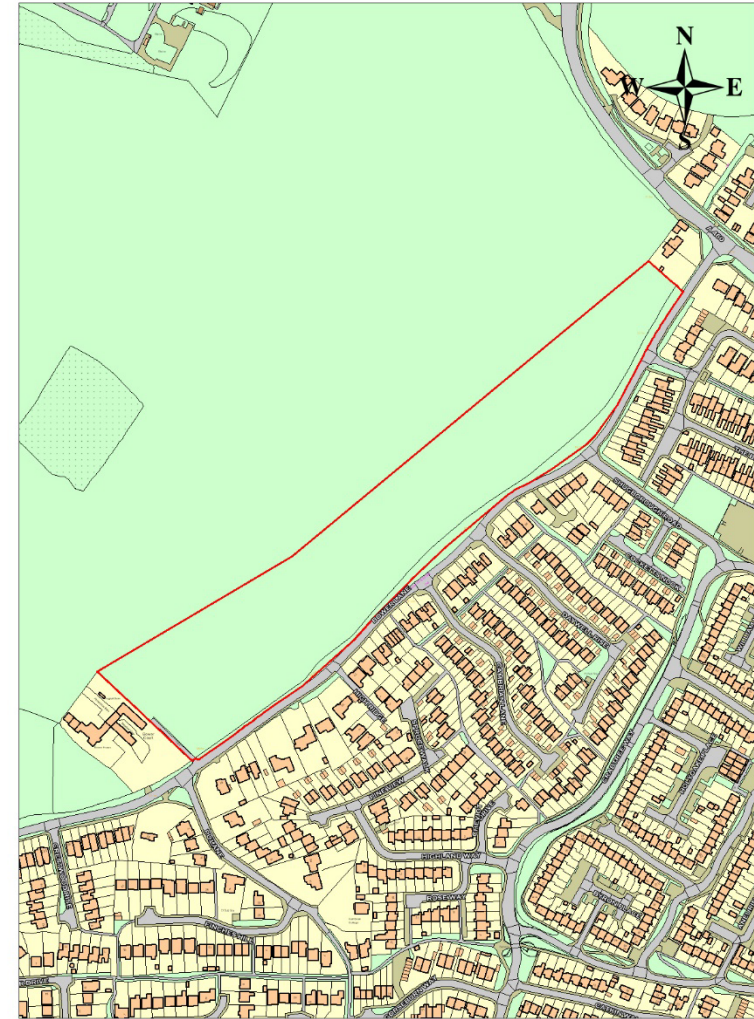
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.

Suitability Assessment: The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary. The following constraints exist: Green Belt, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the Green Belt would be required to remove the constraint.



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COL16

Site Details

Site Name: Land to the west of Bower Lane, Rugeley, WS15 2TS

Ward: Haywood and Hixon

Parish: Colwich

Size: 32.9 hectares

Potential Yield: 691 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately / will be available within the next 5 years.

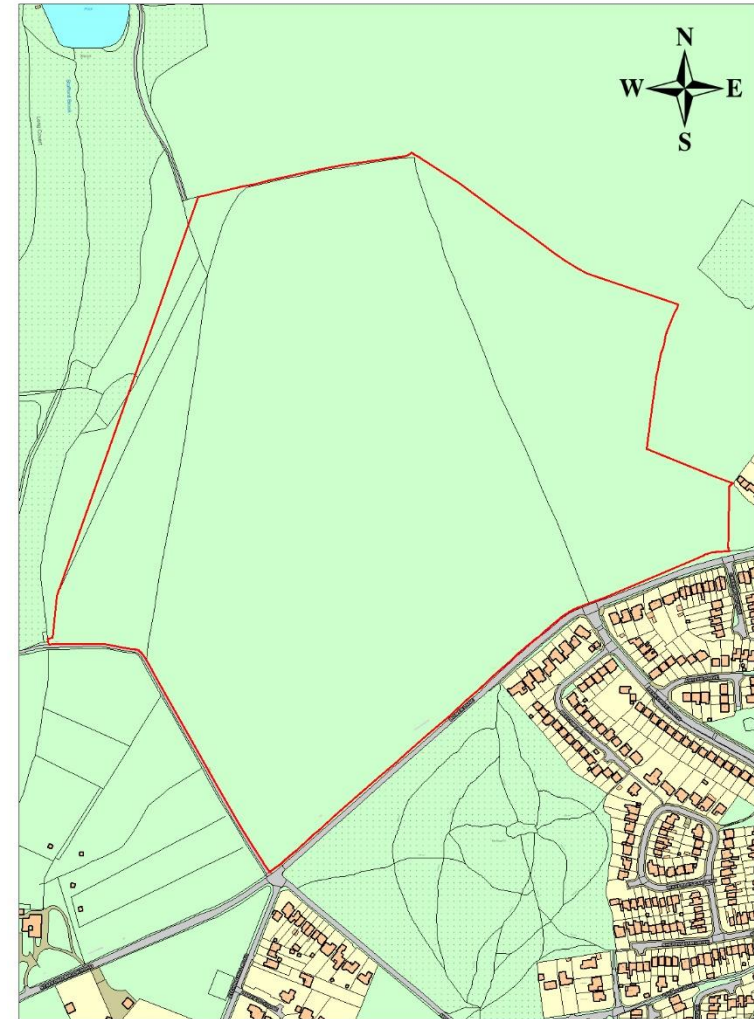
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.

Suitability Assessment: The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary. The following constraints exist: Green Belt, a Public Right of Way, National Landscape, mineral deposits, Historic Environment Record. Additionally, a Site of Biological Importance abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the Green Belt would be required to remove the constraint.



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COL17

Site Details

Site Name: Land off Main Road, Great Haywood, ST18 0RT

Ward: Haywood and Hixon

Parish: Colwich

Size: 8 hectares

Potential Yield: 144 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Great Haywood. The following constraints exist: Tree Preservation Order, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



COL18

Status: Not currently developable due to policy constraints.

Site Details

Site Name: Land to the east of St Mary's Abbey, Colwich, Little Haywood, Stafford, ST18 0UF

Ward: Haywood and Hixon

Parish: Colwich

Size: 1.44 hectares

Potential Yield: 30 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

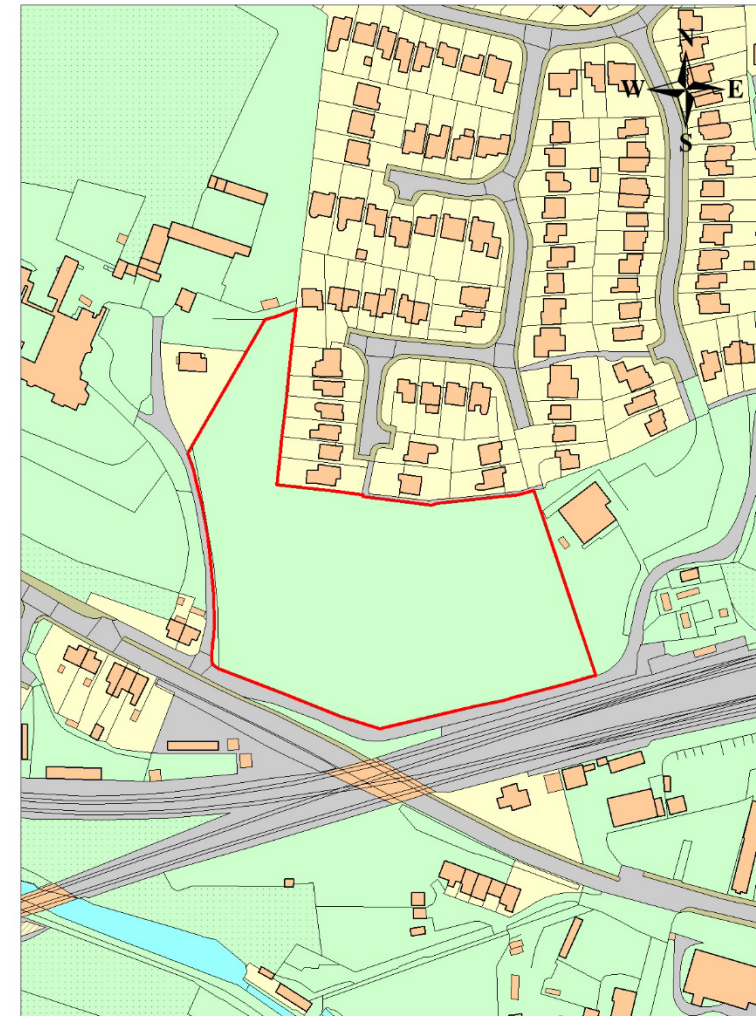
Availability Assessment: The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is designated as Green Infrastructure.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Green Infrastructure, Tree Preservation Orders, Conservation Area, Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.



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COL19

Status: Not currently developable due to policy constraints.

Site Details

Site Name: Land on the south side of Woodlands View, Crossheads, Colwich, Stafford, ST18 0UG

Ward: Haywood and Hixon

Parish: Colwich

Size: 0.85 hectares

Potential Yield: 18 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Land leased to the school

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: current use needs to be relocated, Green Infrastructure, open space/playing fields, Public Right of Way and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.



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COL20

Site Details

Site Name: Land north of the A460 and south of the A51, Rugeley

Ward: Haywood and Hixon

Parish: Colwich

Size: 0.75 hectares

Potential Yield: 18 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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COL21

Site Details

Site Name: Land north of Bower Lane, Rugeley

Ward: Haywood and Hixon

Parish: Colwich

Size: 21.21 hectares

Potential Yield: 445 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.

Suitability Assessment: The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary. The following constraints exist: Green Belt and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the Green Belt would be required to remove the constraint.



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CRE02

Site Details

Site Name: Land allocation to the north of Redhill, ST18 9SP

Ward: Seighford and Church Eaton

Parish: Creswell

Size: 93.13 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Divided between being used for agricultural purposes and being allocated for employment in the Local Plan.

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

Availability Assessment: Some of 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 available immediately / will be available within the next 5 years.

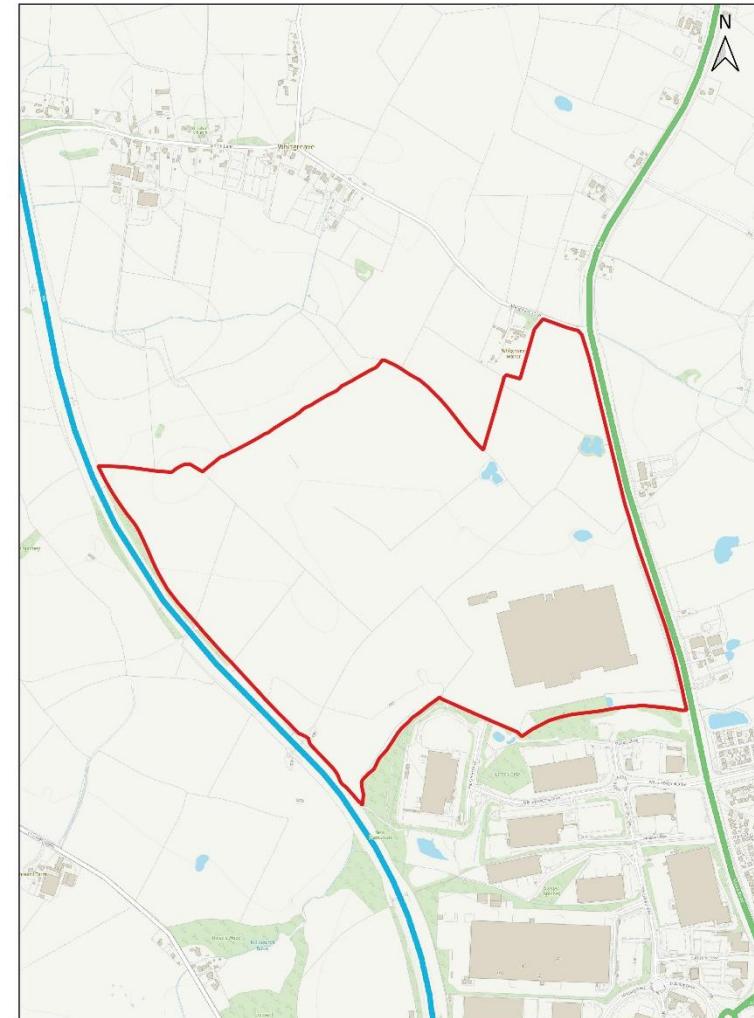
Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Historic Environment Record and mineral deposits buffer. A Site of Biological Importance abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: Part of the site is currently deliverable, for the remainder of the site a review of the adopted Local Plan would be required to remove the constraint.



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CRE03

Site Details

Site Name: Redhill Farm, Stone Road, Stafford, ST18 9SA

Ward: Seighford and Church Eaton

Parish: Creswell

Size: 29.4 hectares

Potential Yield: 617 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site has been submitted by a third party, whom has no legal connection to the site whatsoever and the site is available immediately / will be available within the next 5 years.

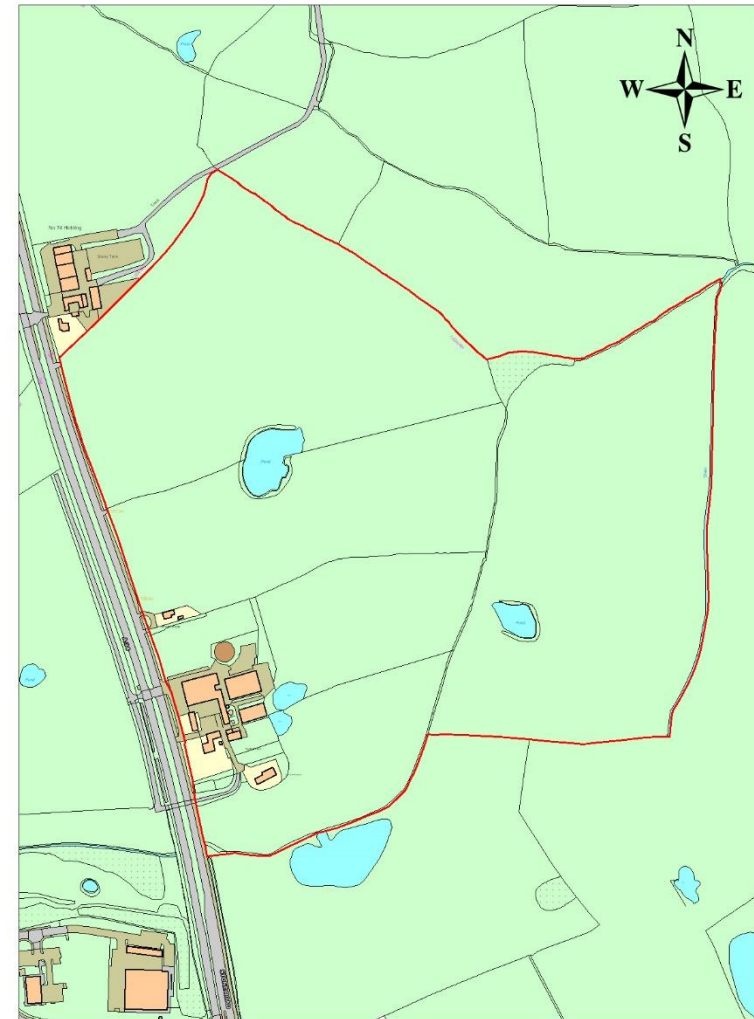
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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CRE04

Site Details

Site Name: Land at Wilkes Wood, Creswell, Staffordshire, ST18 9QR

Ward: Seighford and Church Eaton

Parish: Creswell

Size: 3 hectares

Potential Yield: 63 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, mineral deposit buffer and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CRE06

Site Details

Site Name: Land at Creswell Grove, Creswell, Stafford, ST18 9QT

Ward: Seighford and Church Eaton

Parish: Creswell

Size: 2.6 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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CRE07*

Site Details

Site Name: Land north of Redhill Business Park, Stone Road, Stafford, ST18 9SP

Ward: Seighford and Church Eaton

Parish: Whitgreave

Size: 34.84 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Divided between being used for agricultural purposes and being allocated for employment in the Local Plan.

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

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 available immediately / will be available within the next 5 years.

Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Historic Environment Record, Site of Biological Importance.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: Part of the site is currently deliverable, for the remainder of the site a review of the adopted Local Plan would be required to remove the constraint.

* This site was previously coded as WHI03 in the SHELAA 2023 Update.



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CRE08

Site Details

Site Name: Land north of Creswell Grove, Creswell, Stafford, Staffordshire ST18 9QU

Ward: Seighford and Church Eaton

Parish: Creswell

Size: 17 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The site could be considered to be adjacent to the currently recognised Local Plan settlement of Stafford, however, the M6 is too strong a boundary to allow future development. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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DOX02

Site Details

Site Name: Land to the south of Lapwing Place, Sandpiper Drive and The Drive, Doxey, Stafford, ST16 1FX

Ward: Doxey and Castletown

Parish: Doxey

Size: 3.6 hectares

Potential Yield: 103 dwellings

Greenfield or Brownfield: Mixed

Current Use: Vacant land and sports pitches. The site has been allocated in the adopted Plan.

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site is available immediately.

Suitable: No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone and is designated as Green Infrastructure.

Suitability Assessment: The site is situated within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Open space/playing fields, a Public Right of Way, Biodiversity Alert Site, Historic Environment Record, contaminated land/stability issues, landfill, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.

Status: Not currently developable due to environmental constraints.



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DOX04

Site Details

Site Name: Land South of Doxey Road, Stafford

Ward: Doxey and Castletown

Parish: Doxey

Size: 5.5 hectares

Potential Yield: 116 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order, Historic Environment Record, Flood Zone and landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: Not currently developable due to environmental constraints.



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ECC01

Site Details

Site Name: Land off Cross Butts, ST21 6SR

Ward: Eccleshall

Parish: Eccleshall

Size: 2.2 hectares

Potential Yield: 45 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Tree Preservation Order, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC02

Site Details

Site Name: Land to the South of Stone Road, Eccleshall, ST21 6DL

Ward: Eccleshall

Parish: Eccleshall

Size: 6.9 hectares

Potential Yield: 124 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Public Right of Way and mineral deposits. A Historic Environment Record abuts the northern boundaries of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC03

Site Details

Site Name: Land off Green Lane, Eccleshall, ST21 6BE

Ward: Eccleshall

Parish: Eccleshall

Size: 4.8 hectares

Potential Yield: 86 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Historic Environment Record. A Tree Preservation Order exists on the western boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC04

Site Details

Site Name: Church View Far, Newcastle Road, Slindon, Stafford, ST21 6LX

Ward: Eccleshall

Parish: Eccleshall

Size: 0.2 hectares

Potential Yield: 7 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC05

Site Details

Site Name: Land off Shaws Lane, Eccleshall, ST21 6JA

Ward: Eccleshall

Parish: Eccleshall

Size: 1.5 hectares

Potential Yield: 32 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

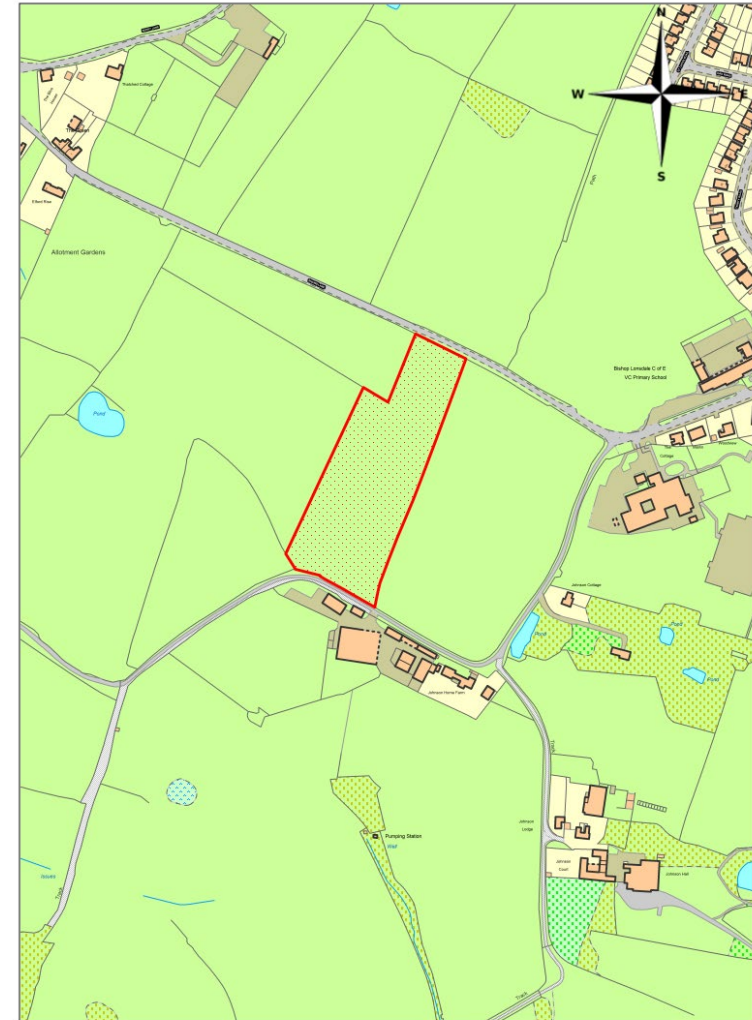
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: The site is abutted by a Public Right of Way on its eastern boundary, and a Site of Biological Importance on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC06

Site Details

Site Name: Land between Stone and Stafford Road, Eccleshall, ST21 6JY

Ward: Eccleshall

Parish: Eccleshall

Size: 26 hectares

Potential Yield: 468 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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 available immediately.

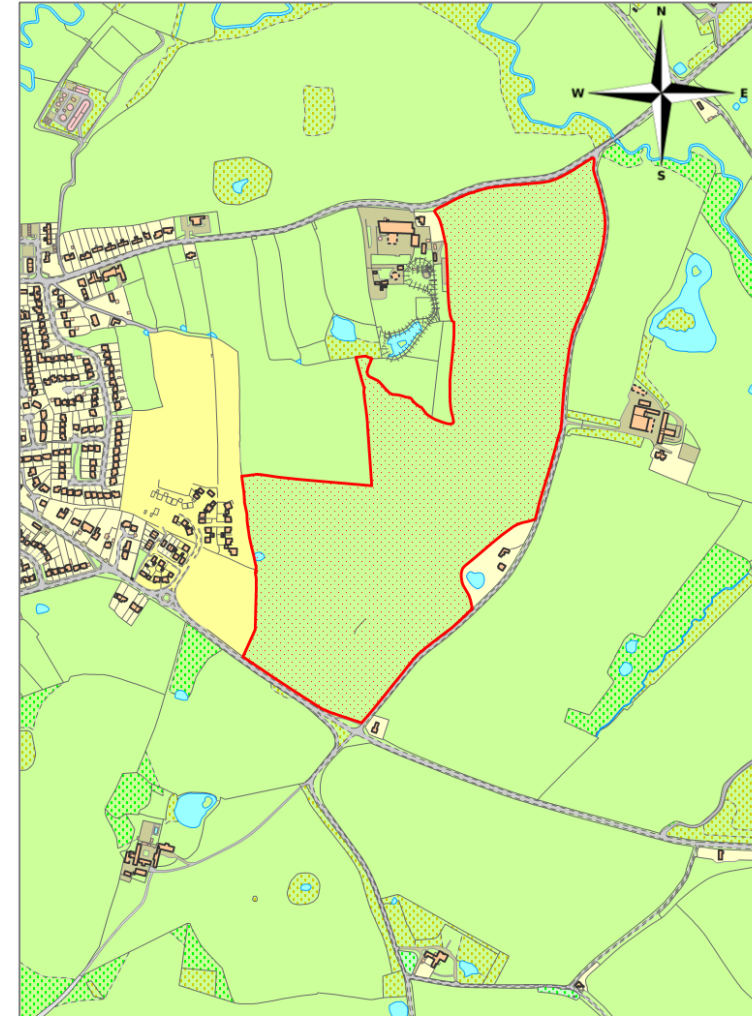
Suitable: Part of the site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: a Public Right of Way, mineral deposits. The site is abutted by a Historic Environment Record on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



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ECC07

Site Details

Site Name: Land to the north of Stone Road and east of the Burbage, Eccleshall, ST21 6JX

Ward: Eccleshall

Parish: Eccleshall

Size: 22 hectares

Potential Yield: 396 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

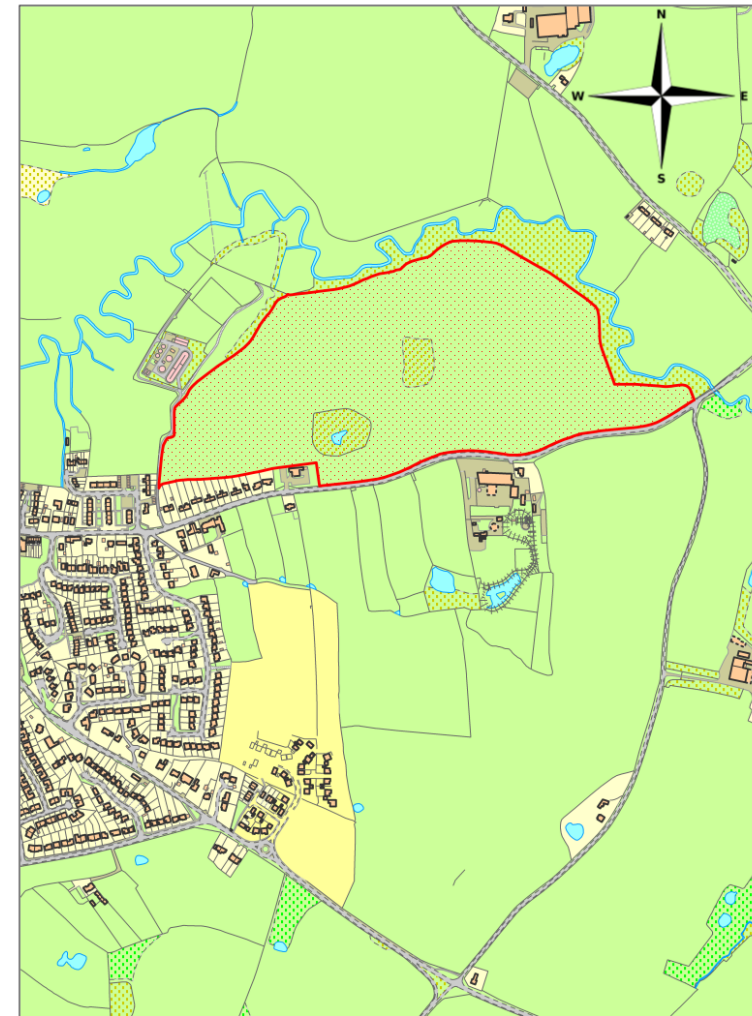
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Historic Environment Record, mineral deposits and a landfill buffer with a landfill abutting the site's northwestern boundary. Additionally, the site is adjacent to the Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC09

Site Details

Site Name: Land at Shaws' Lane, Eccleshall, ST21 6JA

Ward: Eccleshall

Parish: Eccleshall

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

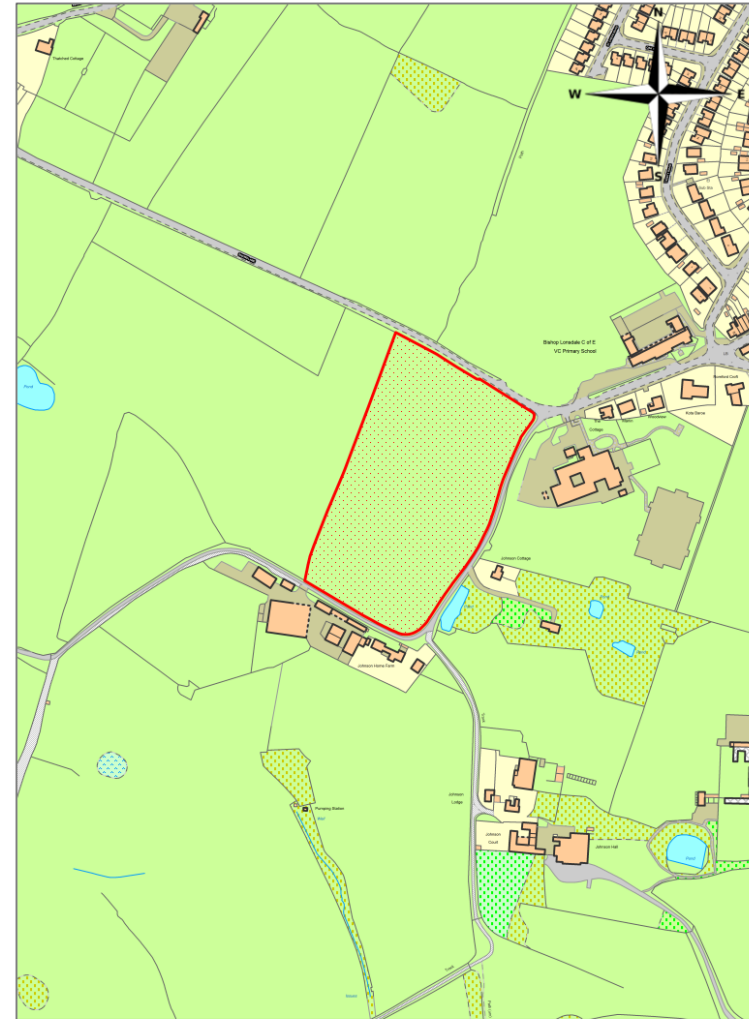
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Public Right of Way. The site is abutted by a Historic Environment Record on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC10

Site Details

Site Name: Former MOD Test Firing Ranges, Cold Meece, ST15 0YA

Ward: Eccleshall

Parish: Eccleshall

Size: 32.5 hectares

Potential Yield: 585 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Previously used as MOD test firing ranges

Deliverability Summary

Available: The site is available.

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 available immediately.

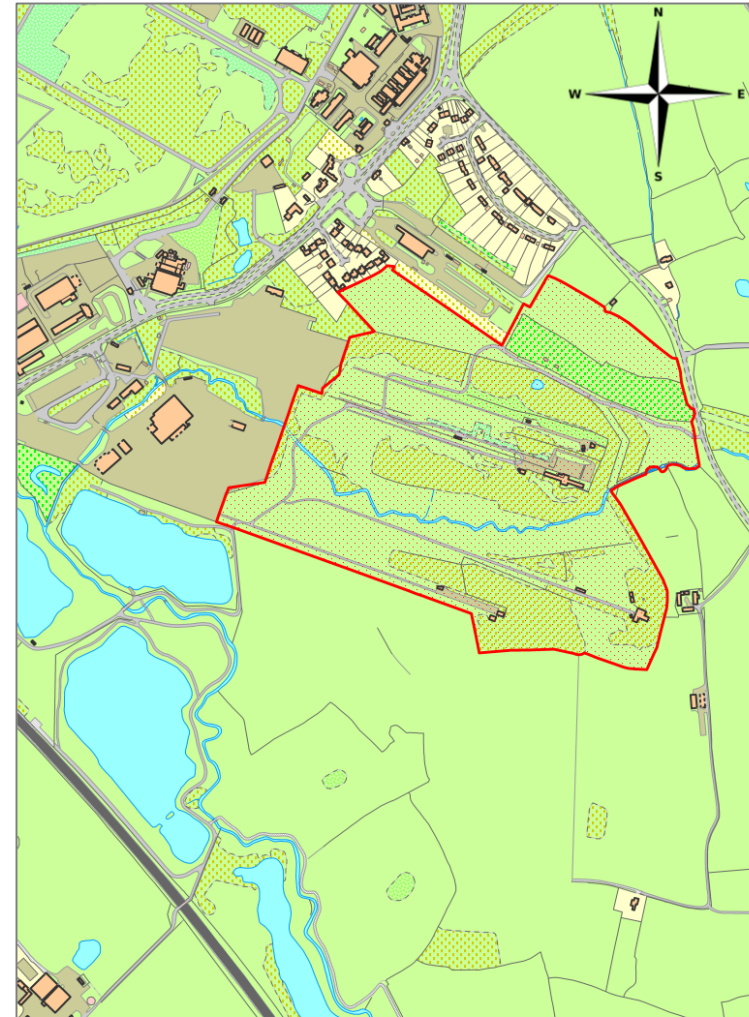
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within, or adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Contamination/land stability, Flood Zone, landfill buffer. The site is abutted by the Green Belt and a Site of Biological Importance on its eastern boundaries, and a Tree Preservation Order on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC11

Site Details

Site Name: Brookside Business Park, Cold Meece, ST15 0RZ

Ward: Eccleshall

Parish: Eccleshall

Size: 9.4 hectares

Potential Yield: 170 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Occupied by a commercial development

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within, or adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Site of Biological Importance, Historic Environment Record, Flood Zone, landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC12

Site Details

Site Name: Land north of the Burgage, Eccleshall, ST21 6DR

Ward: Eccleshall

Parish: Eccleshall

Size: 2.6 hectares

Potential Yield: 54 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Historic Environment Record, landfill, Flood Zone, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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ECC14

Site Details

Site Name: Land North of Shaws' Lane, Eccleshall, ST21 6EJ

Ward: Eccleshall

Parish: Eccleshall

Size: 11.4 hectares

Potential Yield: 205 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

Availability Assessment: Some of 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. The site currently has multiple owners, and part of the site is available immediately and for the next 5 years.

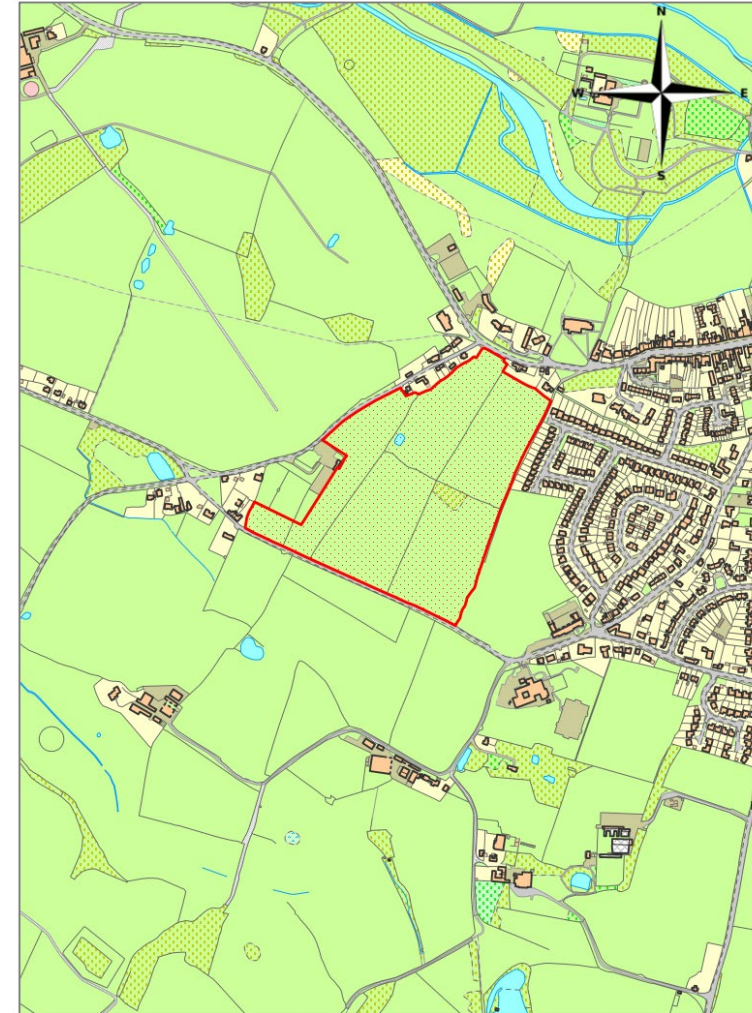
Suitable: Part of the site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Conservation Area. The site is abutted by a Public Right of Way and a group of Tree Preservation Order on its eastern boundary. A Site of Biological Importance lies to the south of the site, whilst a Historic Environment Record abuts the western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



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ECC18

Site Details

Site Name: Land east of Castle Street, Eccleshall, ST21 6DF

Ward: Eccleshall

Parish: Eccleshall

Size: 2.8 hectares

Potential Yield: 59 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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. The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site will become available in the next 5 years.

Suitable: Part of the site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Historic Environment Record, landfill buffer, Flood Zone, mineral deposits buffer. The site is adjacent to a Conservation Area.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



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ECC20

Site Details

Site Name: Morgan Sindall, Magnor Plant, Cold Meece, Swynnerton, Staffordshire, ST15 0UD

Ward: Eccleshall

Parish: Eccleshall

Size: 5.2 hectares

Potential Yield: 103 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Plant and machinery storage

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Flood zone, Historic Environment Record, landfill. Additionally, a Site of Biological Importance abuts the site on its south-western boundary. It is not known if there are any contamination / land stability issues.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC21

Site Details

Site Name: Raleigh Hall Industrial Estate, Eccleshall, Stafford, ST21 6JL

Ward: Eccleshall

Parish: Eccleshall

Size: 2.46 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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ECC25

Site Details

Site Name: Land between Sytch Lane, Swynnerton Road and Newcastle Road known as Ankerton Farm, Nr Eccleshall, Staffordshire ST21 6LZ

Ward: Eccleshall

Parish: Eccleshall

Size: 115 hectares

Potential Yield: 2,070 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way and Flood Zone. A Site of Biological Importance and Historic Environment Record borders the site boundary to the north.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



ECC27

Site Details

Site Name: Land at Horsley Farm, ST21 6LJ

Ward: Eccleshall

Parish: Eccleshall

Size: 0.7 hectares

Potential Yield: 15 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Field

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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ECC28

Site Details

Site Name: Land on the east side of Jodiwell Church Lane, Croxton, ST21 6PG

Ward: Eccleshall

Parish: Eccleshall

Size: 0.768 hectares

Potential Yield: 16 dwellings

Greenfield or Brownfield: Mixed

Current Use: Agricultural and hardstanding / car park

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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FOR02

Site Details

Site Name: Land northeast of Forton House Barn, Forton, Newport, TF10 8BY

Ward: Gnosall and Woodseaves

Parish: Forton

Size: 0.5 hectares

Potential Yield: 11 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Horse stabling and grazing

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable:

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way and mineral deposits buffer. A Conservation Area abuts the site to the south.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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FUL01

Site Details

Site Name: Land between 146 and 156 Stallington Road, Blythe Bridge, ST11 9PA

Ward: Fulford

Parish: Fulford

Size: 0.3 hectares

Potential Yield: 9 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.

Suitability Assessment: The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: Green Belt.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.



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FUL03

Site Details

Site Name: Hadleigh Park, Grindley Lane, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9LW

Ward: Fulford

Parish: Fulford

Size: 14 hectares

Potential Yield: 252 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is within the Green Belt.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Tree Preservation Order, Landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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FUL04

Site Details

Site Name: Land to the rear of Dene Hollow Long Lane, Fulford, ST11 9QS

Ward: Fulford

Parish: Fulford

Size: 1.08 hectares

Potential Yield: 23 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt and a Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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FUL05

Site Details

Site Name: Land off Highview Road, Fulford, Staffordshire, ST11 9QQ

Ward: Fulford

Parish: Fulford

Size: 0.48 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

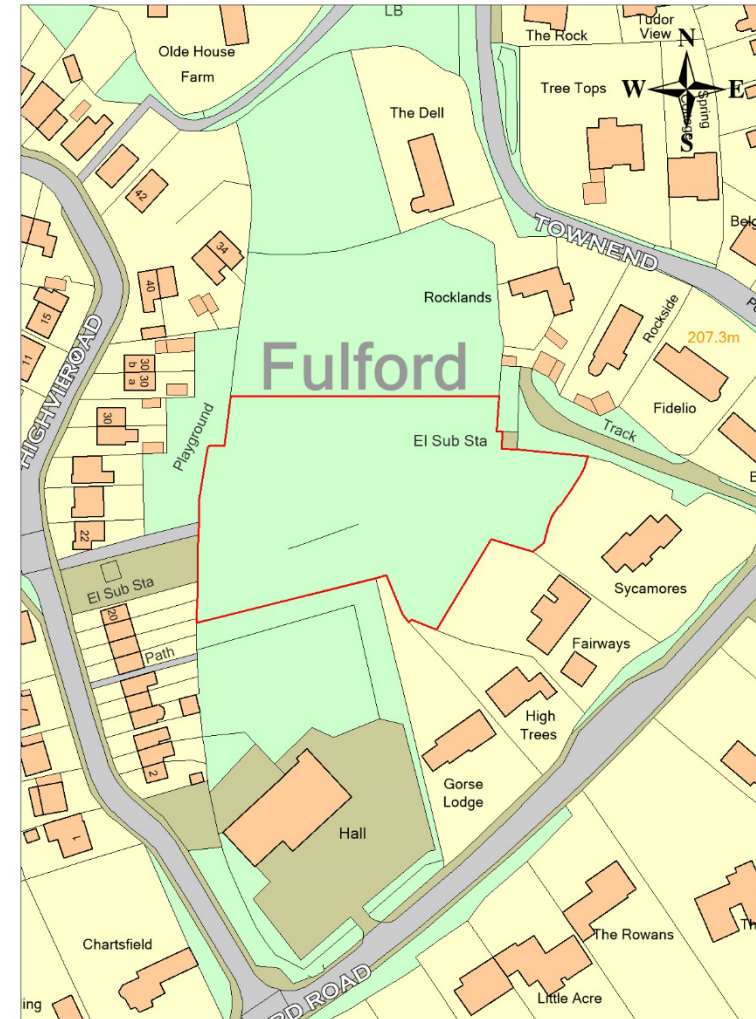
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is designated as Green Infrastructure.

Suitability Assessment: The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way, Conservation Area, Green Infrastructure.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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FUL07

Site Details

Site Name: Land to south of Fulford Road, Fulford

Ward: Fulford

Parish: Fulford

Size: 1 hectare

Potential Yield: 21 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.

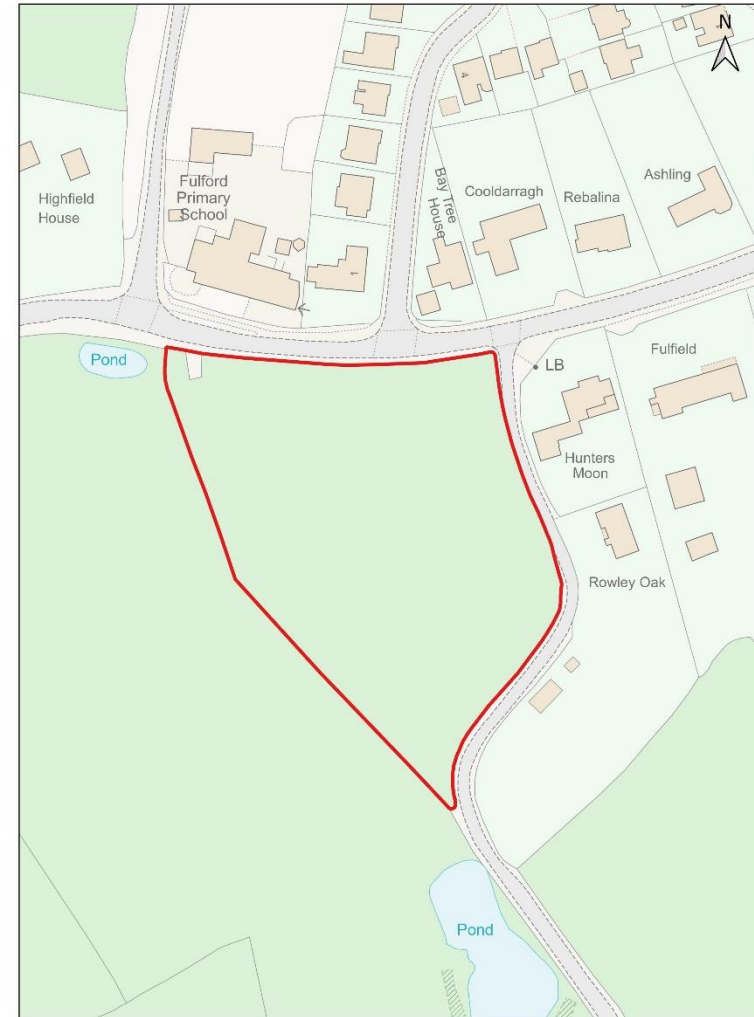
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is positioned within the Green Belt.

Suitability Assessment: The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: Green Belt and mineral deposits. A Public Right of Way runs alongside the eastern boundary and a the Fulford Conservation Area is located to the north of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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GAY02

Site Details

Site Name: Land at Wadden Lane Amerton Stafford

Ward: Milwich

Parish: Gayton

Size: 0.45 hectares

Potential Yield: Up to 10 Gypsy and Traveller pitches

Greenfield or Brownfield: Greenfield

Current Use: Caravan and camping club site

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

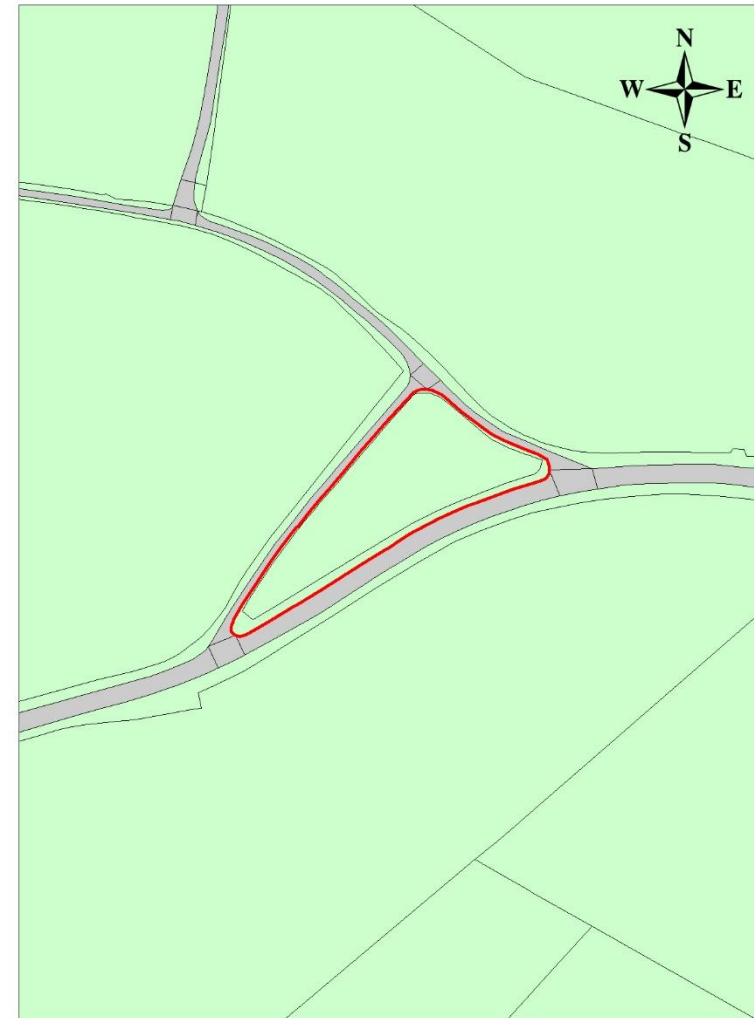
Suitable: Potentially developable subject to policy compliance.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Developable subject to compliance with Policy C6 of the Local Plan and the policy paper Planning Policy for Traveller Sites.



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GNO01

Site Details

Site Name: Land to the west of Walton Fields, Church Eaton Road, TF10 9DW

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 4.7 hectares

Potential Yield: 85 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is not currently available.

Availability Assessment: The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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GNO02

Site Details

Site Name: Land at Bank Top Garage, Stafford Road, Gnosall, Staffs, ST20 0EU

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 0.3 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Occupied by a motor vehicles sales and repair garage

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: Yes; the site is within a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated within the currently recognised Local Plan settlement of Gnosall. The following constraints exist: mineral deposit buffer. A Conservation Area abuts the northwestern corner of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: The site is deliverable.



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GNO04

Site Details

Site Name: Land at Manor Farm Holding No 9, Stafford Road, Gnosall, ST20 0ES

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 14.7 hectares

Potential Yield: 265 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

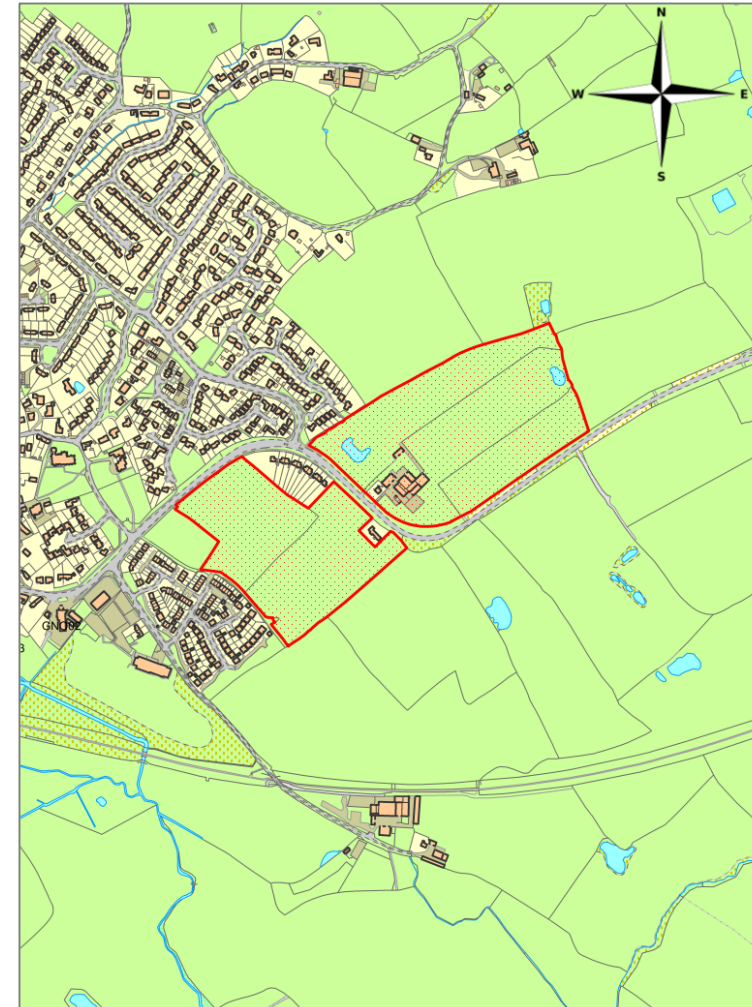
Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Gnosall.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Gnosall, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Public Right of Way, Historic Environment Record. Tree Preservation Orders abuts the site on its northwestern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



GNO05

Site Details

Site Name: Land at The Horseshoe, Audmore, Gnosall, ST20 0HF

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 5.6 hectares

Potential Yield: 101 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Tree Preservation Orders, Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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GNO06

Site Details

Site Name: Land off Brookhouse Road, ST20 0EX

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 0.6 hectares

Potential Yield: 13 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is situated within a currently recognised Local Plan settlement but is designated as Green Infrastructure.

Suitability Assessment: The site is within the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Green Infrastructure, Conservation Area.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable due to policy constraints.



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GNO09

Site Details

Site Name: Manor Farm, SCC, County Farm, ST20 0ES

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 97 hectares

Potential Yield: 1,746 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

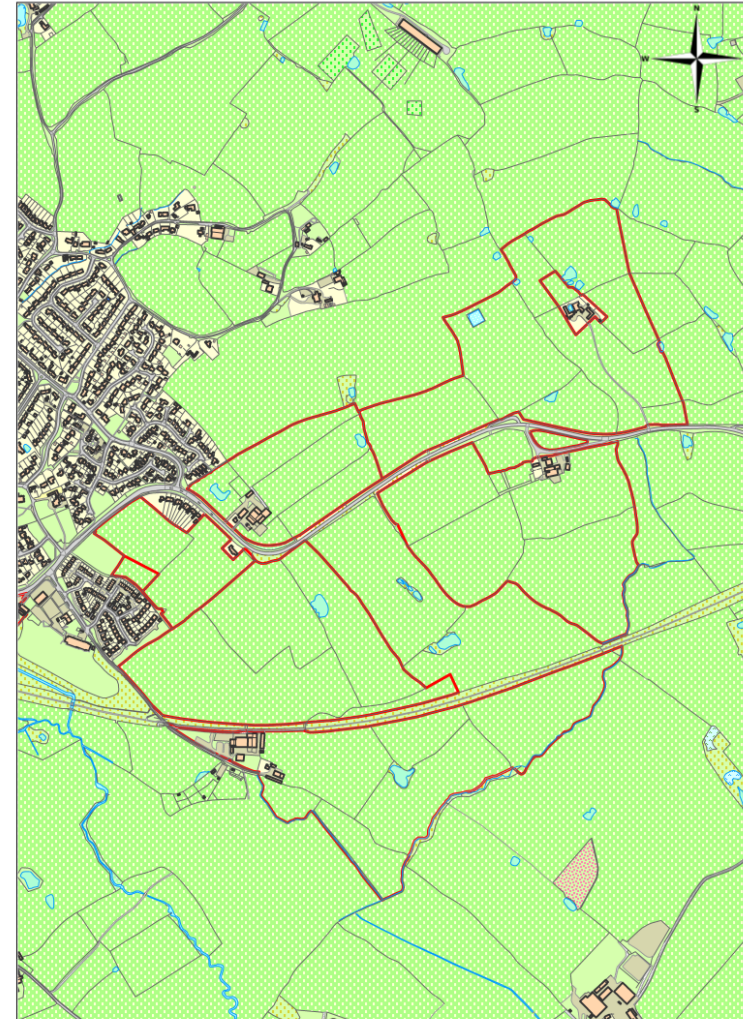
Suitable: Part of the site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: Part of the site is adjacent to the currently recognised Local Plan settlement of Gnosall. The current user will need to be relocated. The following constraints exist: Public Right of Way, mineral deposits. Tree Preservation Orders abut the site on its north-western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



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GNO15

Site Details

Site Name: Land off Church Lane, Moreton

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 5.2 hectares

Potential Yield: 94 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing land

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way and landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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GNO16

Site Details

Site Name: Land off Pooley Lane, Moreton

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 0.74 hectares

Potential Yield: 15 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing land

Deliverability Summary

Available: The site is available.

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 available immediately.

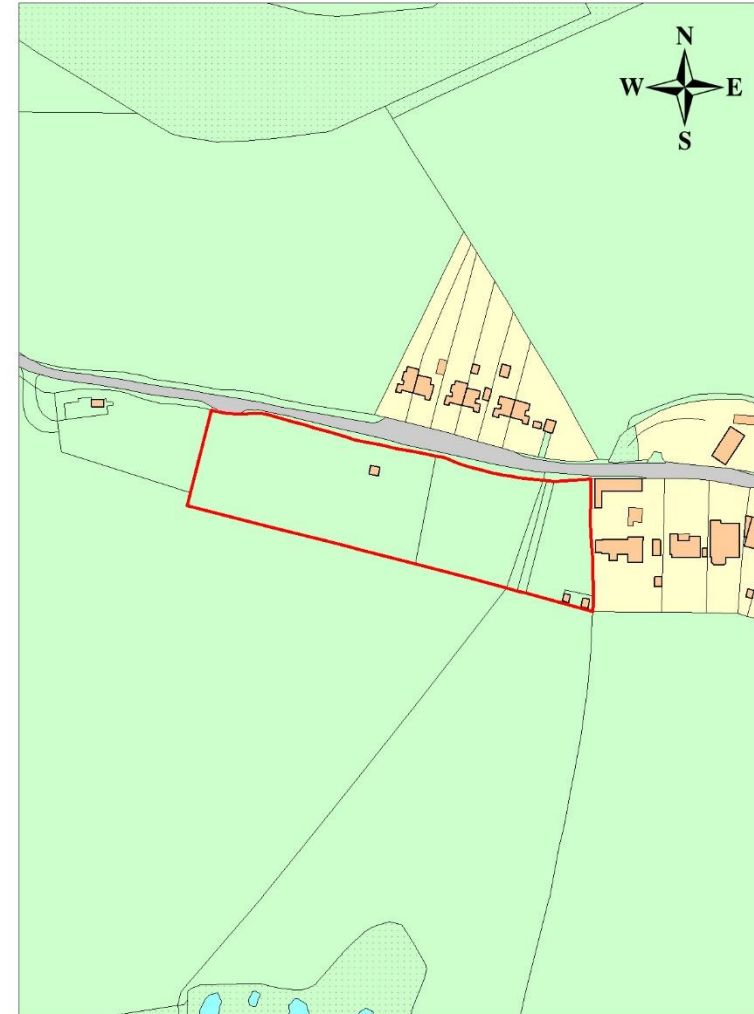
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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GNO17

Site Details

Site Name: Land at Plardiwick Farm, Gnosall, S20 0EJ

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 9.9 hectares

Potential Yield: 178 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the Stafford to Newport Greenway, which provides a physical barrier.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Historic Environment Record and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not developable due to physical constraints.



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GNO18

Site Details

Site Name: Land North East of Knightley Road, Gnosall, Staffordshire, ST20 0GP

Ward: Gnosall and Woodseaves

Parish: Gnosall

Size: 4.3 hectares

Potential Yield: 77 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

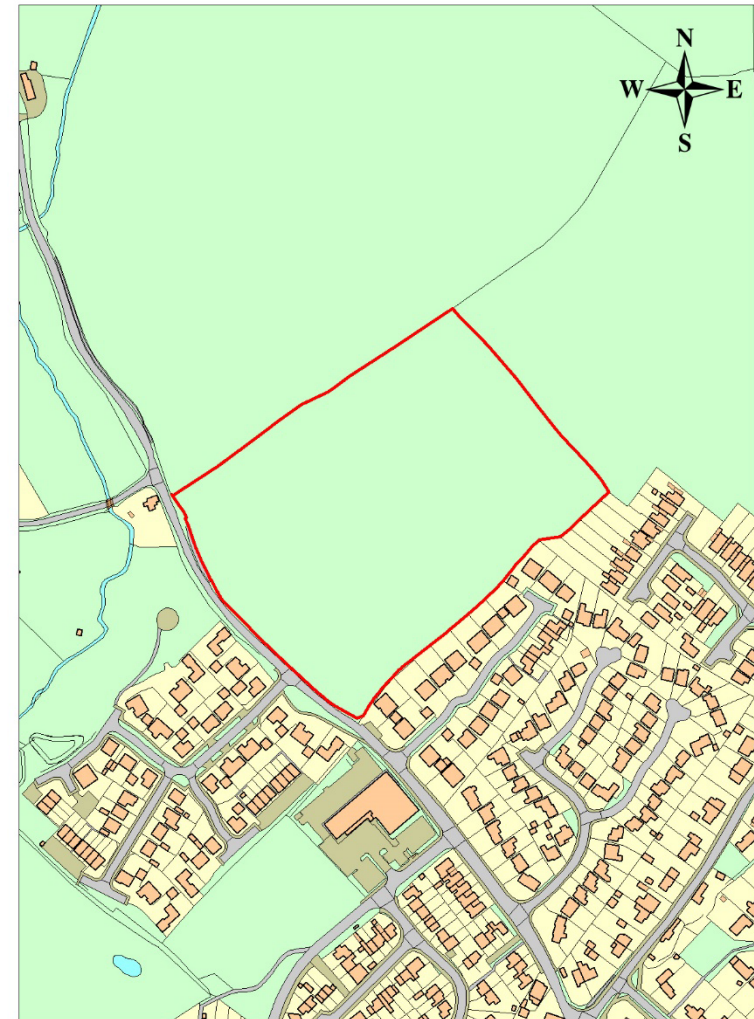
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Contaminated land / stability issues and landfill.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HAU01

Site Details

Site Name: Land adjacent to Brazenhill Lane, Haughton, ST18 9JP

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 2.5 hectares

Potential Yield: 52 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Historic Environment Record abuts the site on its eastern and southern boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HAU02

Site Details

Site Name: Haughton House, SCC, County Farm, ST18 9DL

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 51.7 hectares

Potential Yield: 930 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately / will be available within the next 5 years.

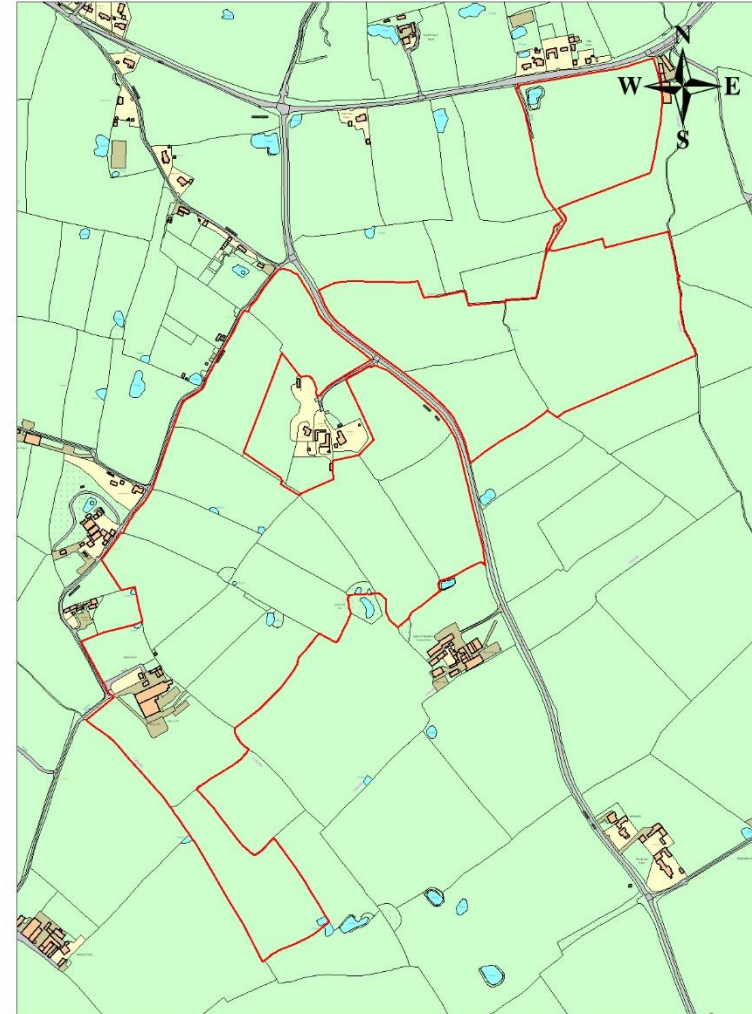
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HAU03

Site Details

Site Name: Park House, Haughton, SCC, County Farm, ST18 9JH

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 49.1 hectares

Potential Yield: 884 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

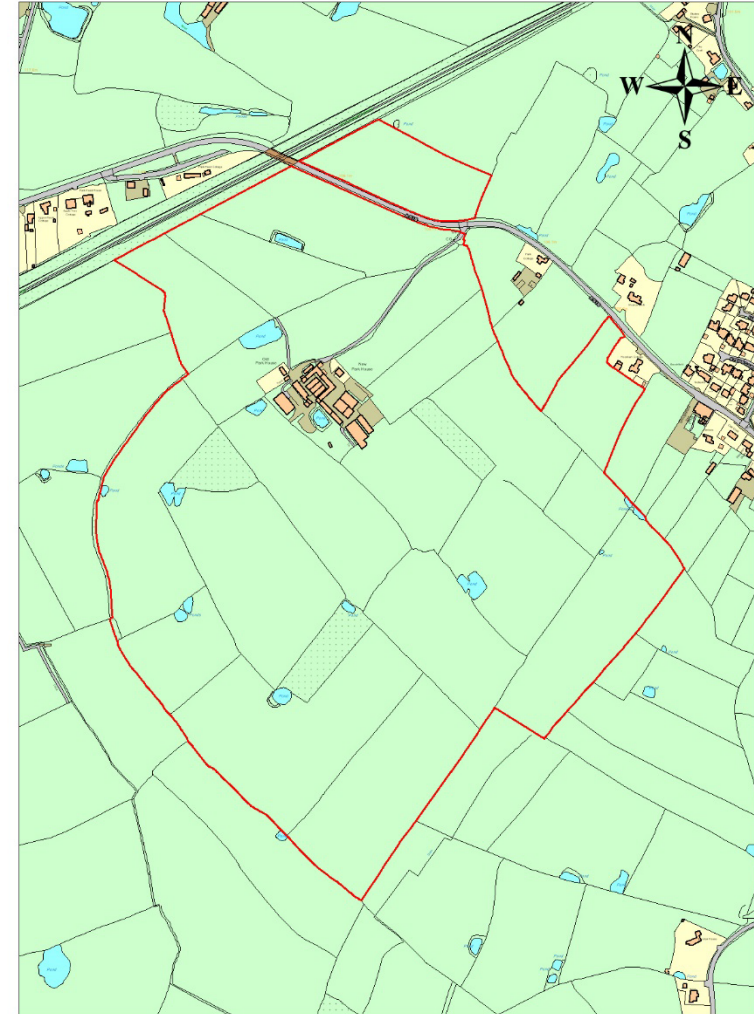
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Historic Environment Record, Public Right of Way. A Site of Biological Importance abuts the site on its south-eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HAU04

Site Details

Site Name: Woodhouse Estate, SCC, County Farms, ST18 9GY

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 150 hectares

Potential Yield: 2,700 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

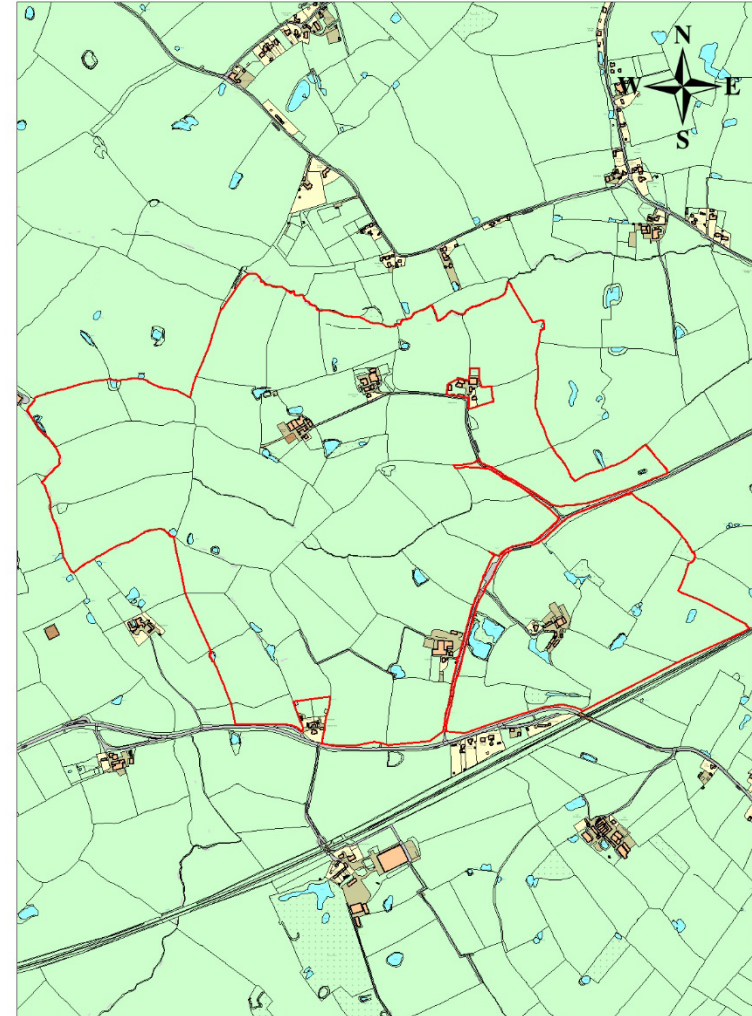
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Site of Biological Importance, Historic Environment Record, landfill buffer and listed building.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HAU05

Site Details

Site Name: Land on north side of Meadow Drive, Haughton, ST18 9HQ

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 2.1 hectares

Potential Yield: 44 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. The following constraints exist: Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



HAU06

Site Details

Site Name: Land on north side of Park Lane, Haughton, Staffordshire, ST18 9EY

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 0.83 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is not currently available.

Availability Assessment: The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



HAU07

Site Details

Site Name: Watery Lane, Haughton, Stafford, ST18 9EH

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 3.1 hectares

Potential Yield: 65 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HAU08

Site Details

Site Name: Land off Brazenhill Lane, Haughton, ST18 9HW

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 2.03 hectares

Potential Yield: 43 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. The following constraints exist: Public Right of Way. A Historic Environment Record abuts the eastern boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HAU09

Site Details

Site Name: Land on the west side of the Oaklands, Back Lane, Haughton, Stafford, ST18 9HX

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 4.64 hectares

Potential Yield: 84 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. A Historic Environment Record lies to the west of the site and another lies to the south of the site. There are no other known constraints

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HAU10

Site Details

Site Name: Land south of A518 adjacent to Swallows Croft, Haughton, Stafford, ST18 9JG

Ward: Seighford and Church Eaton

Parish: Haughton

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

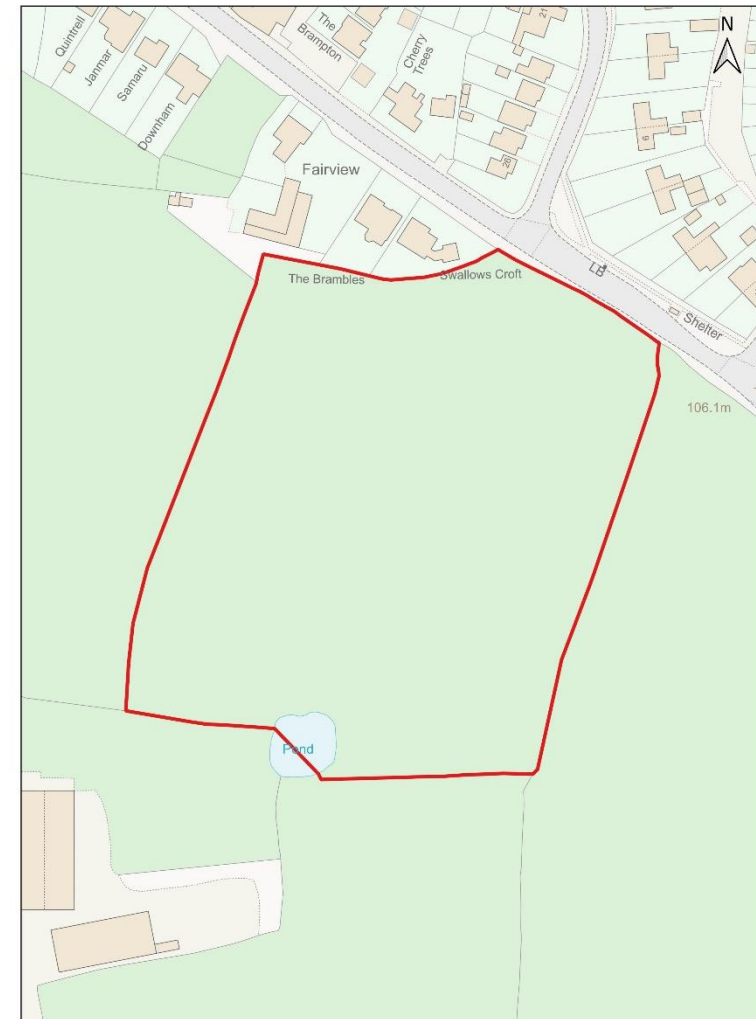
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIG01

Site Details

Site Name: Offley Grove Farm, Adbaston, ST20 0QB

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 0.2 hectares

Potential Yield: 6 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

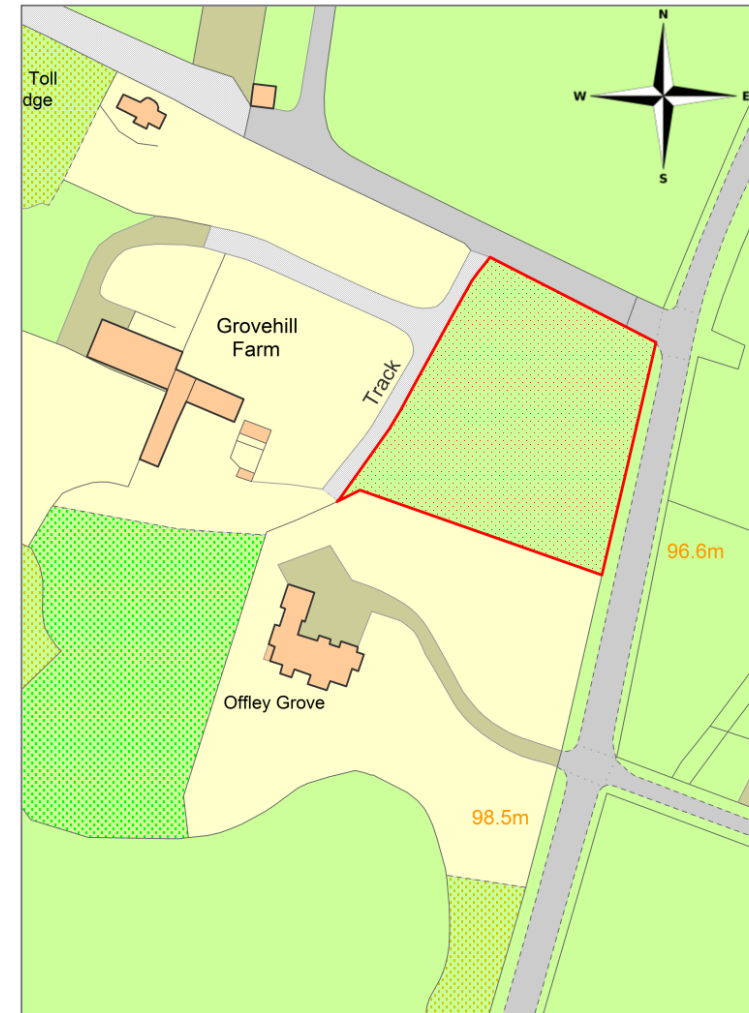
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way abuts the site on its northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG03

Site Details

Site Name: Land opposite The Hollow, ST20 0NA

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 0.6 hectares

Potential Yield: 13 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG04

Site Details

Site Name: Land at Shay Lane, Shebdon, ST20 0PU

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 1.5 hectares

Potential Yield: 31 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately / will be available within the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG05

Site Details

Site Name: Oldhouse Farm, Lodge Lane, Woodseaves, Staffs, ST20 0NZ

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 2.9 hectares

Potential Yield: 61 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG06

Site Details

Site Name: Oldhouse Farm, Lodge Lane, Woodseaves, Staffs, ST20 0NZ

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 1.2 hectares

Potential Yield: 25 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

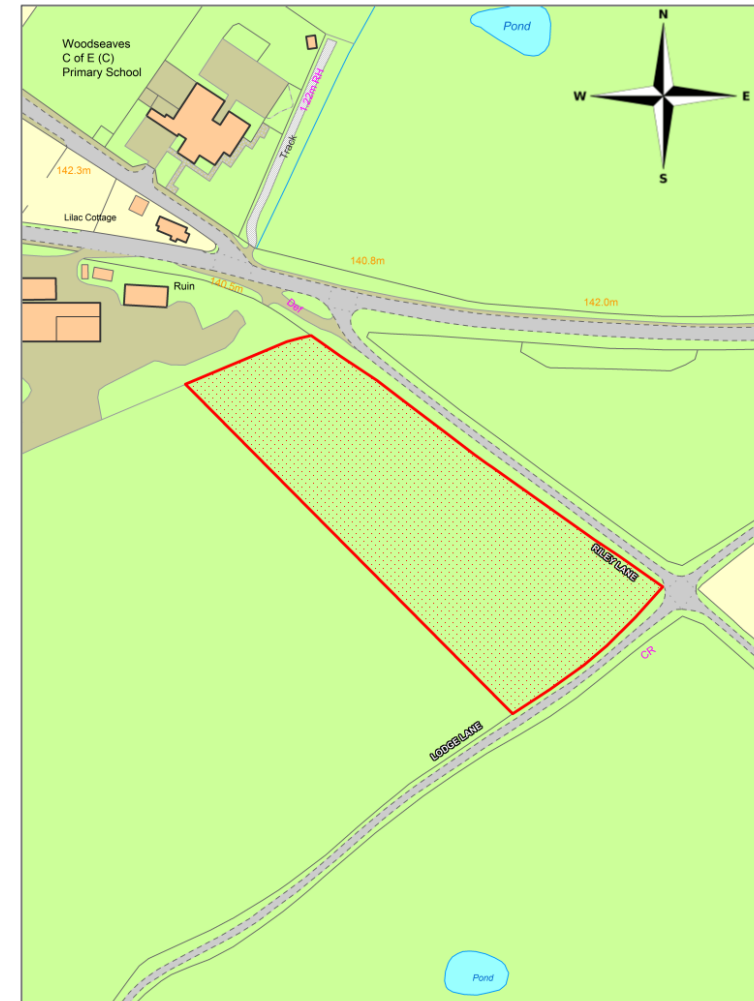
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG08

Site Details

Site Name: The Cottage, Glebefields, Woodseaves, Stafford, ST20 0LA

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Mixed

Current Use: Residential and grazing pastures

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Woodseaves.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Woodseaves, and thus falls both within and adjacent to a sustainable settlement. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Some of the site is currently deliverable, with the remainder being potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIG11

Site Details

Site Name: Land off A519 opposite B5405, Woodseaves, ST20 0NP

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 0.2 hectares

Potential Yield: 6 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. No other known constraints exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIG12

Site Details

Site Name: Springfields, The Green, Woodseaves, Staffs, ST20 0LJ

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 0.8 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

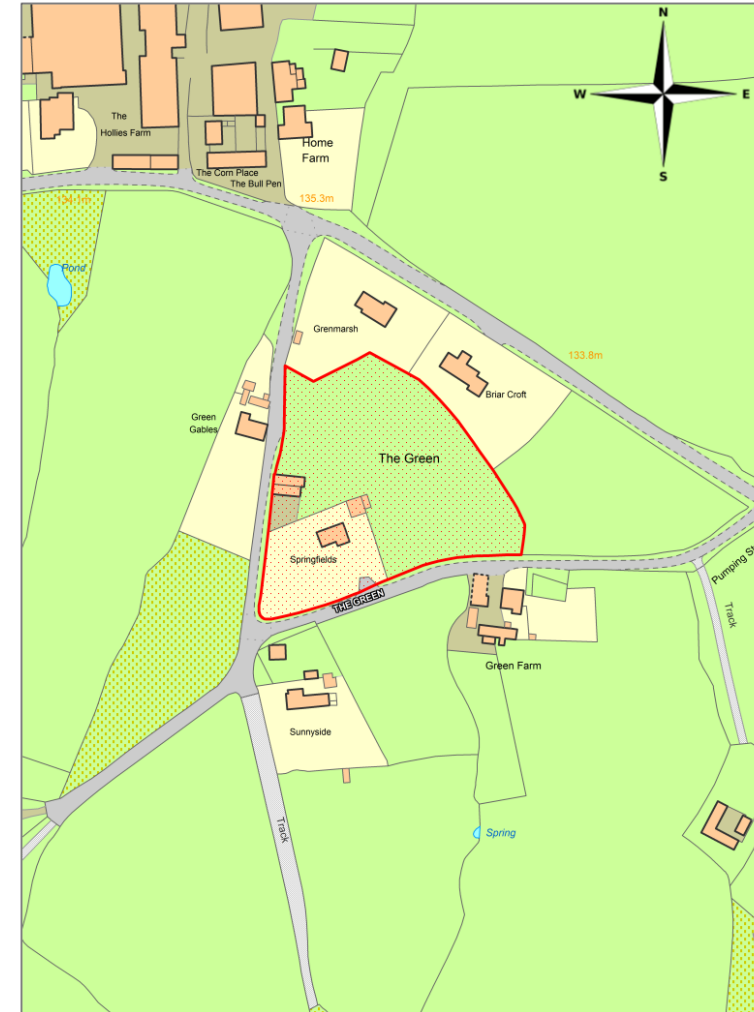
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIG13

Site Details

Site Name: Land to the rear of Woodseaves C of E School, Woodhaven, ST20 0LL

Ward: Gnosall and Woodseaves

Parish: High Offley

Size: 4.9 hectares

Potential Yield: 88 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. The following constraints exist: landfill.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIL04

Site Details

Site Name: Roseland, Moss Lane, Hilderstone, ST15 8RQ

Ward: Milwich

Parish: Hilderstone

Size: 0.47 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Mixed

Current Use: Occupied by a former garden centre

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

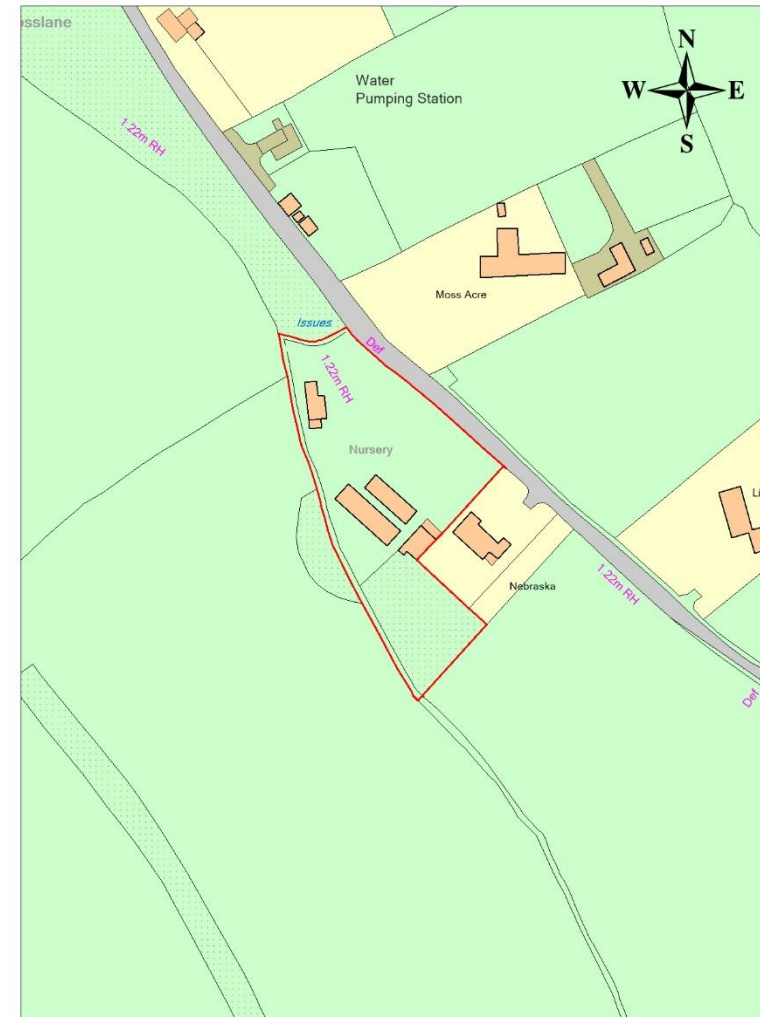
Suitable: The brownfield land portion of this site may be suitable for development.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Green Belt, mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3 which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Paragraph 154 Section G of the NPPF.



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HIL05

Site Details

Site Name: Site off Creswell Road, Hilderstone, Staffs, ST15 8SQ

Ward: Milwich

Parish: Hilderstone

Size: 4.2 hectares

Potential Yield: 76 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pastures

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way and Conservation Area.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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HIX02

Site Details

Site Name: Land west of Church Lane, Hixon Industrial Estate, ST18 0PY

Ward: Haywood and Hixon

Parish: Hixon

Size: 6.4 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

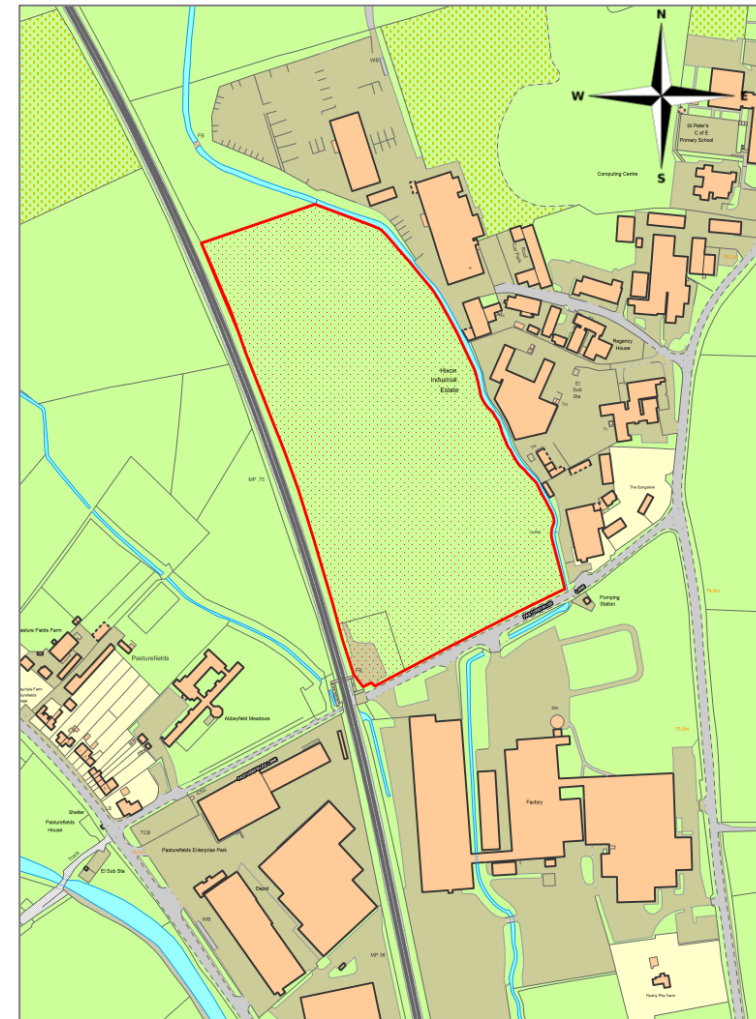
Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site is adjacent to a Recognised Industrial Estate. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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HIX03

Site Details

Site Name: Land east of Church Lane, Hixon, ST18 0FA

Ward: Haywood and Hixon

Parish: Hixon

Size: 0.5 hectares

Potential Yield: 11 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

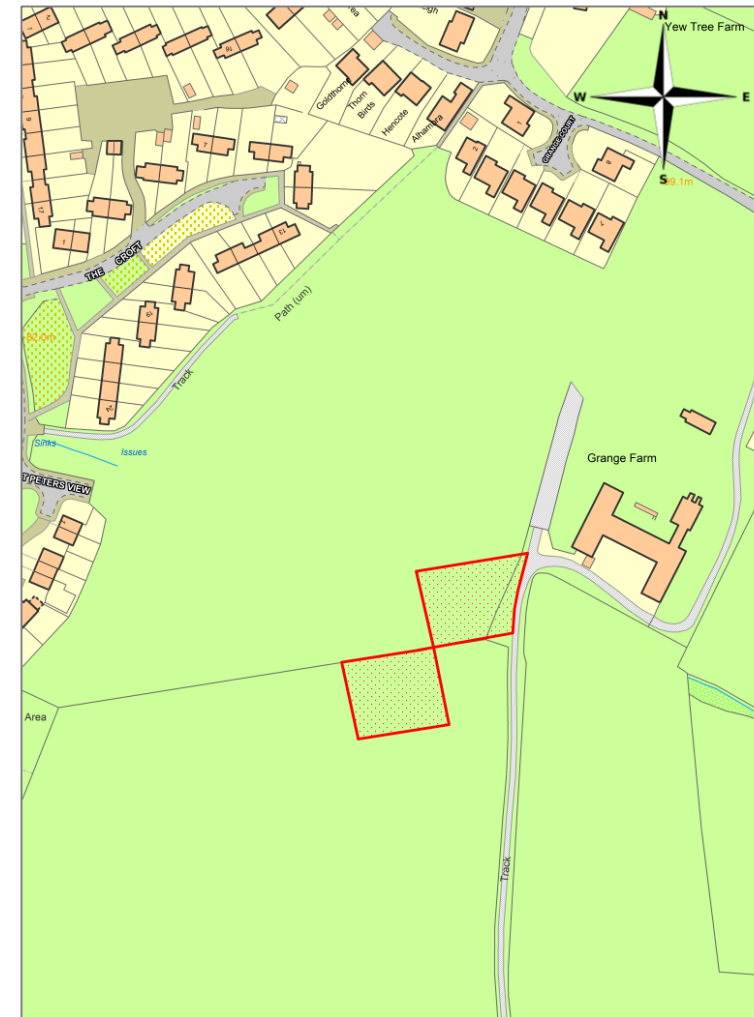
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Hixon. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX05

Site Details

Site Name: Land to the north of Hixon, ST18 0NF

Ward: Haywood and Hixon

Parish: Hixon

Size: 4.7 hectares

Potential Yield: 85 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Order, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX06

Site Details

Site Name: Land at A51, Shirleywich Farm, Weston, ST18 0PN

Ward: Haywood and Hixon

Parish: Hixon

Size: 0.8 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural and equestrian purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 ownership issues, and the site is available immediately.

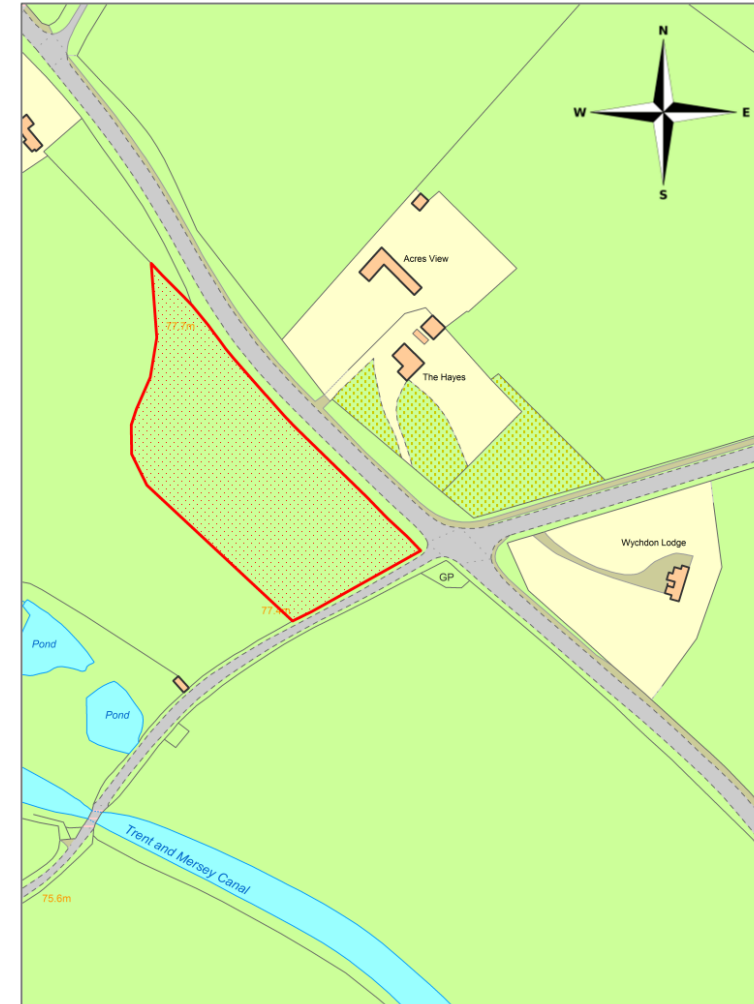
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way runs along the southern boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HIX07

Site Details

Site Name: Former Hixon Airfield, Hixon, ST18 0PF

Ward: Haywood and Hixon

Parish: Hixon

Size: 106.8 hectares

Potential Yield: 1,923 dwellings

Greenfield or Brownfield: Mixed

Current Use: Former airfield with employment use designation

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

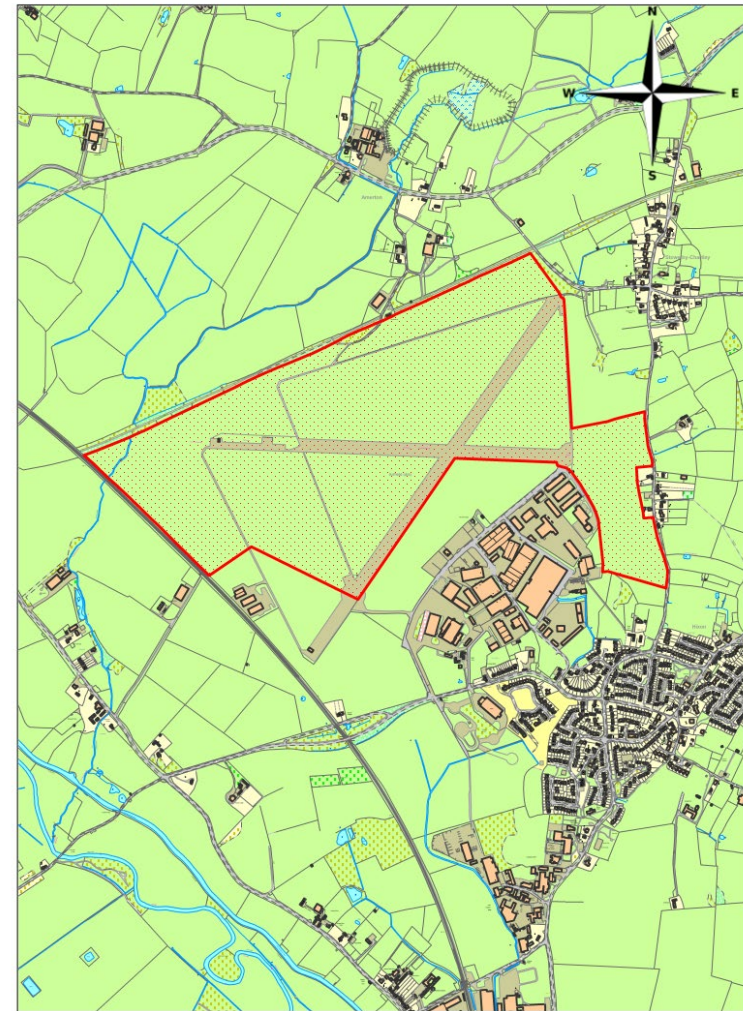
Suitable: The site is designated as a Recognised Industrial Estate in the Local Plan, which only promotes and protects employment generating uses.

Suitability Assessment: The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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HIX08

Site Details

Site Name: Former Hixon Airfield, New Road, ST18 0PF

Ward: Haywood and Hixon

Parish: Hixon

Size: 13.1 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Mixed

Current Use: Former airfield with greenfield land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan. The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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HIX10

Site Details

Site Name: Land off Puddle Hill, Hixon, ST18 0FP

Ward: Haywood and Hixon

Parish: Hixon

Size: 1.8 hectares

Potential Yield: 38 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Public Right of Way and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX11

Site Details

Site Name: Rushy Pitts Farm, Church Lane, Hixon, ST18 0PS

Ward: Haywood and Hixon

Parish: Hixon

Size: 2.9 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Mixed

Current Use: Comprised of a vacant car park, a residential property and agricultural land

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

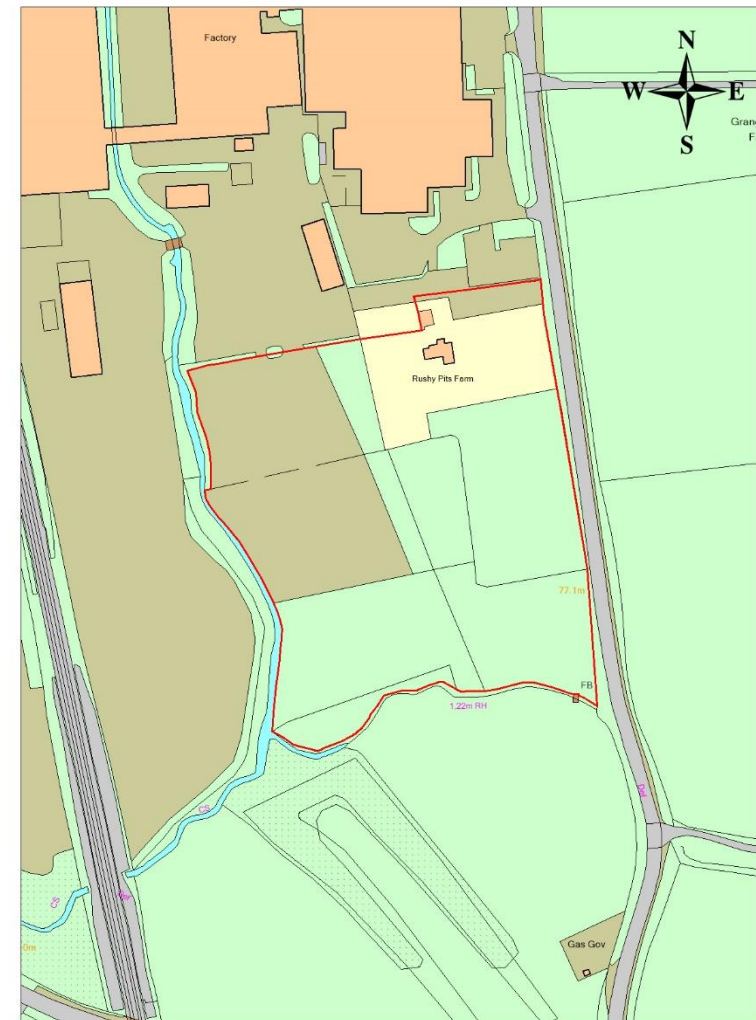
Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site is adjacent to a Recognised Industrial Estate. The following constraints exist: Tree Preservation Order, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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HIX15

Site Details

Site Name: Yew Tree Farm, Puddle Hill, Hixon, Stafford, ST18 0NG

Ward: Haywood and Hixon

Parish: Hixon

Size: 1.15 hectares

Potential Yield: 24 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. There are no other known constraints.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX17

Site Details

Site Name: Land adjacent to Hixon Airfield Industrial Estate, Hixon, ST18 0PF

Ward: Haywood and Hixon

Parish: Hixon

Size: 6.7 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Brownfield

Current Use: Former airfield with some agricultural land

Deliverability Summary

Available: The site is available.

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 available immediately.

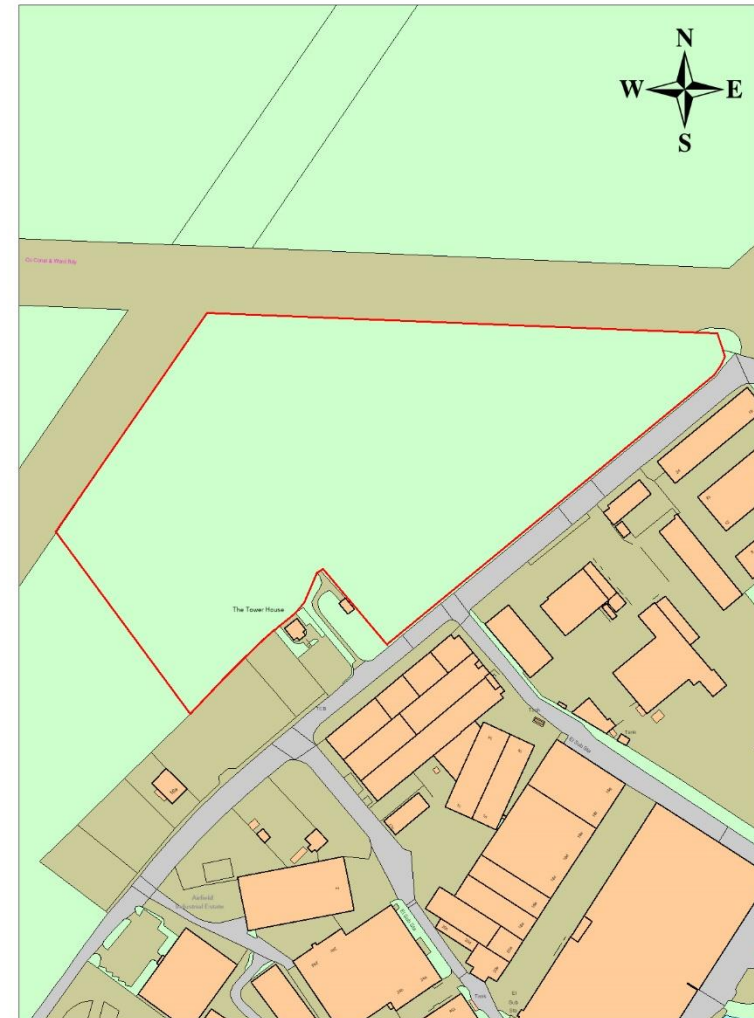
Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site is adjacent to a Recognised Industrial Estate. The following constraints exist: Historic Environment Record, mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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HIX18

Site Details

Site Name: Land north of Halls Farm Close, Hixon, ST18 0FU

Ward: Haywood and Hixon

Parish: Hixon

Size: 0.95 hectares

Potential Yield: 20 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Hixon.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Hixon, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Open space/playing fields, Local Green Space, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Some of the site is currently deliverable, with the remainder being potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX19

Site Details

Site Name: East of Church Lane and south of Egg Lane, Hixon, ST18 0PX

Ward: Haywood and Hixon

Parish: Hixon

Size: 4 hectares

Potential Yield: 84 dwellings

Greenfield or Brownfield: Mixed

Current Use: Occupied by a former World War II building with the remaining land being used for agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Orders. Additionally, a Public Right of Way runs along the western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HIX20

Site Details

Site Name: Land to south of New Road, Hixon

Ward: Haywood and Hixon

Parish: Hixon

Size: 8 hectares

Potential Yield: 144 dwellings

Greenfield or Brownfield: Mixed

Current Use: Vacant former airfield land

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

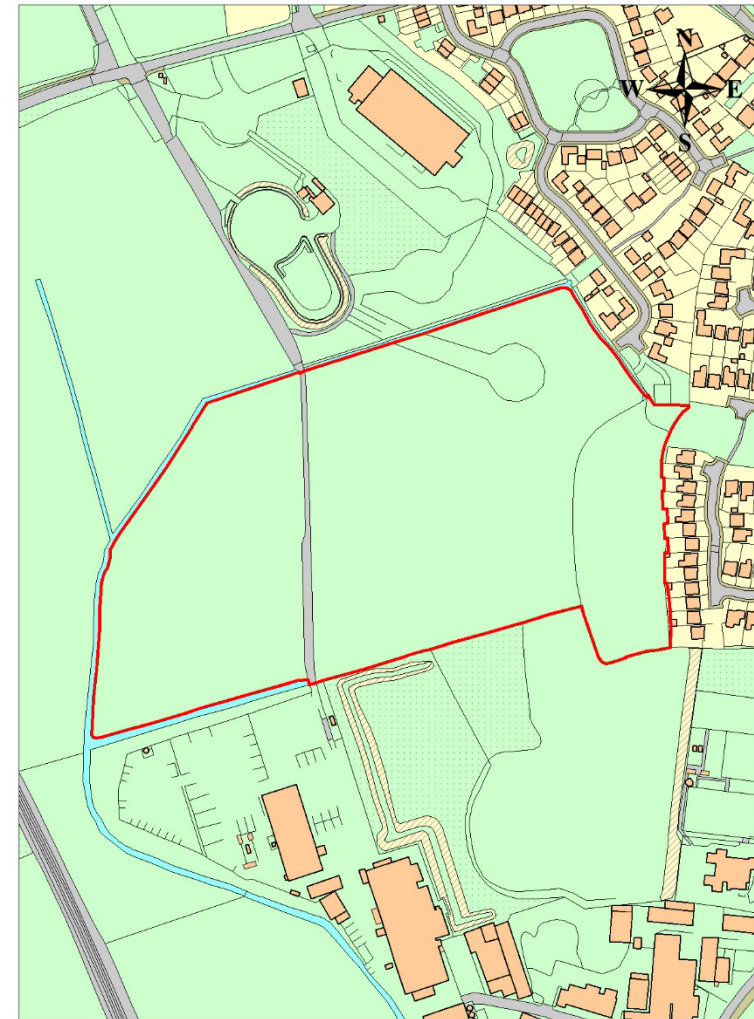
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Historic Environment Record and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HOP01

Site Details

Site Name: Land to the west of Woodside, Hopton, ST18 0AY

Ward: Milwich

Parish: Hopton and Coton

Size: 3.2 hectares

Potential Yield: 67 dwellings

Greenfield or Brownfield: Mixed

Current Use: Occupied by a storage depot surrounded by greenfield

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Additional land will be needed to deliver this site, Site of Biological Importance, landfill, mineral deposits. A Public Right of Way abuts the south-western boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HOP06

Site Details

Site Name: Sandon Bank Estate, Sandon Bank, Stafford, ST18 9TH

Ward: Milwich

Parish: Hopton and Coton

Size: 8.6 hectares

Potential Yield: 155 dwellings

Greenfield or Brownfield: Mixed

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill. A Historic Environment Record abuts the site on its southern and western edges.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HOP07

Site Details

Site Name: Land at Wilmore Hill Lane, Hopton, ST18 0BG

Ward: Milwich

Parish: Hopton and Coton

Size: 2 hectares

Potential Yield: 42 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill buffer, mineral deposit buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HOP08

Site Details

Site Name: MoD 4 site, Stafford, Sandon Road, ST18 9SZ

Ward: Milwich

Parish: Hopton and Coton

Size: 16.1 hectares

Potential Yield: 396 dwellings

Greenfield or Brownfield: Mixed

Current Use: Used by the MoD for storage

Deliverability Summary

Available: The site will be available within 5 years.

Availability Assessment: Some of 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. The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site will become available in the next 5 years.

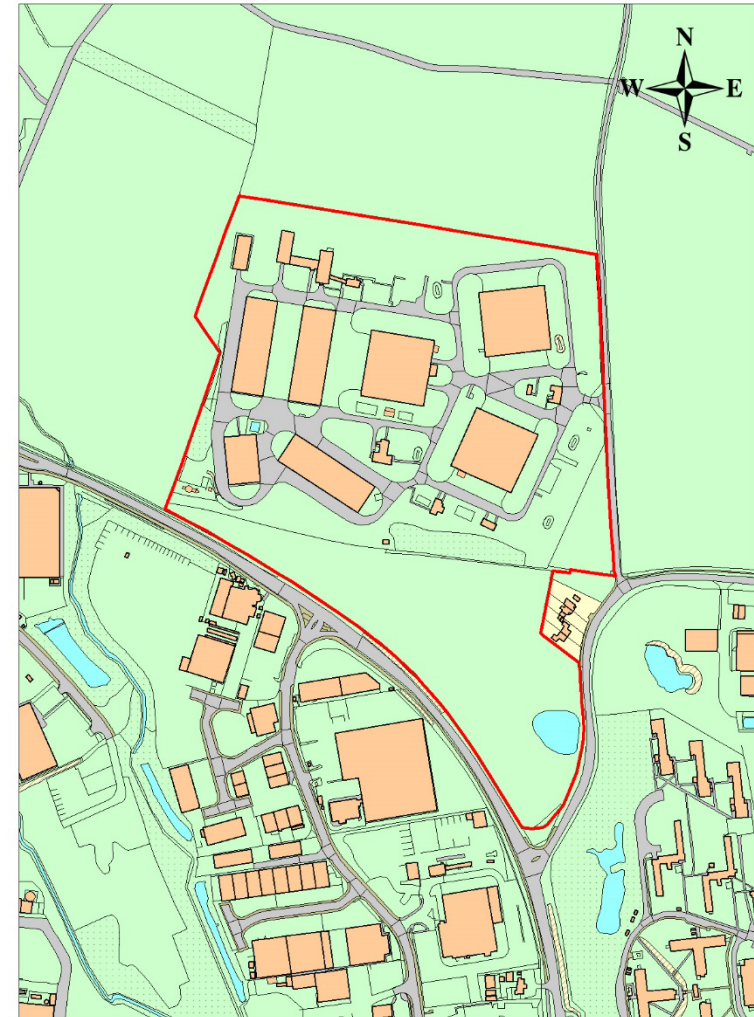
Suitable: The site is within a currently recognised Local Plan settlement, but the current user needs to be relocated.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. The current user will need to be relocated and additional land will be needed to deliver the site. The following constraints are known to exist: Tree Preservation Order and a Public Right of Way can be found on the boundary of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: Not currently developable. The current user would need to be relocated to remove the constraint.



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HOP09

Site Details

Site Name: Land to the west of A518 south of Brick House, Weston Road, Stafford, ST18 0BD

Ward: Milwich

Parish: Hopton and Coton

Size: 5.6 hectares

Potential Yield: 118 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

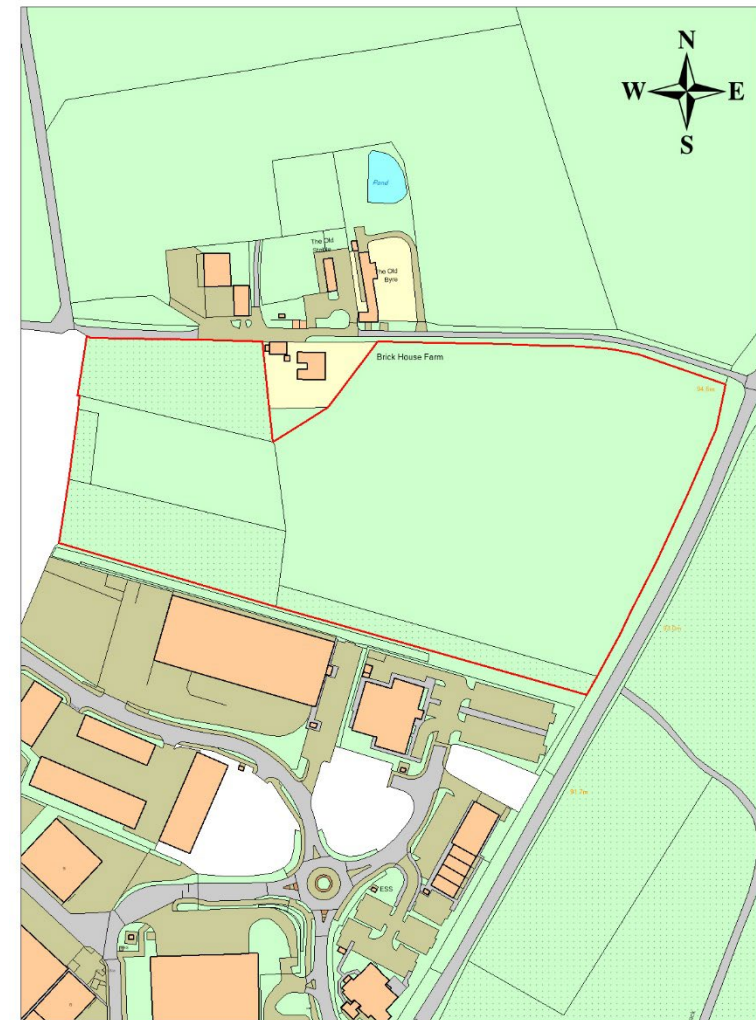
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Mineral deposits. A Public Right of Way abuts the site on its northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HOP10

Site Details

Site Name: Land off Wilmore Hill Lane, Hopton, ST18 0AW

Ward: Milwich

Parish: Hopton and Coton

Size: 2.7 hectares

Potential Yield: 57 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Infrastructure, Tree Preservation Order and mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HOP11

Site Details

Site Name: Land lying to the north of Hopton Lane, Hopton, Staffs

Ward: Milwich

Parish: Hopton and Coton

Size: 1 hectare

Potential Yield: Up to 15 Gypsy and Traveller pitches

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: Potentially developable subject to policy compliance.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Developable subject to compliance with Policy C6 of the Local Plan and the policy paper Planning Policy for Traveller Sites.



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HOP12

Site Details

Site Name: Beacon Hill, Stafford

Ward: Milwich

Parish: Hopton and Coton

Size: 130 hectares

Potential Yield: 2,730 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

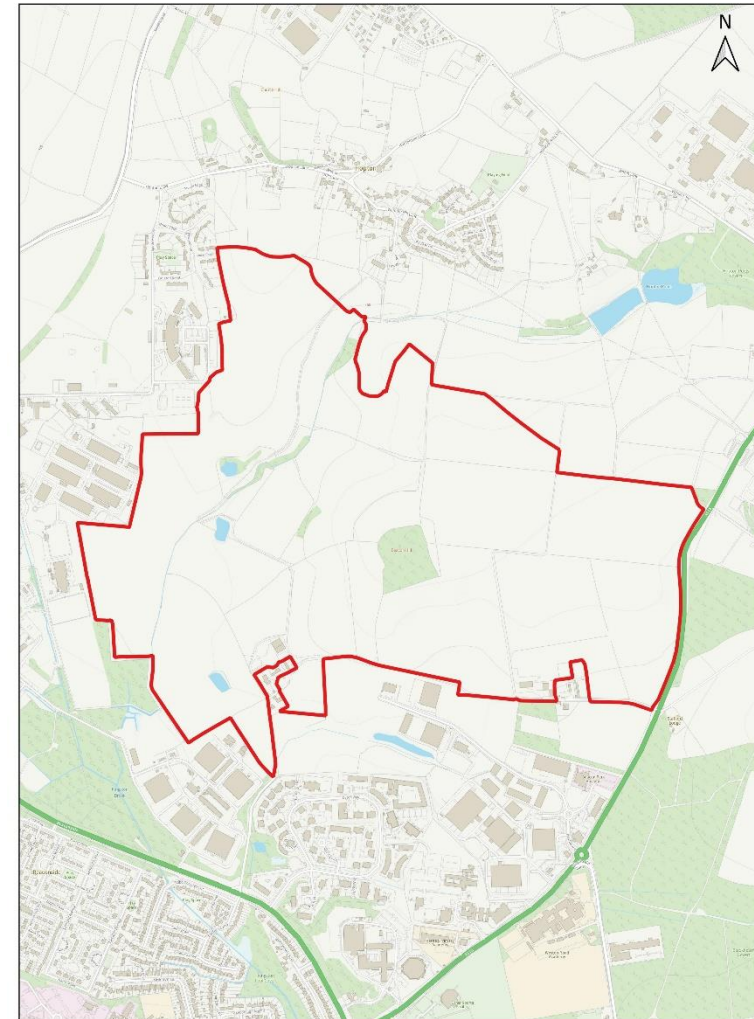
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Orders, Public Right of Way, a Historic Environment Record, a historic landfill and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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HYD01

Site Details

Site Name: Land off Newport Road and Billington Lane towards Derrington, ST18 9NQ

Ward: Seighford and Church Eaton

Parish: Hyde Lea

Size: 44.9 hectares

Potential Yield: 808 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Soft fruit production

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

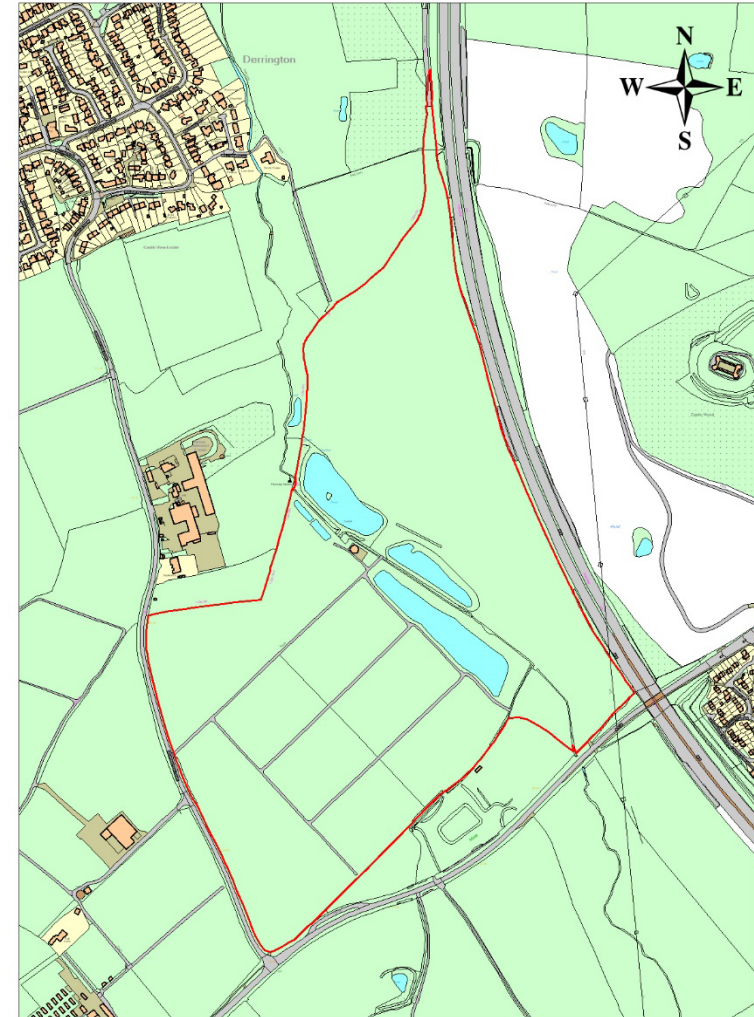
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Public Right of Way, Flood Zone. A Historic Environment Record and Scheduled Monument abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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HYD02

Site Details

Site Name: Land at Glebe Farm adjacent to Bradley Lane and Elm Court, Hyde Lea, Stafford, ST18 9BG

Ward: Seighford and Church Eaton

Parish: Hyde Lea

Size: 3.8 hectares

Potential Yield: 80 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: Part of the site is available immediately, with the remaining becoming available in 15 years' time.

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 part of the site is available immediately, and the remaining will be available in 15 years' time.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: additional land is required to deliver the site and Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



MAR01

Site Details

Site Name: Yarlet, SCC, County Farms, ST18 9TA

Ward: Milwich

Parish: Marston

Size: 665 hectares

Potential Yield: 11,970 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

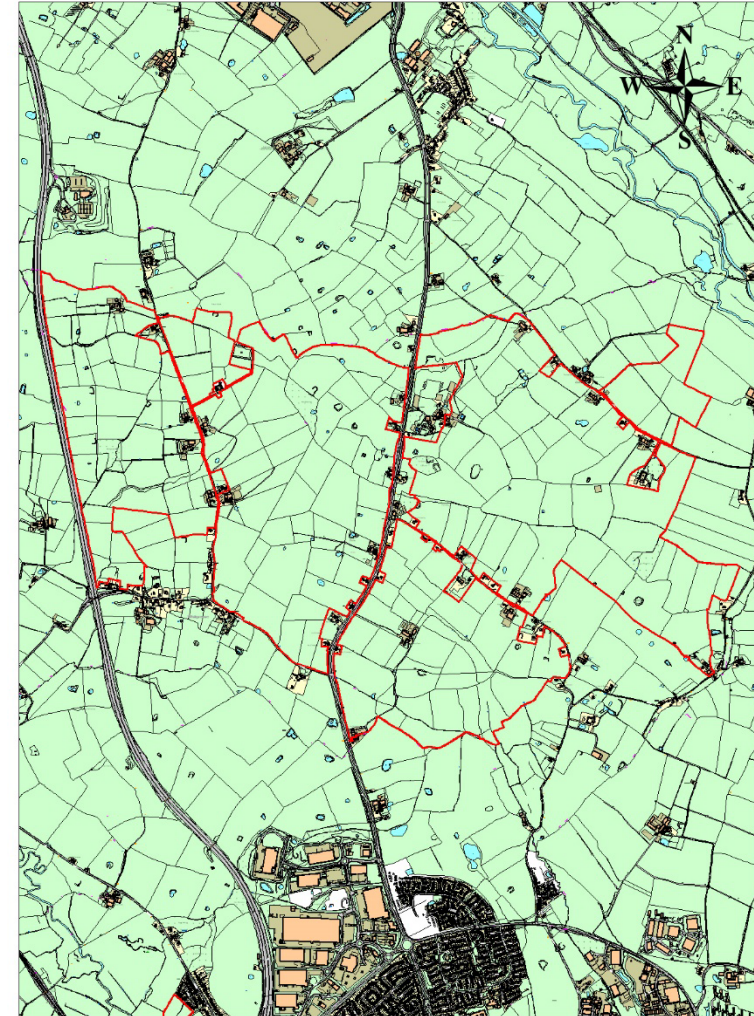
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MAR02

Site Details

Site Name: Willow Grange, Marston, Stafford, ST18 9SY

Ward: Milwich

Parish: Marston

Size: 29 hectares

Potential Yield: 522 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

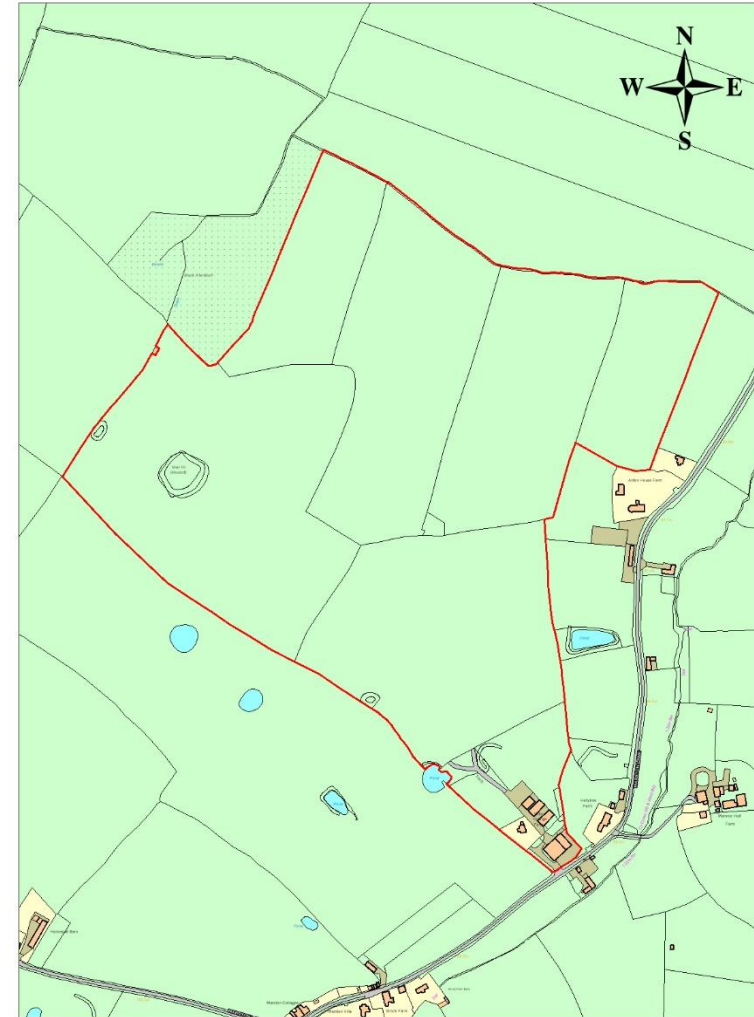
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MAR03

Site Details

Site Name: New Enson Farm, Marston, Stafford, ST18 9TA

Ward: Milwich

Parish: Marston

Size: 42.5 hectares

Potential Yield: 765 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

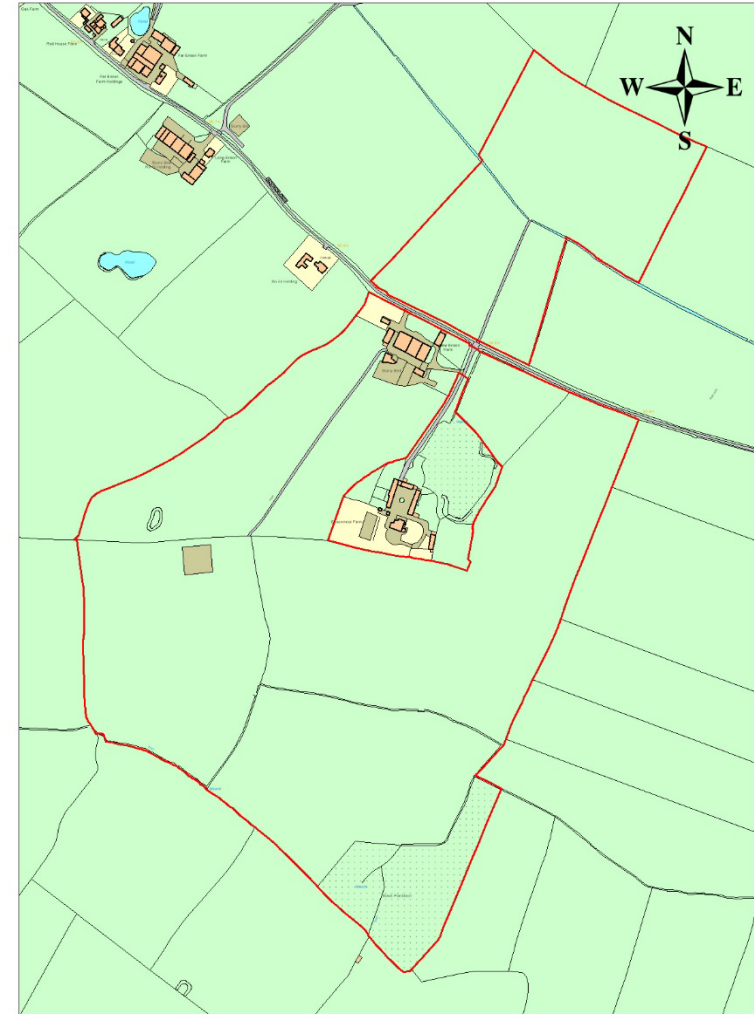
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MAR04

Site Details

Site Name: Land at Marston Farm, Marston Lane, Stafford, ST18 9SX

Ward: Milwich

Parish: Marston

Size: 22.09 hectares

Potential Yield: 398 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints are known to exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



MAR05

Site Details

Site Name: Land east of the A34, north of Site CRE03

Ward: Milwich

Parish: Marston

Size: 52.05 hectares

Potential Yield: 936 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5-10 years.

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 will become available in the next 5-10 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way. A Historic Environment Record lies to the east of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MIL02

Site Details

Site Name: Land between Cromer Lodge and Milwich Hall, Milwich, ST18 0EG

Ward: Milwich

Parish: Milwich

Size: 0.3 hectares

Potential Yield: 9 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its north-western corner.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MIL03

Site Details

Site Name: Land to the side of Ivy House, Milwich, Stafford, ST18 0EG

Ward: Milwich

Parish: Milwich

Size: 0.4 hectares

Potential Yield: 8 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is not currently available.

Availability Assessment: The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. The site is currently under dual ownership, and the site is available immediately.

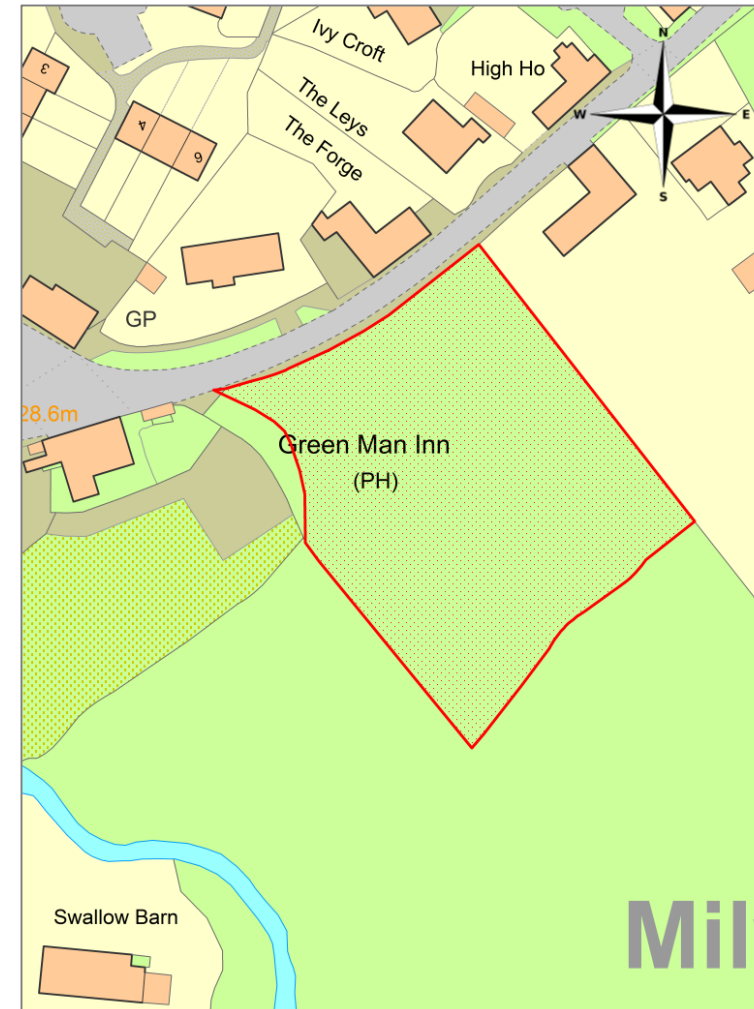
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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MIL04

Site Details

Site Name: Land at Smithy Hill, Sandon Lane Milwich adjacent to Trebryn, Milwich, ST18 0EG

Ward: Milwich

Parish: Milwich

Size: 1.4 hectares

Potential Yield: 29 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The Flood Zone abuts the site on its northern boundary. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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RAN01

Site Details

Site Name: Woodside Farm, ST20 0JA

Ward: Seighford and Church Eaton

Parish: Ranton

Size: 52.3 hectares

Potential Yield: 941 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

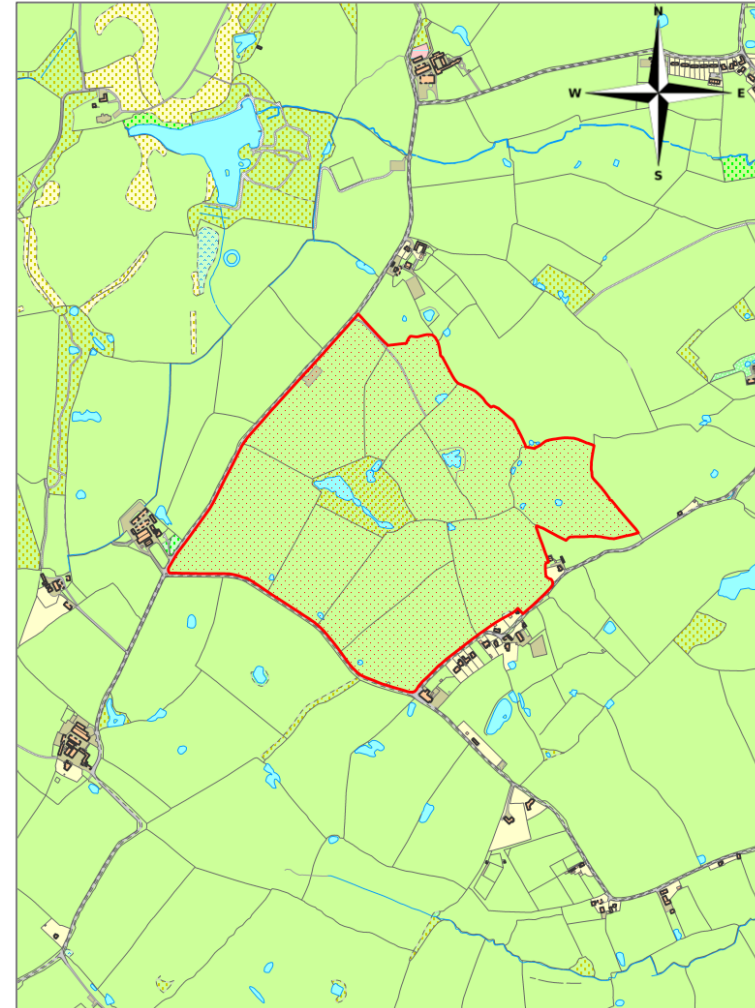
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: landfill. A Historic Environment Record abuts the site on its eastern and western boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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RAN02

Site Details

Site Name: Land in Ranton, Brook Lane, ST18 9JY

Ward: Seighford and Church Eaton

Parish: Ranton

Size: 1.28 hectares

Potential Yield: 27 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

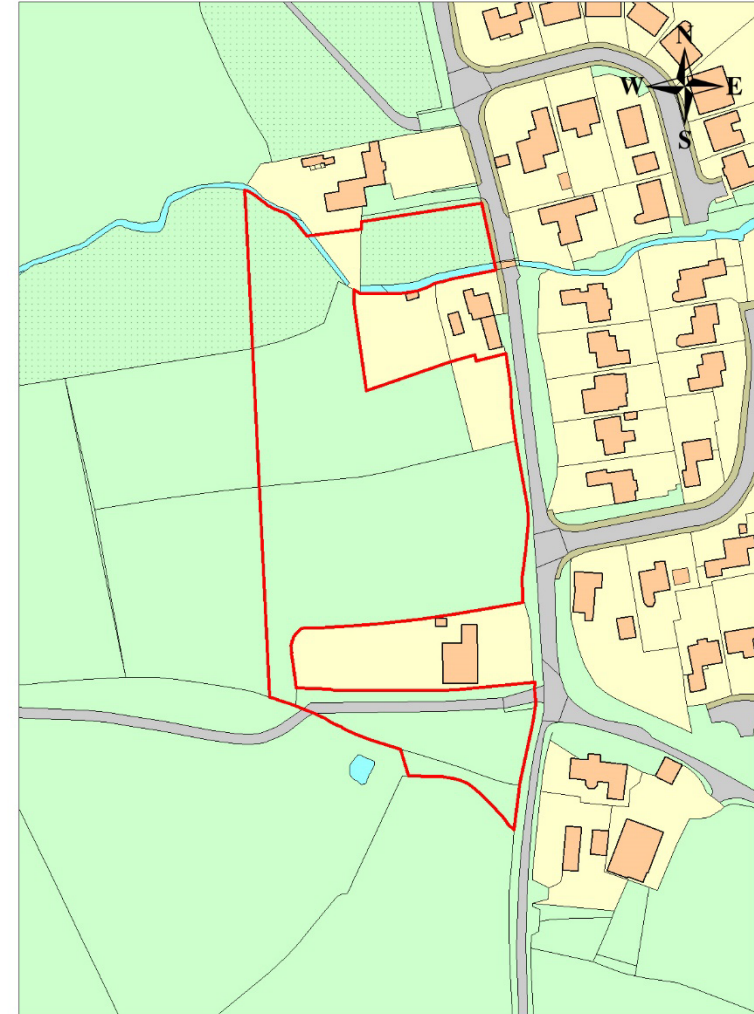
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: a Public Right of Way and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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RAN03

Site Details

Site Name: Land fronting Coton Lane, Ranton, ST18 9JA

Ward: Seighford and Church Eaton

Parish: Ranton

Size: 2.64 hectares

Potential Yield: 55 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: a Public Right of Way and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SAL01

Site Details

Site Name: Land to the west of The Meadows, ST18 0BW

Ward: Milwich

Parish: Salt and Enson

Size: 0.6 hectares

Potential Yield: 13 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

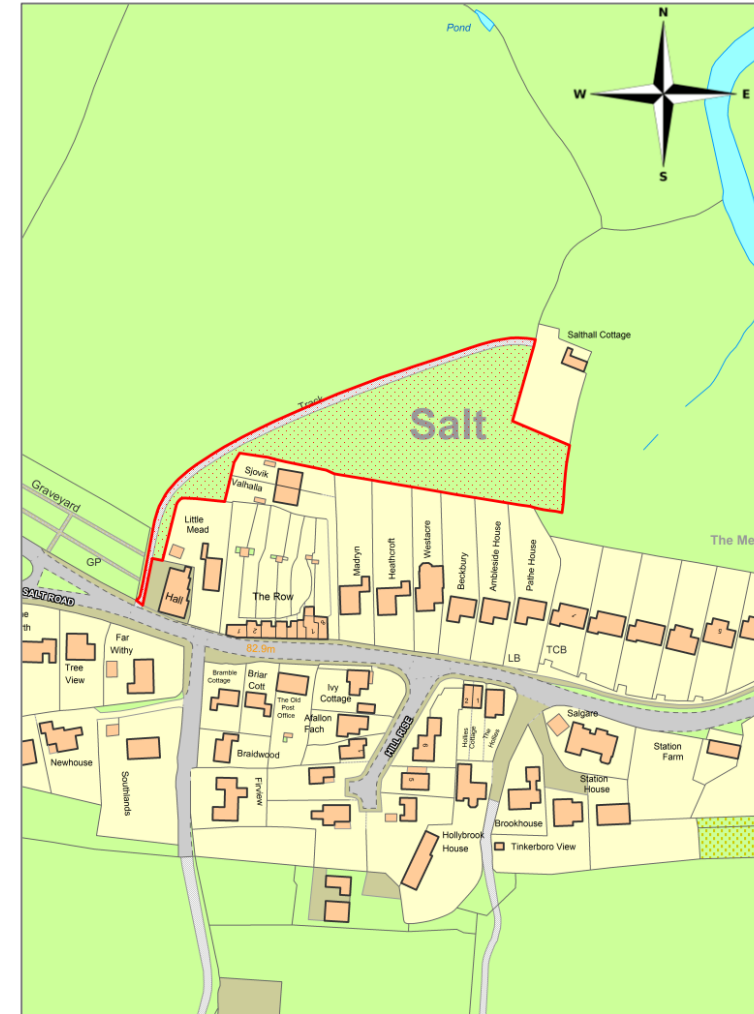
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SAL03

Site Details

Site Name: Land adjacent to Willowmore Banks, Salt, Staffordshire ST18 0BX

Ward: Milwich

Parish: Salt and Enson

Size: 1.2 hectares

Potential Yield: 25 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Equestrian purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Flood Zone, mineral deposits, Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SAL04

Site Details

Site Name: Salt Road, Salt, Staffordshire, ST17 0BX

Ward: Milwich

Parish: Salt and Enson

Size: 4.48 hectares

Potential Yield: 81 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Meadow land

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: additional land is required to deliver the site, Tree Preservation Order, Historic Environment Record, mineral deposits. A Public Right of Way surrounds the left land parcel.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI01

Site Details

Site Name: Land to the east of Ladfordfields, Seighford, Stafford, ST18 9QG

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 5.6 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

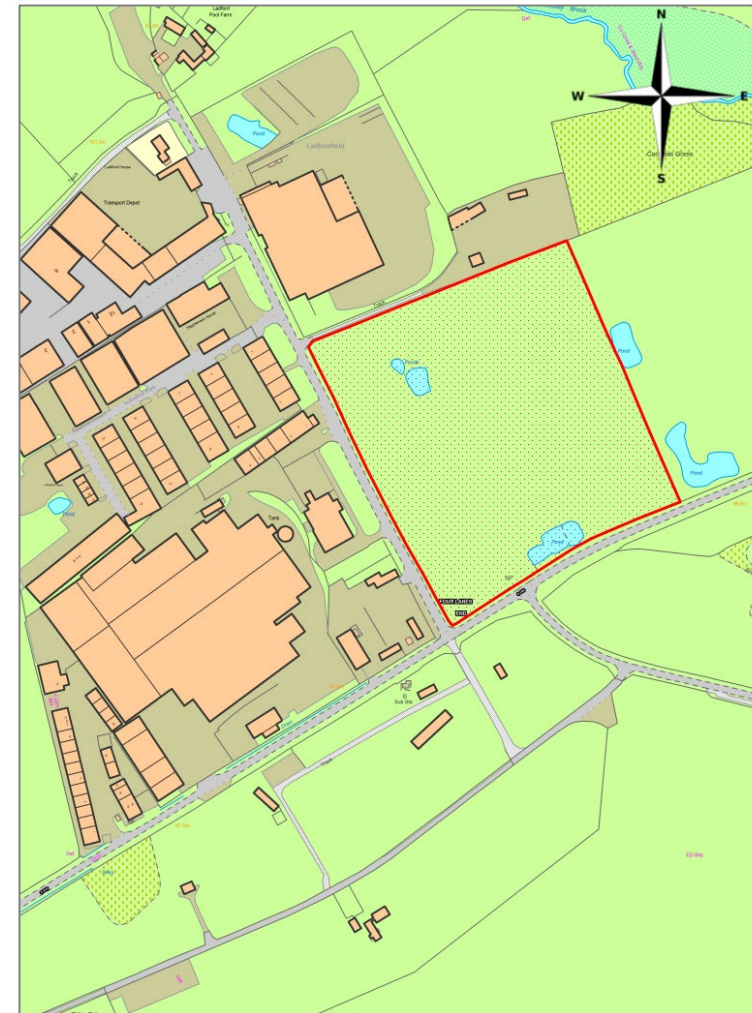
Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site is adjacent to a Recognised Industrial Estate. The following constraints exist: landfill buffer. A group of Tree Preservation Orders abuts the sites western boundary, whilst a historic environment record abuts the site on its southern and western boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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SEI02

Site Details

Site Name: Land to the south of Ladfordfields, Seighford, Stafford, ST18 9QG

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 6.5 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

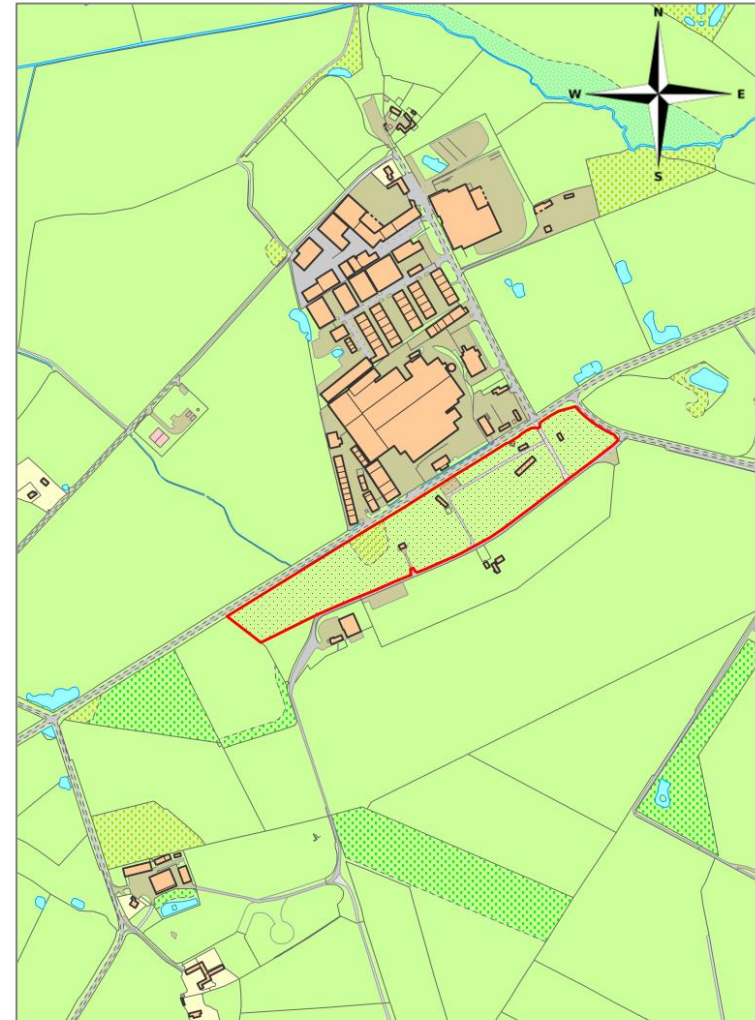
Suitable: No; but the site is adjacent to a Recognised Industrial Estate.

Suitability Assessment: The site is adjacent to a Recognised Industrial Estate. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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SEI03

Site Details

Site Name: Vicarage Paddock, Seighford, Stafford, ST18 9PJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.5 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

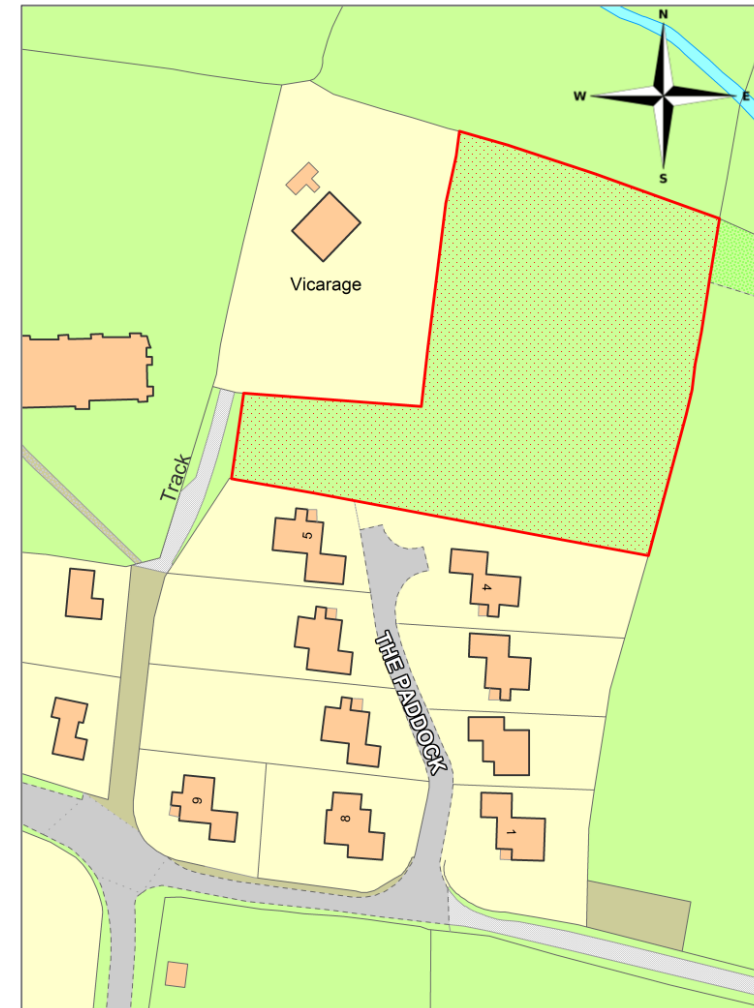
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI04

Site Details

Site Name: Land at Bridgeford Hurst, Great Bridgeford, Stafford, ST18 9PS

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 34.4 hectares

Potential Yield: 619 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI05

Site Details

Site Name: Land to the south east of the B5405, Great Bridgeford, ST18 9PR

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.2 hectares

Potential Yield: 6 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI06

Site Details

Site Name: Land at Barn Farm, Doxey, ST18 9LJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 11.3 hectares

Potential Yield: 203 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.

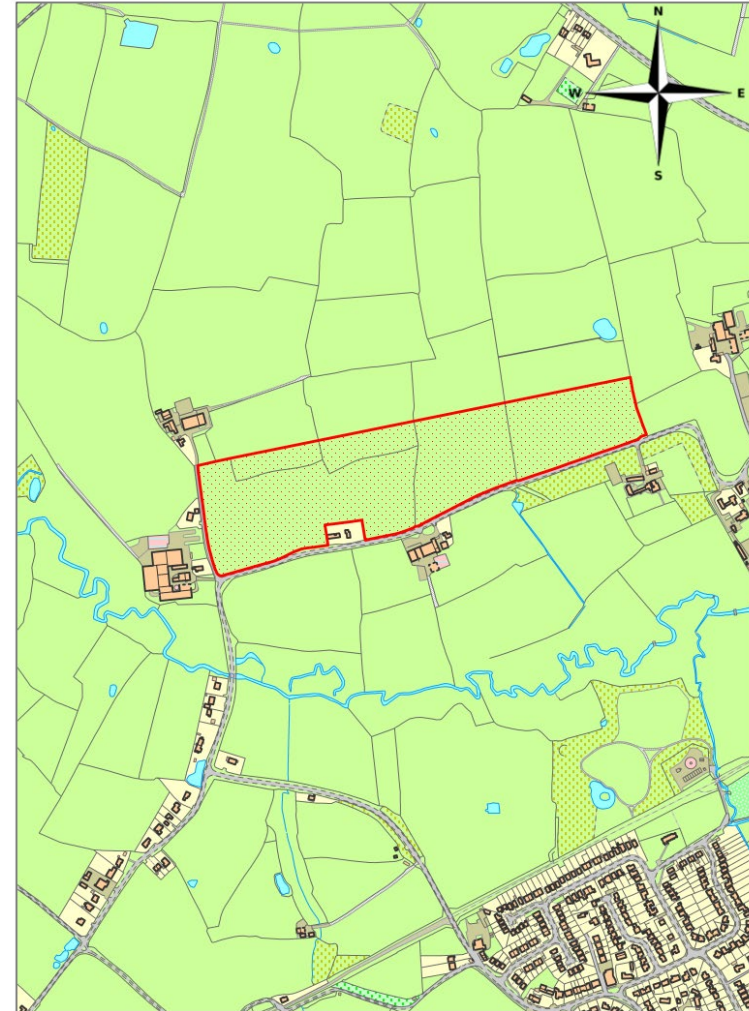
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record. A Public Right of Way abuts the site on its northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI07

Site Details

Site Name: Land at Glen Farm, Doxey, ST18 9LJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 12 hectares

Potential Yield: 216 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is not currently available.

Availability Assessment: The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site will become available in the next 5 years.

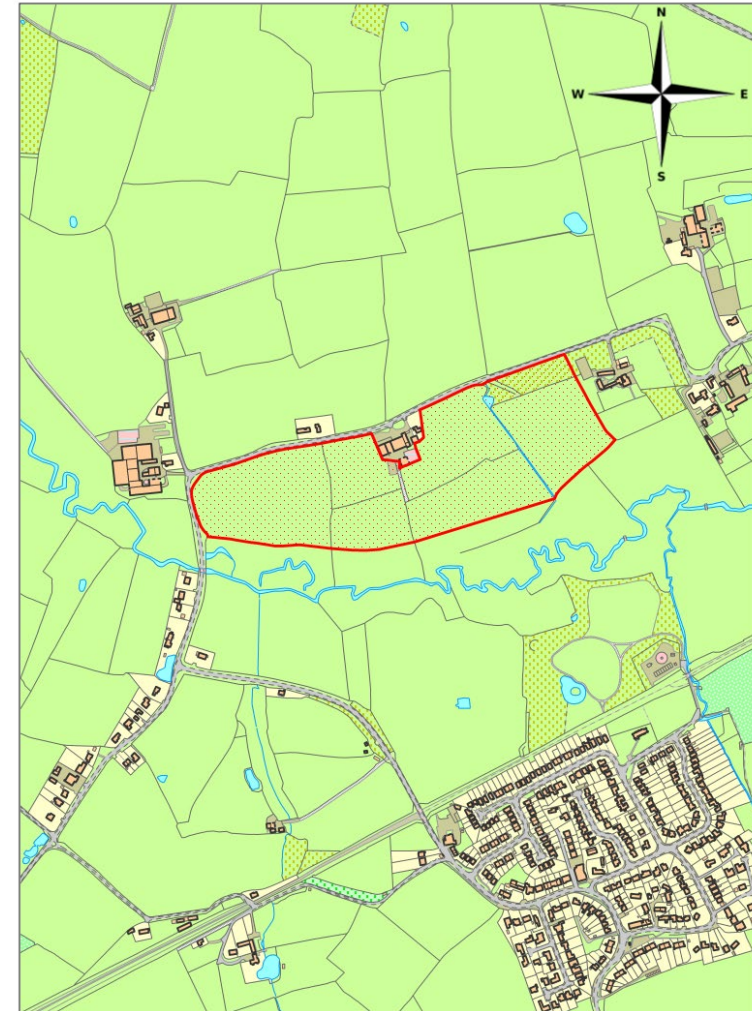
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone. A group of Tree Preservation Orders abuts the site on its eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI08

Site Details

Site Name: Land on the outskirts of Great Bridgeford, Seighford, Stafford, ST18 9PR

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.7 hectares

Potential Yield: 15 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI09

Site Details

Site Name: Land to the south of the Village Hall, Great Bridgeford, ST18 9PR

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 2.1 hectares

Potential Yield: 44 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI10

Site Details

Site Name: Land at Smithy Lane, Seighford, ST18 9PG

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.5 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI11

Site Details

Site Name: Land to the east of The Paddock, Seighford, Stafford, ST18 9PJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.3 hectares

Potential Yield: 9 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits. A Historic Environment Record abuts the site on its southern and eastern boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI12

Site Details

Site Name: Land to the south of The Paddock, Seighford, Stafford, ST18 9PJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.2 hectares

Potential Yield: 6 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

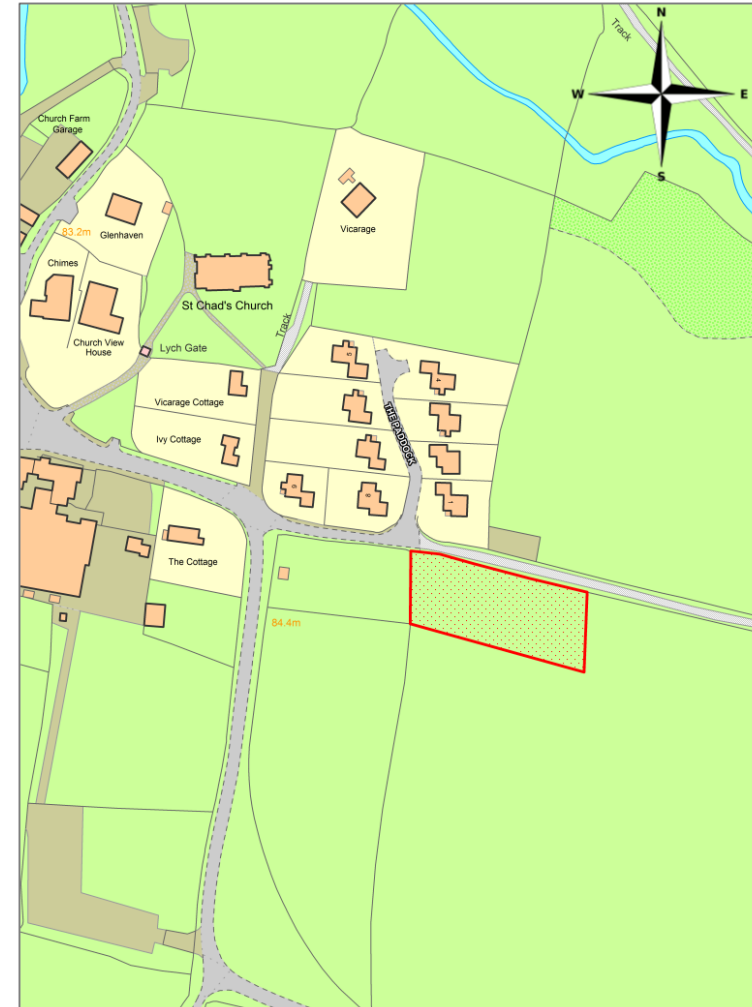
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR5, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI13

Site Details

Site Name: Aston Hall Estate, SCC, County Farm, ST18 9LJ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 70 hectares

Potential Yield: 1,260 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

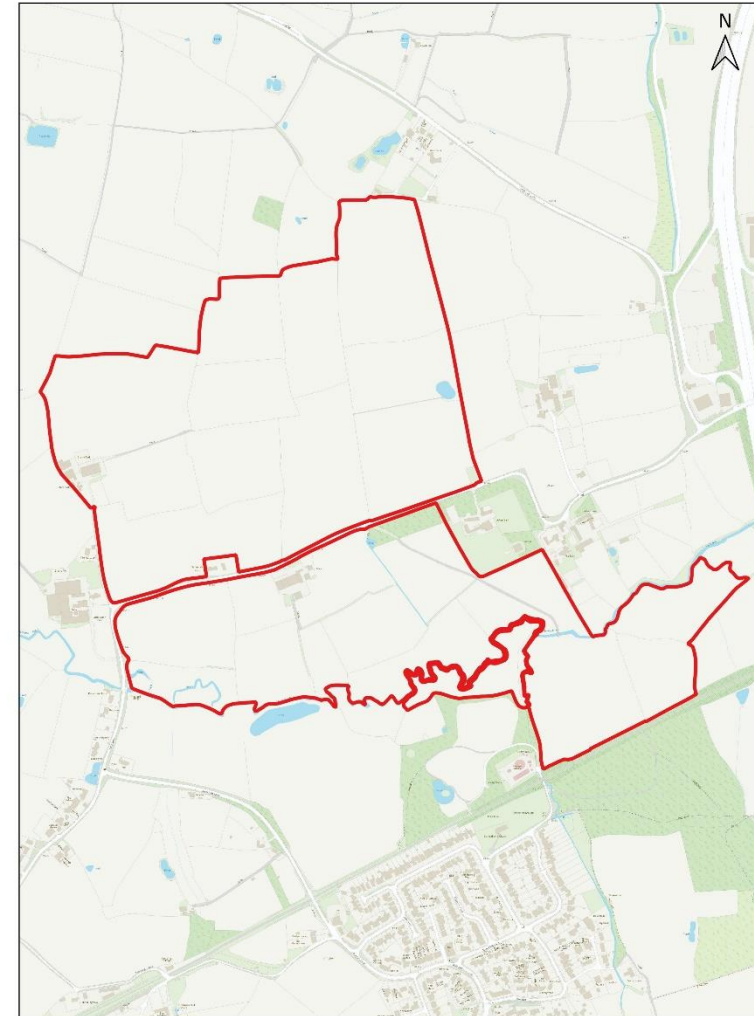
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone, mineral deposits. A blanket TPO abuts part of the site's eastern boundary and a Site of Biological Important is adjacent to the southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI14

Site Details

Site Name: Land off Blackhole Lane, Derrington, ST18 9LF

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 10.5 hectares

Potential Yield: 189 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Soft fruit production

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

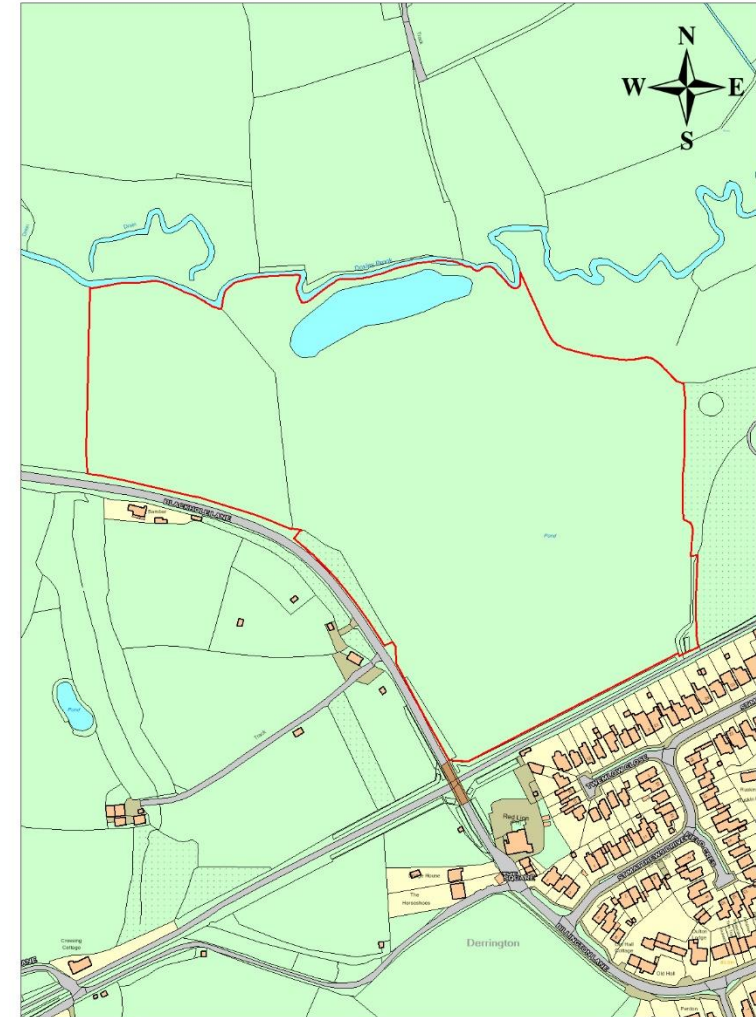
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. Additional land will be required to deliver the site. The following constraints exist: Public Right of Way, Flood Zone. Additionally, a Site of Biological Importance abuts the site on its eastern boundary and Historic Environment Record abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI15

Site Details

Site Name: Land lying to the south of Crossings Lane, Derrington, Stafford, ST18 9LR

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 3.7 hectares

Potential Yield: 78 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI16

Site Details

Site Name: Land on the outskirts of Great Bridgeford, Seighford, Stafford, ST18 9PR

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.87 hectares

Potential Yield: 18 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI17

Site Details

Site Name: Land opposite The Beeches, Main Road, Seighford, Stafford, ST18 9PQ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.8 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI18

Site Details

Site Name: Land to the east of The Beeches, Main Road, Seighford, Stafford, ST18 9PQ

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.32 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI19

Site Details

Site Name: Land off Smithy Lane, Seighford, Staffordshire, ST18 9QH

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 0.88 hectares

Potential Yield: 18 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: mineral deposits. A Historic Environment Records abuts the site to the southwest.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SEI20

Site Details

Site Name: Land to the east of Ladfordfields, Seighford, Stafford, ST18 9QG

Ward: Seighford and Church Eaton

Parish: Seighford

Size: 11.87 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

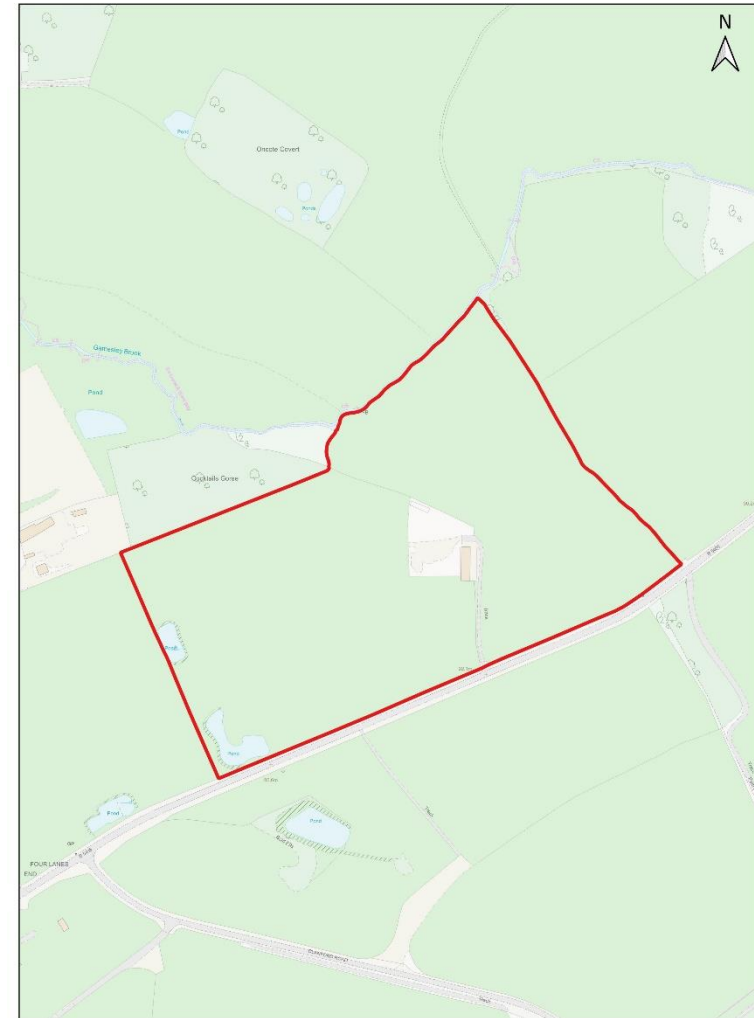
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement, but it is near a Recognised Industrial Estate.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement, however it is near a Recognised Industrial Estate. The following constraints exist: flood zone and mineral deposits. A Historic Environment Record lies to the south of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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SRUR01

Site Details

Site Name: Midfield Nurseries Garden Centre, Oulton Heath, Stone, Staffs, ST15 8US

Ward: Swynnerton and Oulton

Parish: Stone Rural

Size: 0.9 hectares

Potential Yield: 19 dwellings

Greenfield or Brownfield: Mixed

Current Use: Occupied by a vacant garden centre

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: The brownfield land portion of this site may be suitable for development.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Paragraph 154 Section G of the NPPF.



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SRUR03

Site Details

Site Name: Silver Birches, Stone Road, Tittensor, ST15 0QT

Ward: Swynnerton and Oulton

Parish: Stone Rural

Size: 1.4 hectares

Potential Yield: 29 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Used as storage

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

Suitable: The brownfield land portion of this site may be suitable for development.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Flood Zone, mineral deposits. A historic environment abuts the eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Paragraph 154 Section G of the NPPF.



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SRUR04

Site Details

Site Name: Land to south and west of Stone, ST15 0BU

Ward: Milwich

Parish: Stone Rural

Size: 167 hectares

Potential Yield: 3,507 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: It is not known if the full site is available for development.

Availability Assessment: Some of 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. The site currently has multiple owners, and it is unclear whether the full site is available for development. The timescale for delivery is unknown.

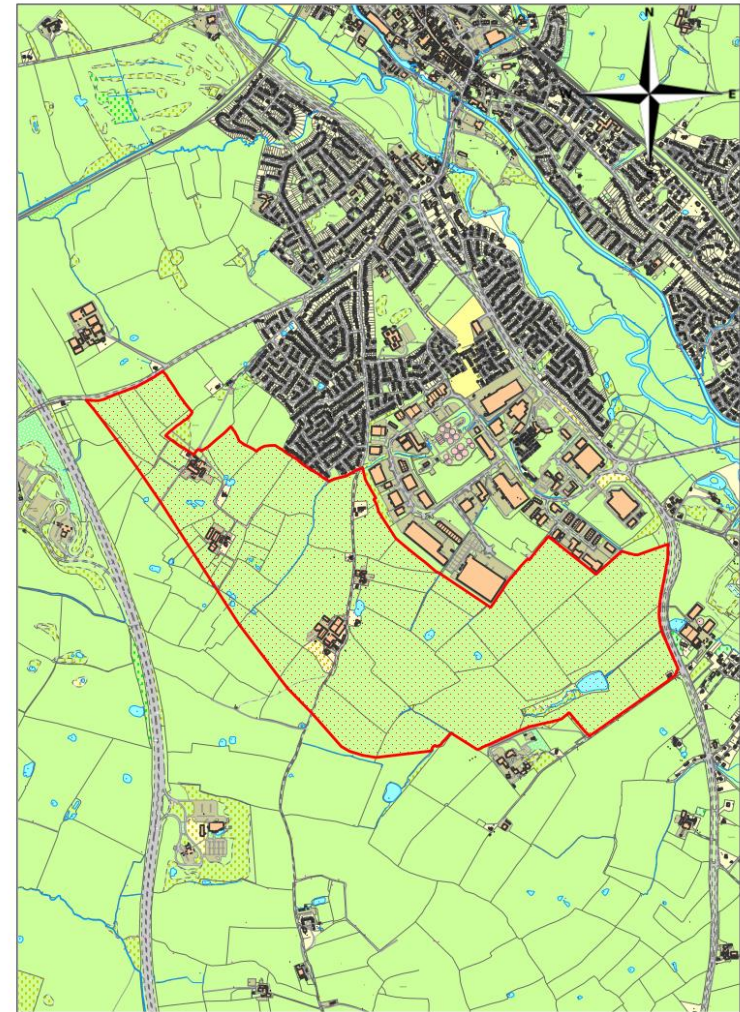
Suitable: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stone.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Stone, however the area within the boundary is a Protected Employment Area (the Jaguar Land Rover employment allocation). The following constraints exist: Open space, Tree Preservation Order, Public Right of Way, Historic Environment Record, landfill buffer, mineral deposits, Site of Biological Importance.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, assuming the full site is available for development.



SRUR06

Site Details

Site Name: Land at Aston Marina, ST15 8QU

Ward: Milwich

Parish: Stone Rural

Size: 10 hectares

Potential Yield: 210 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: landfill buffer, mineral deposits. A Historic Environment Record and a Conservation Area abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SRUR08

Site Details

Site Name: Hobbergate Estate, SCC, County Farm, ST15 8TD

Ward: Swynnerton and Oulton

Parish: Stone Rural

Size: 61.6 hectares

Potential Yield: 1,110 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

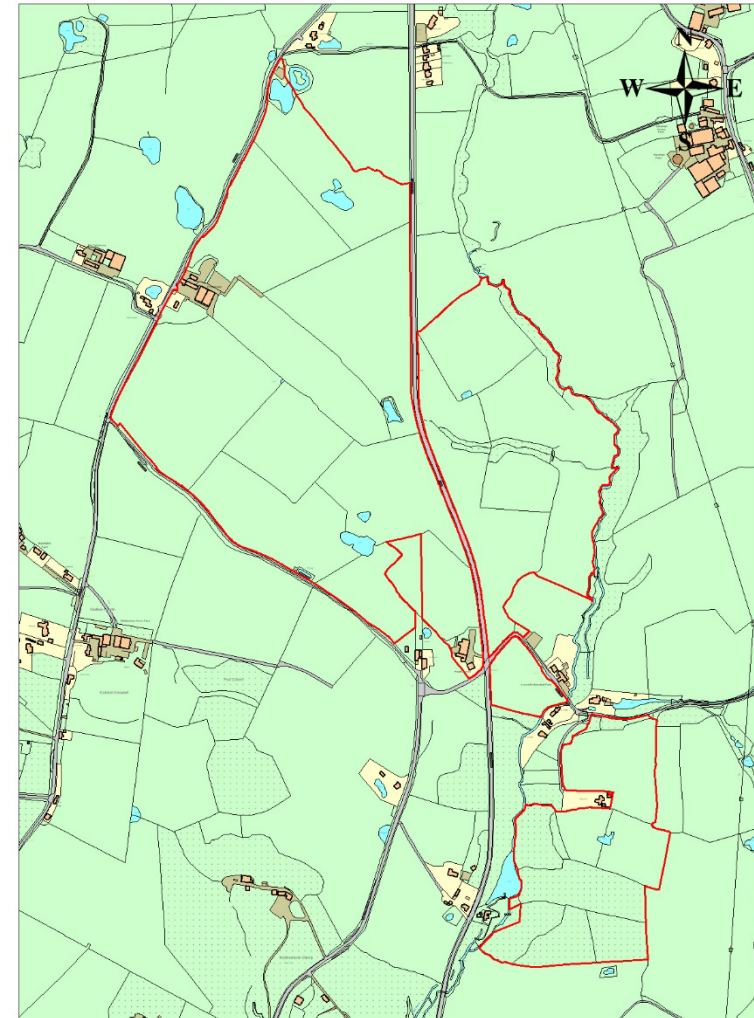
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is located in the Green Belt.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Tree Preservation Order, Site of Biological Importance, Historic Environment Record, Conservation Area, Flood Zone, mineral deposits. A Public Right of Way abuts the site on its southern and northern boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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SRUR09

Site Details

Site Name: Stone Aston Estate, SCC, County Farm, ST18 9SD

Ward: Milwich

Parish: Stone Rural

Size: 95 hectares

Potential Yield: 1,710 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

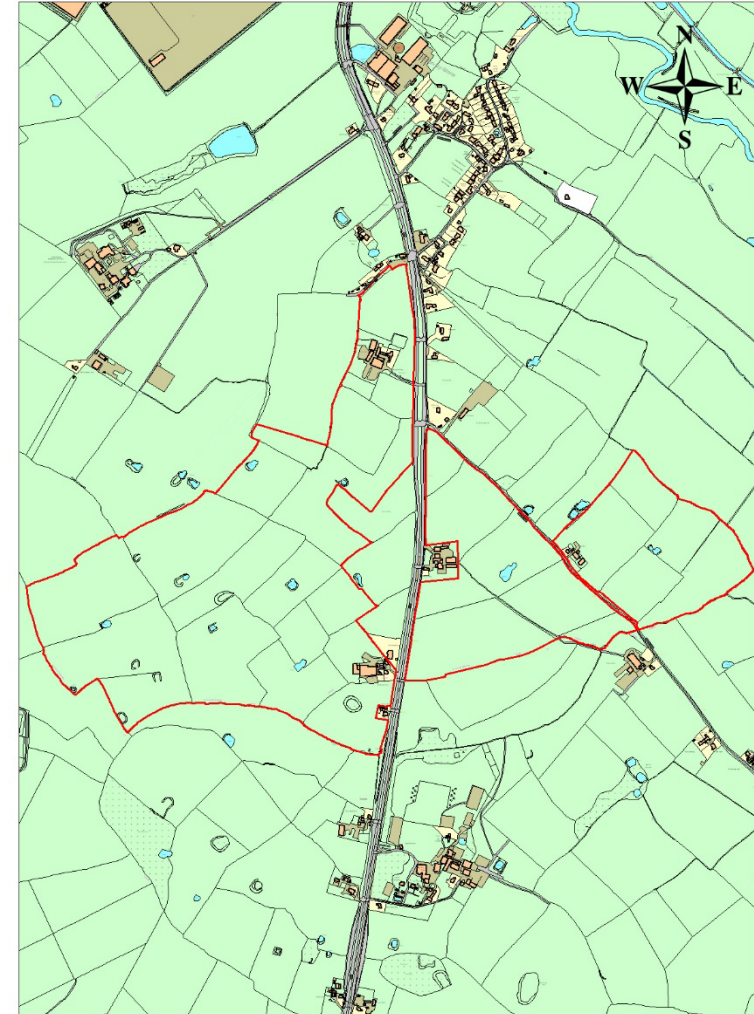
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SRUR10

Site Details

Site Name: Yarlet (2), Staffordshire County Council, County Farm, ST15 0BU

Ward: Milwich

Parish: Stone Rural

Size: 22.3 hectares

Potential Yield: 469 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

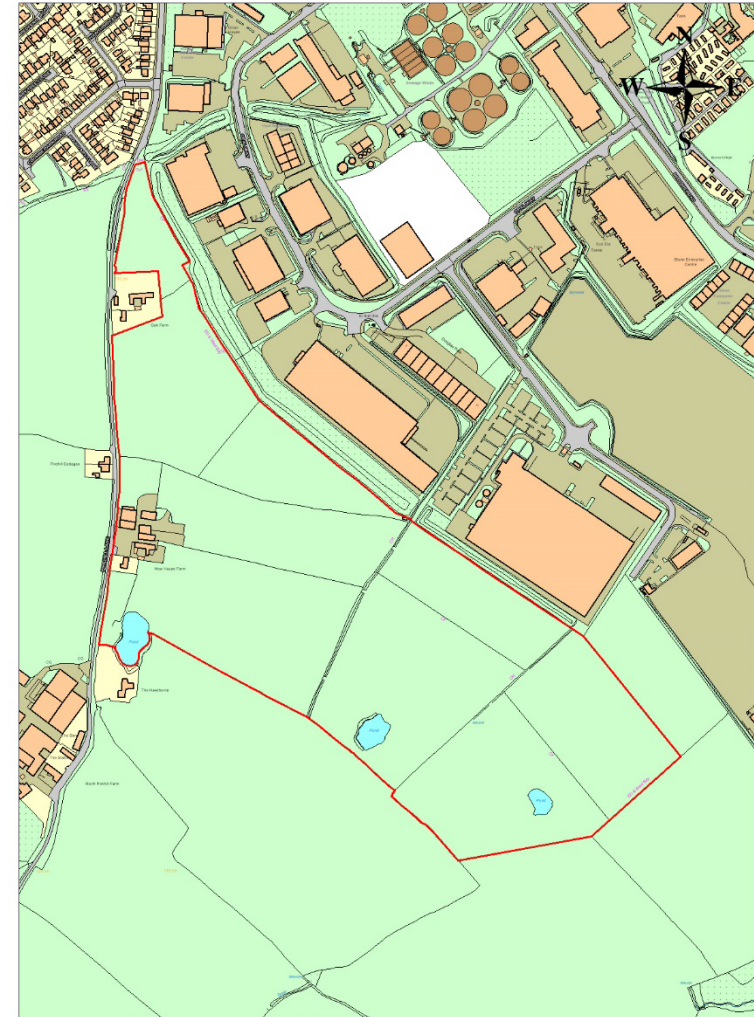
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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SRUR12

Site Details

Site Name: Land at Aston Lane, Aston-By-Stone, ST15 0BW

Ward: Milwich

Parish: Stone Rural

Size: 3 hectares

Potential Yield: 63 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

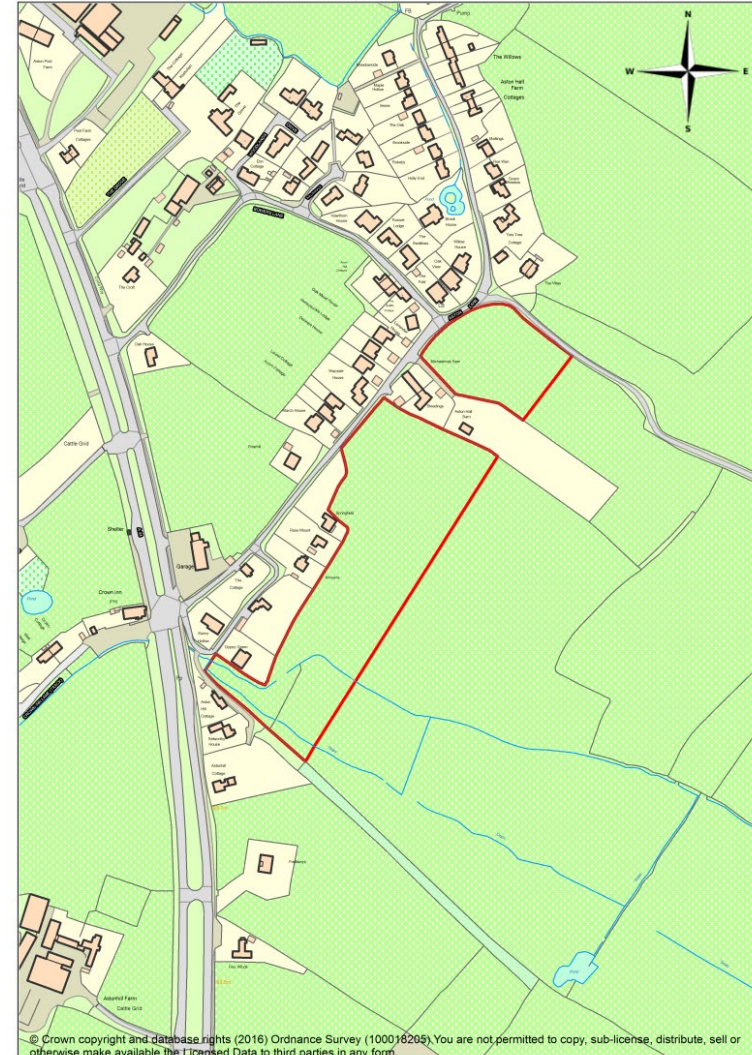
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints are known to exist: Historic Environment Record. A Public Right of Way runs adjacent to the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



SRUR13

Site Details

Site Name: Land adjacent to A34, Stone, Staffordshire, ST15 0PS

Ward: Milwich

Parish: Stone Rural

Size: 3.2 hectares

Potential Yield: 78 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.

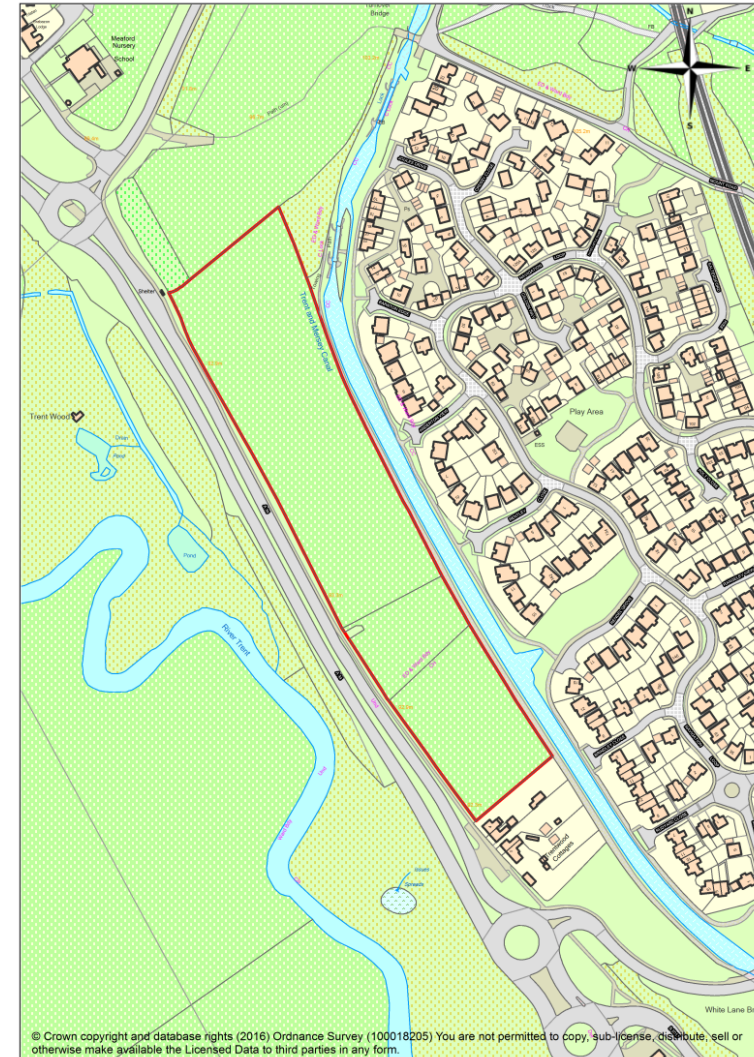
Suitable: No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is in the Green Belt.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Green Belt. A Historic Environment Record is adjacent to the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.



SRUR16

Site Details

Site Name: Field on Vanity Lane, Oulton, Stone, ST15 8UG

Ward: Swynnerton and Oulton

Parish: Stone Rural

Size: 2 hectares

Potential Yield: 42 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Pastureland

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is in the Green Belt.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: Green Belt, Tree Preservation Order and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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SRUR17

Site Details

Site Name: Land at Eccleshall Road, Stone, ST15 0BY

Ward: Milwich

Parish: Stone Rural

Size: 8 hectares

Potential Yield: 144 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order and Historic Landfill Site. A Historic Environment Record abuts the site to the south.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SRUR18

Site Details

Site Name: Land at Eccleshall Road, Stone, ST15 0BY

Ward: Milwich

Parish: Stone Rural

Size: 2.97 hectares

Potential Yield: 73 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

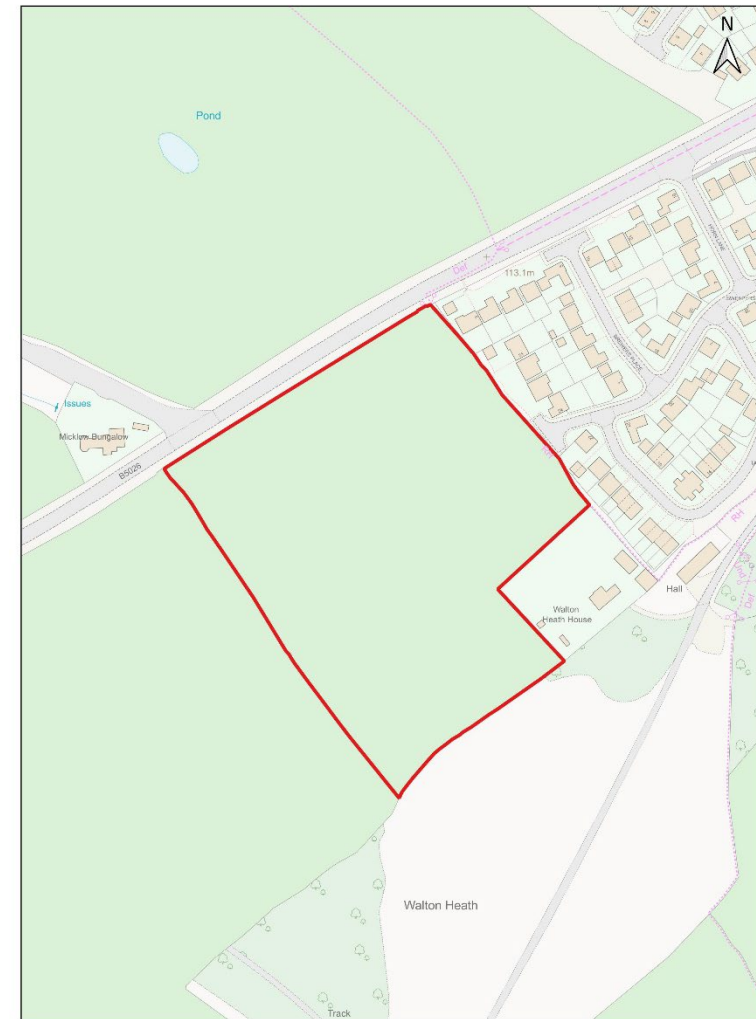
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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SRUR20

Site Details

Site Name: Land off Stone Road (A34), Aston-by-Stone

Ward: Milwich

Parish: Stone Rural

Size: 3.05 hectares

Potential Yield: 64 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraint exists: Historic Environment Record, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SRUR21

Site Details

Site Name: Land to the south of Stone Business Park and to the west of Aston Pool Farm, Stafford Road, Stone, ST15 0BH

Ward: Milwich

Parish: Stone Rural

Size: 76 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

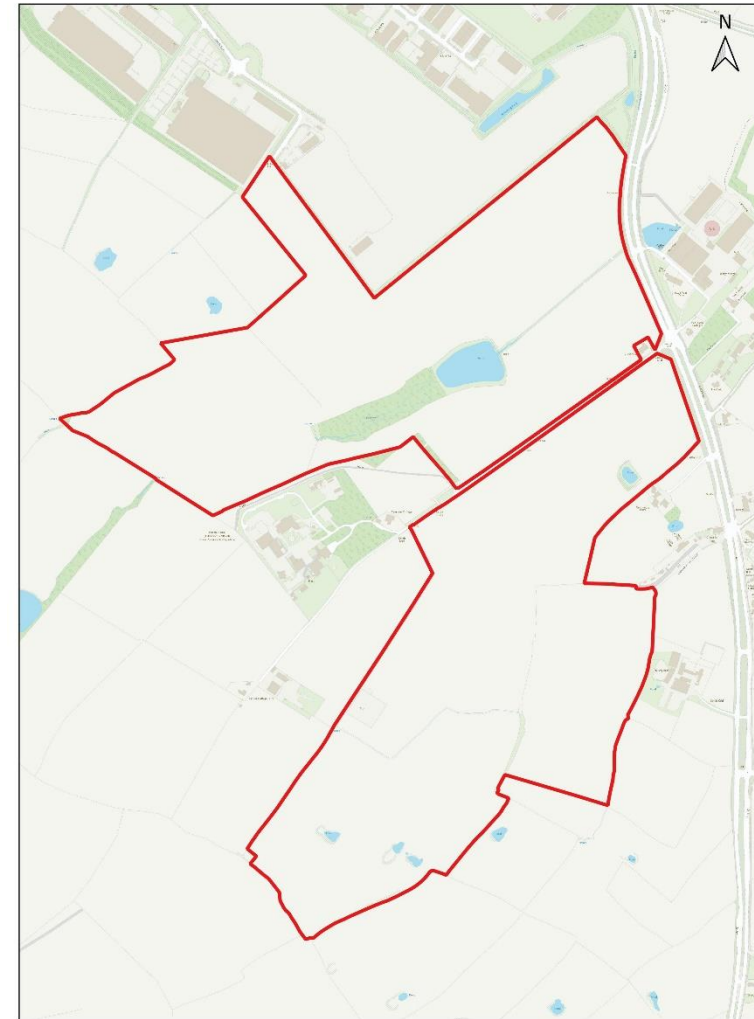
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Public Right of Way, Site of Biological Importance and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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STAFMB02

Site Details

Site Name: Land at Moss Pit (A449), Stafford, ST17 9HQ

Ward: Manor

Parish: Non-parish area

Size: 0.8 hectares

Potential Yield: 20 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

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. The site is owned by a developer, and the site is available immediately.

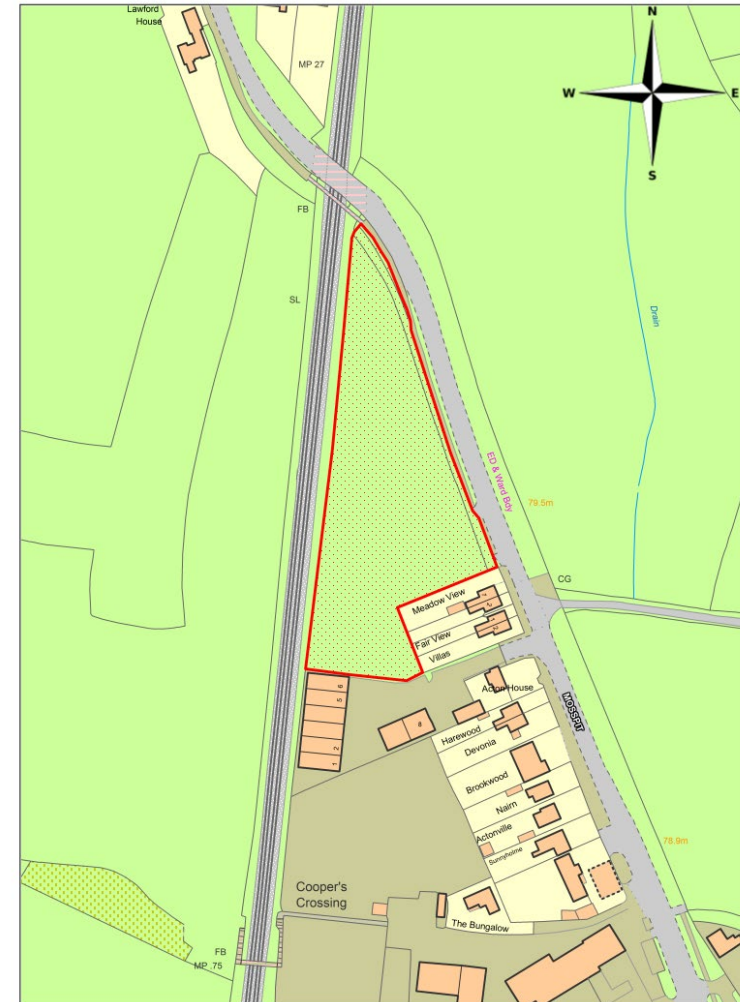
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAFMB03

Site Details

Site Name: Land at Ash Flats Lane / Moss Pit, ST18 9BP

Ward: Manor

Parish: Non-parish area

Size: 15.2 hectares

Potential Yield: 319 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

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. The site currently has multiple owners, and the site is available immediately.

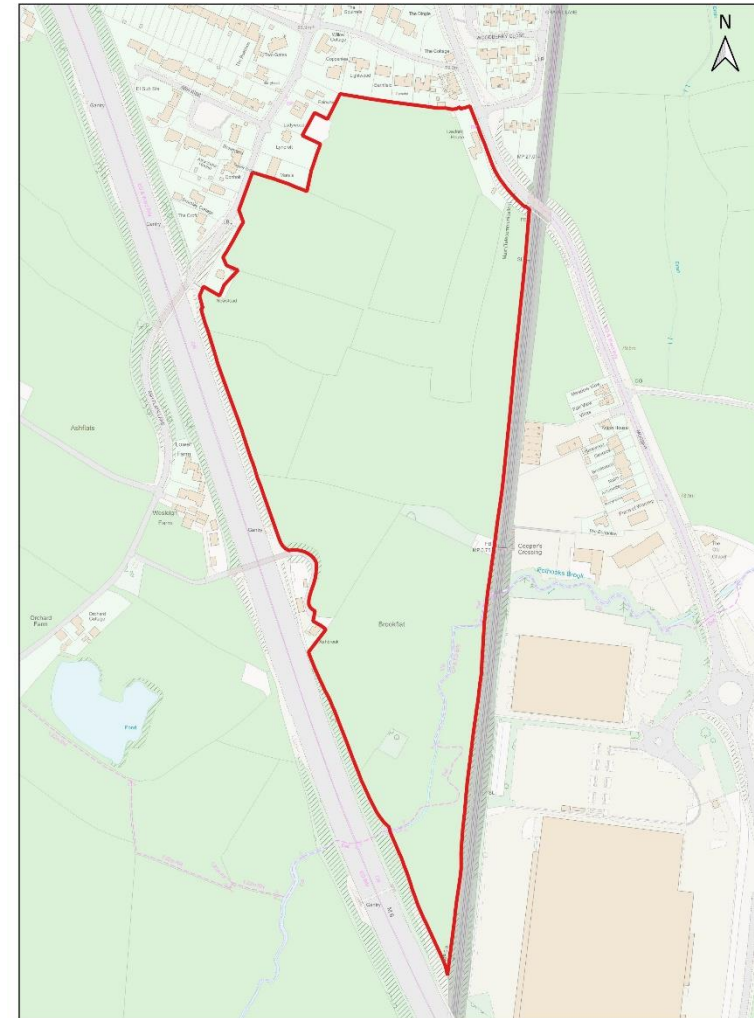
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: This site is adjacent to the Local Plan settlement of Stafford. However, some of the site falls outside of Stafford Borough boundary. The following constraints exist: Tree Preservation Order, Public Right of Way, Historic Environment Record, Flood Zone, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The area of the site not in the flood zone and within the Stafford Borough boundary is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STAFMB05

Status: Not developable due to environmental constraints.

Site Details

Site Name: Land fronting Tixall Road, Stafford, ST16 3UE

Ward: Littleworth

Parish: Non-parish area

Size: 0.2 hectares

Potential Yield: 7 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

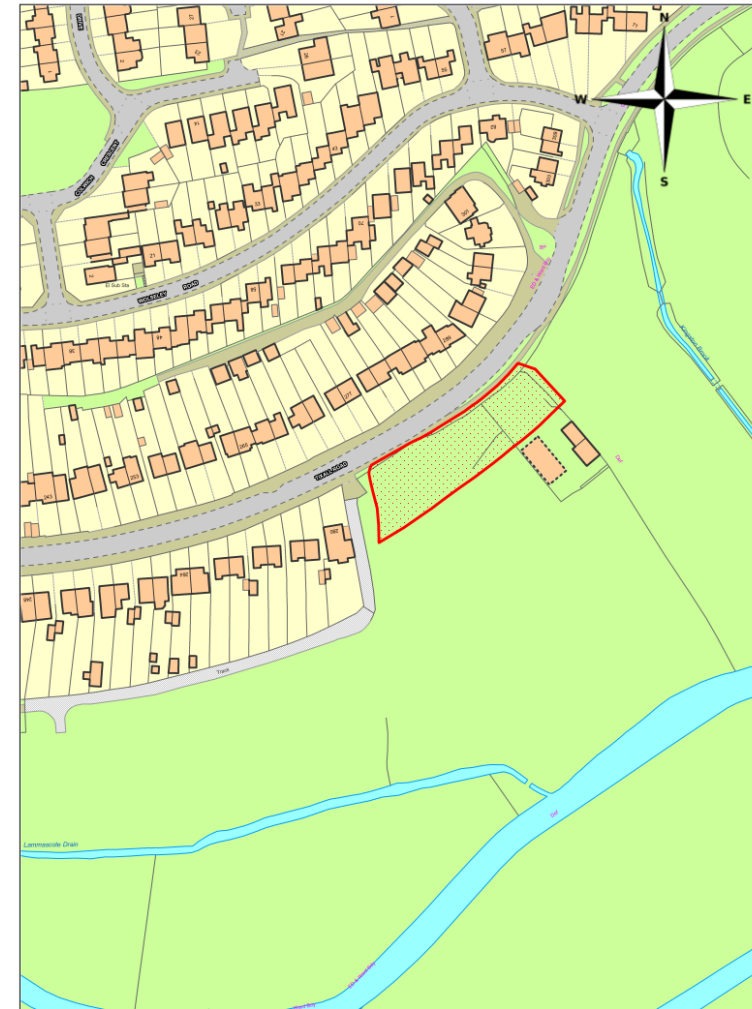
Availability Assessment: The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Historic Environment Record, landfill, Flood Zone, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA6, which is considered financially viable.



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STAFMB06

Status: Not developable due to environmental constraints.

Site Details

Site Name: Land to rear of Nos 248 to 280 Tixall Road, Stafford, ST16 3UE

Ward: Littleworth

Parish: Non-parish area

Size: 0.69 hectares

Potential Yield: 17 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

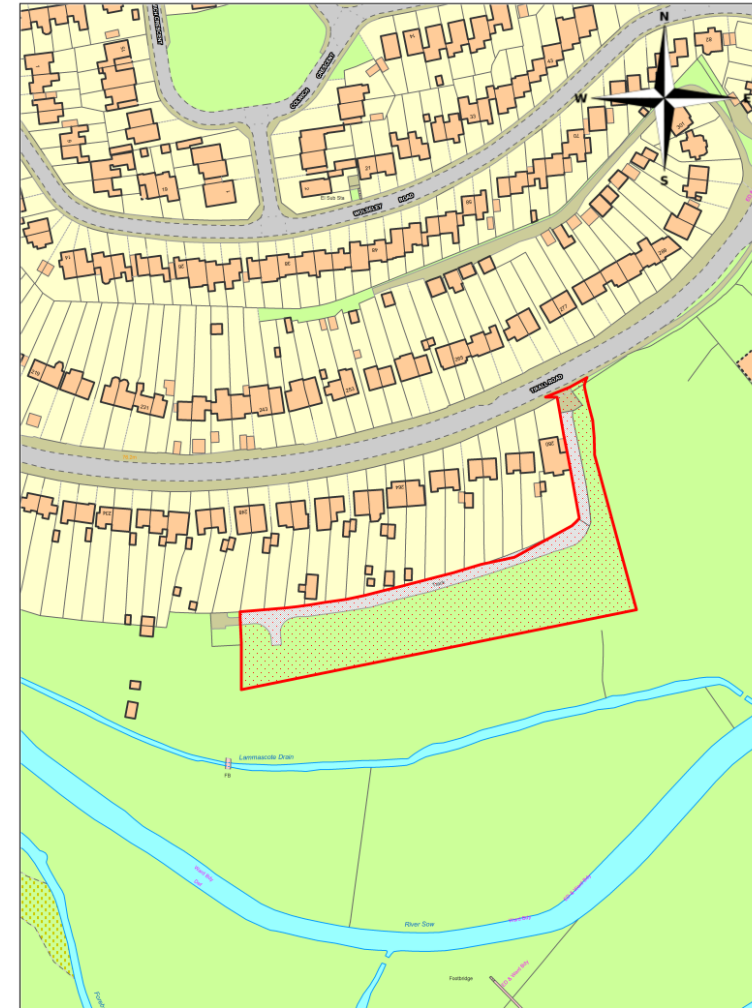
Availability Assessment: The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Historic Environment Record, landfill, Flood Zone, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.



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STAFMB09

Site Details

Site Name: Land off Falmouth Avenue, Weeping Cross, Stafford, ST17 2RS

Ward: Baswich

Parish: Non-parish area

Size: 4.5 hectares

Potential Yield: 95 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

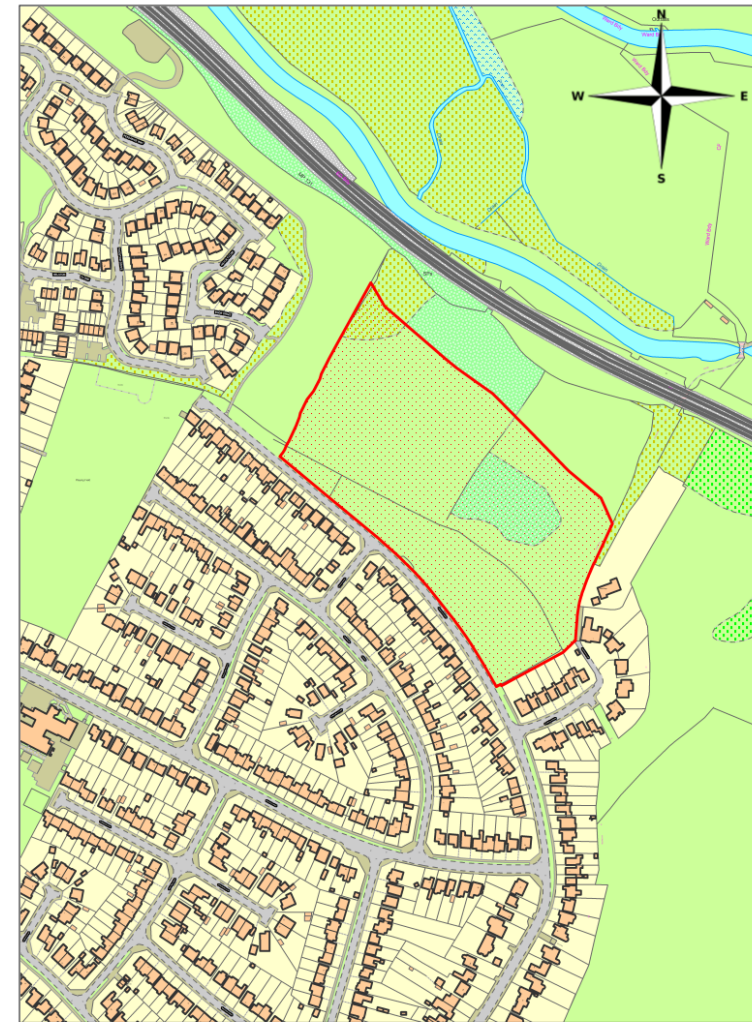
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order, Public Right of Way, mineral deposit buffer. A Historic Environment Record abuts the site on its north-eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STAFMB10

Site Details

Site Name: Land south of Brunswick Terrace, Stafford, ST16 1BB

Ward: Rowley

Parish: Non-parish area

Size: 1.5 hectares

Potential Yield: 43 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

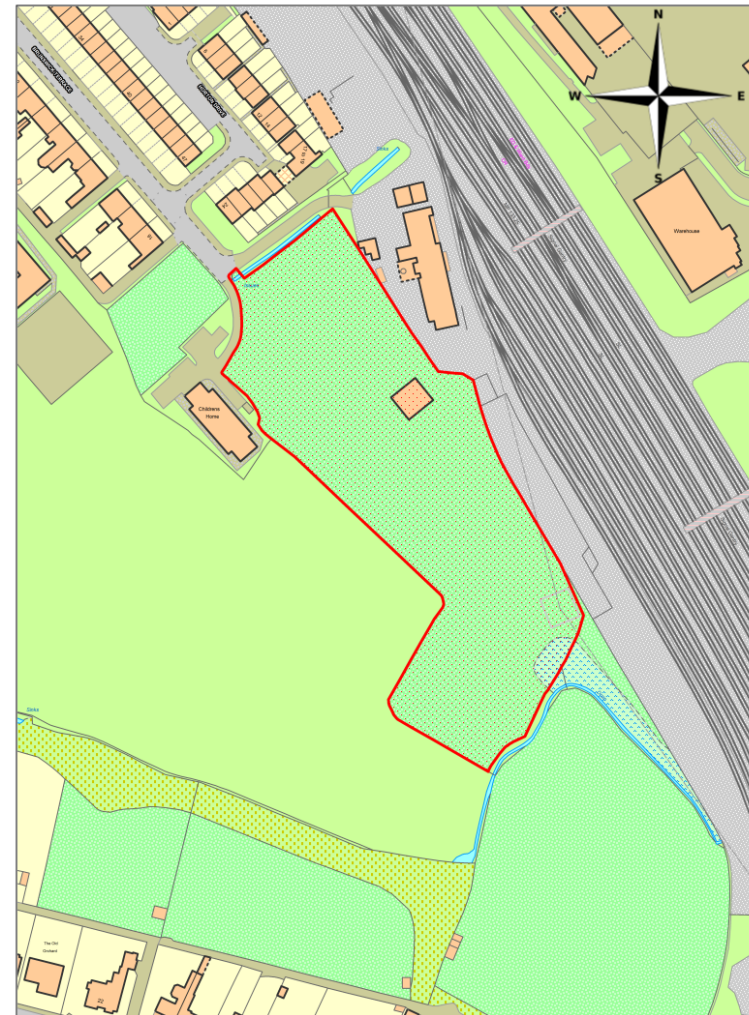
Suitable: No; the site is within a currently recognised Local Plan settlement but is it in the Flood Zone.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA6, which is considered financially viable.

Status: The site is not developable due to environmental constraints.



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STAFMB11

Site Details

Site Name: Land off Brunswick Terrace, Stafford, ST16 1BB

Ward: Rowley

Parish: Non-parish area

Size: 3 hectares

Potential Yield: 86 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.

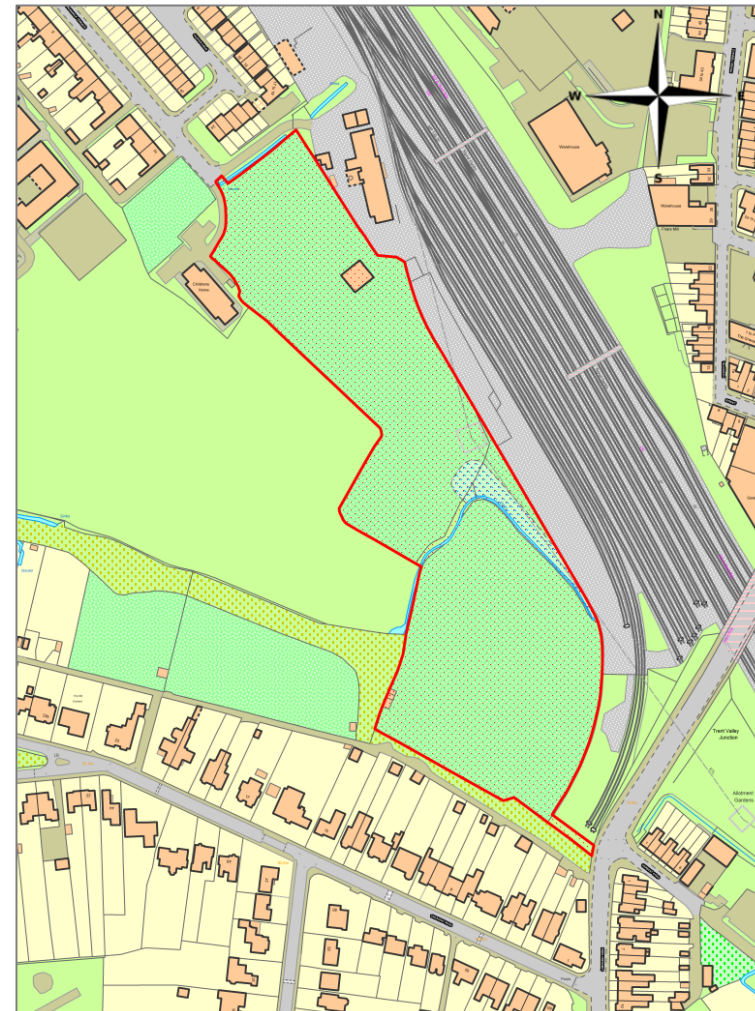
Suitable: No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. Additional land will be required to deliver this site. The following constraints exist: Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.

Status: The site is not developable due to environmental constraints.



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STAFMB12

Site Details

Site Name: Stafford Police Station, ST16 2DQ

Ward: Forebridge

Parish: Non-parish area

Size: 0.3 hectares

Potential Yield: 12 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Occupied by a police station and car park

Deliverability Summary

Available: It is unknown when the site will become available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, but it is unknown when the site will become available.

Suitable: Yes; the site is within a currently recognised Local Plan settlement.

Suitability Assessment: The site is positioned within the currently recognised Local Plan settlement of Stafford. Additional land will be required to deliver this site. The following constraints exist: Historic Environment Record, Conservation Area, landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA6, which is considered financially viable.

Status: The site is deliverable, however, it is unknown when the site will be available.



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STAFMB13

Site Details

Site Name: Land on the south side of School Lane, Rickerscote, Stafford, ST17 4HQ

Ward: Penkside

Parish: Non-parish area

Size: 3.5 hectares

Potential Yield: 86 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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. The site is currently under dual ownership, and the site is available immediately.

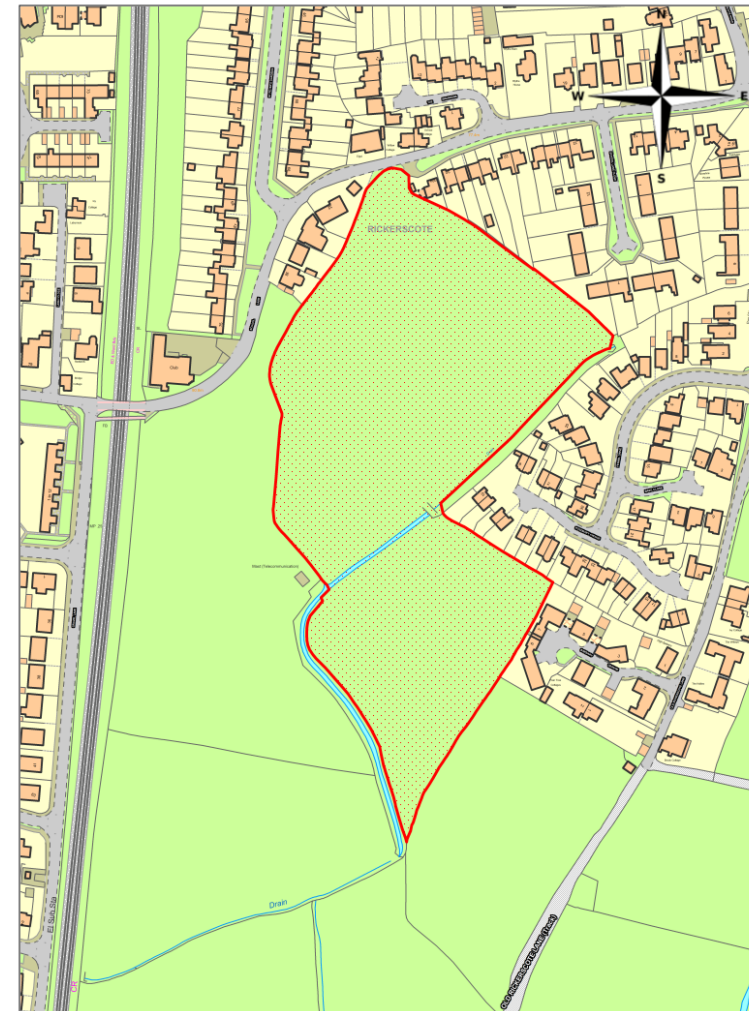
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The current user needs to be relocated and additional land is required to deliver this site. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STAFMB14

Site Details

Site Name: Land to the east of Old Rickerscote Lane, ST17 4HG

Ward: Penkside

Parish: Non-parish area

Size: 1.3 hectares

Potential Yield: 28 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Historic Environment Record and mineral deposits. A Public Right of Way runs adjacent to the site and the site is also adjacent to the Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAFMB15

Site Details

Site Name: Land to the south of Rickerscote Hall, ST17 4HF

Ward: Penkside

Parish: Non-parish area

Size: 2.9 hectares

Potential Yield: 61 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Infrastructure, Flood Zone and Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAFMB16

Site Details

Site Name: Land to the west of Roseford Farm, ST17 9HQ

Ward: Penkside

Parish: Non-parish area

Size: 6.7 hectares

Potential Yield: 121 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

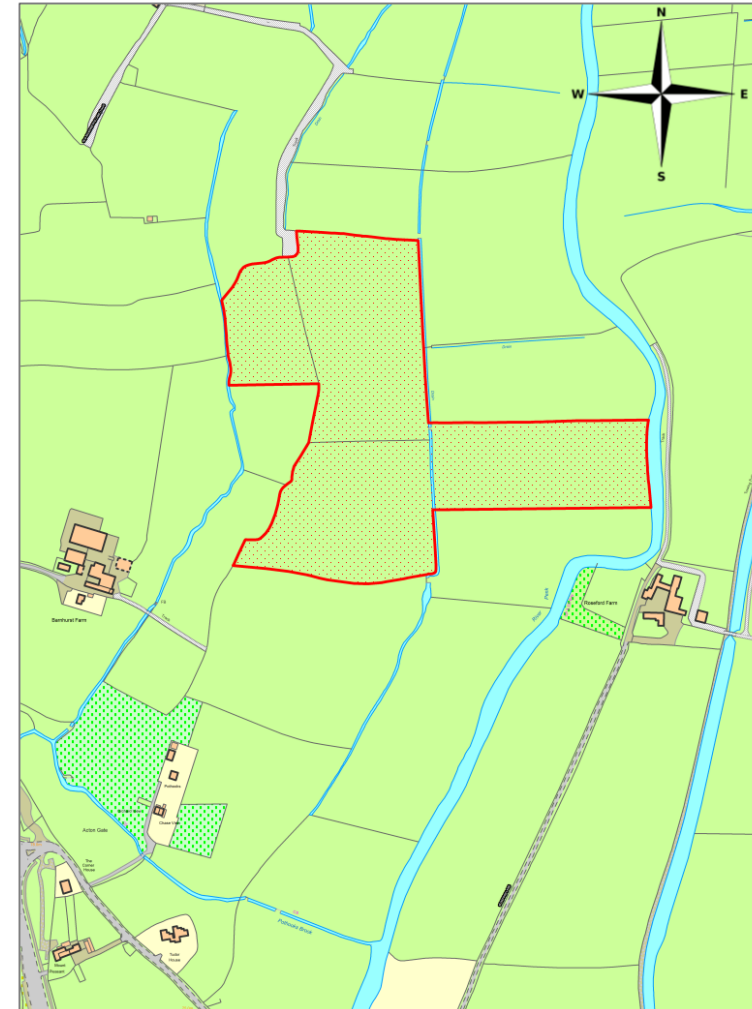
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Infrastructure, Flood Zone, Historic Environment Record and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAFMB18

Site Details

Site Name: Land off Harrowby Street, Stafford, ST16 3TX

Ward: Littleworth

Parish: Non-parish area

Size: 0.4 hectares

Potential Yield: 16 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Vacant land

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

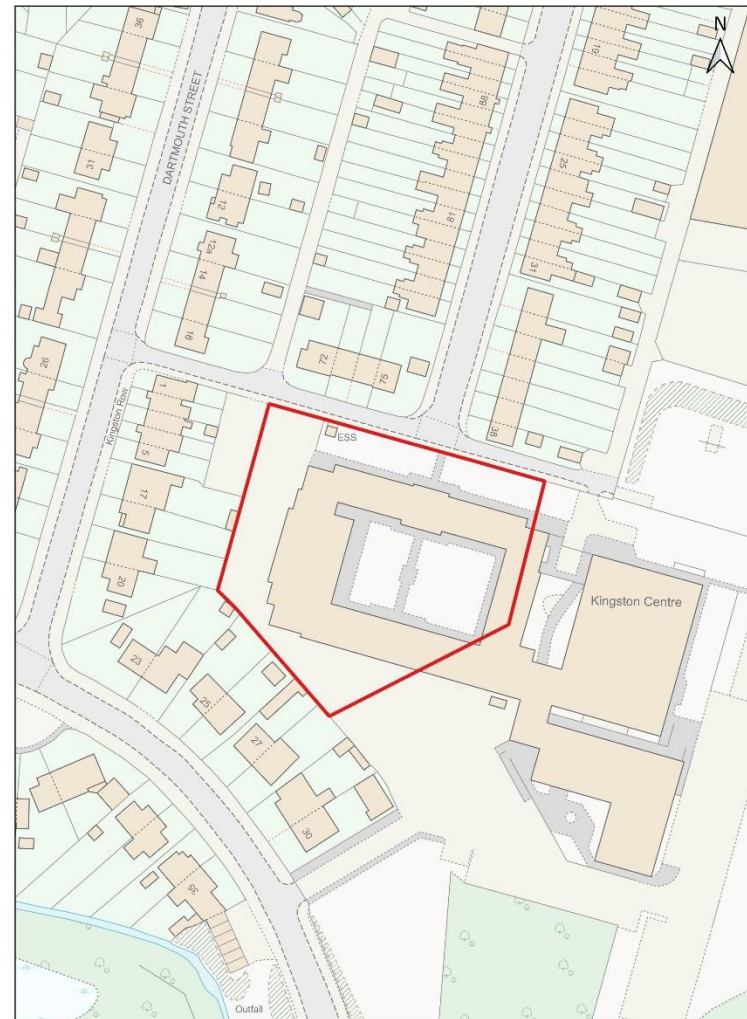
Suitable: Yes; the site is within a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA6, which is considered financially viable.

Status: The site is deliverable.



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STAFMB19

Status: The site is not developable due to policy constraints.

Site Details

Site Name: Former King Edward's School Playing Field, Stafford, ST17 9YJ

Ward: Rowley

Parish: Non-parish area

Size: 2.9 hectares

Potential Yield: 83 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Former school playing field

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is within a currently recognised Local Plan settlement but is designated as Green Infrastructure.

Suitability Assessment: The site is within the currently recognised Local Plan settlement of Stafford. The current user will need to be relocated. The following constraints exist: Green Infrastructure, Historic Environment Record. It is not known if there are any land stability issues.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.



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STAFMB21

Status: Not developable due to environmental constraints.

Site Details

Site Name: Land north of Martin Drive, Castletown (west of former Castleworks site), Stafford, ST16 2EJ

Ward: Rowley

Parish: Non-parish area

Size: 4.9 hectares

Potential Yield: 121 dwellings

Greenfield or Brownfield: Mixed

Current Use: Open undeveloped land, historically used as a tip site

Deliverability Summary

Available: The site will become available in the next 5 years.

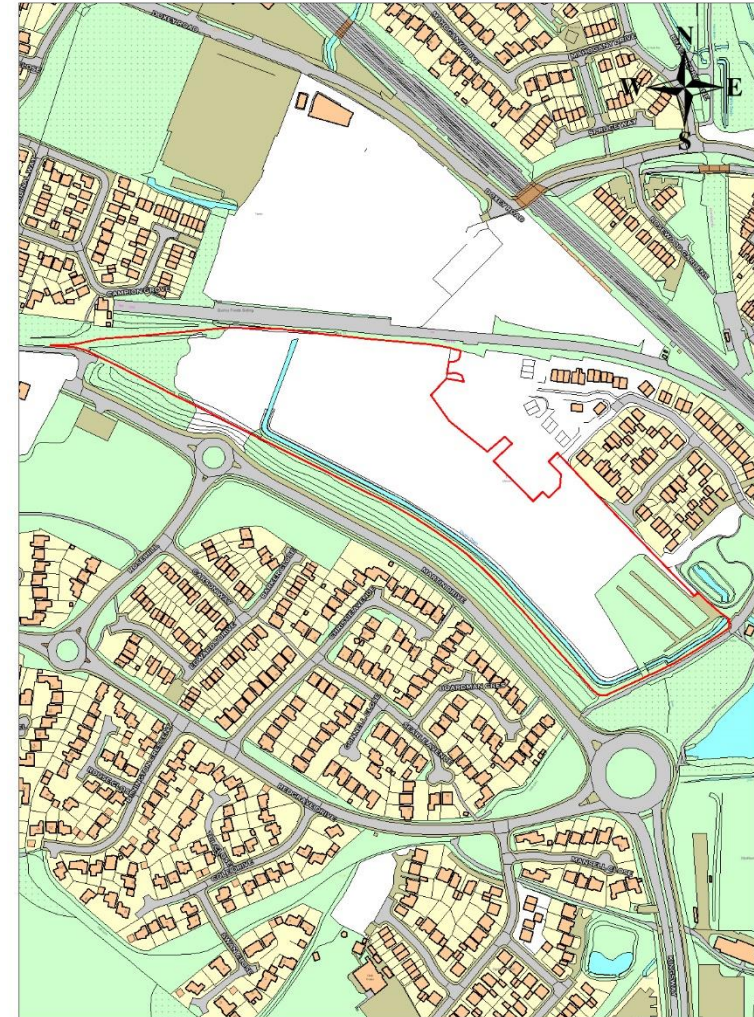
Availability Assessment: The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the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

Suitable: No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.

Suitability Assessment: The site is within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Public Right of Way, Landfill, Flood Zone, Open space/playing fields. A Historic Environment Record abuts the site on its northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.



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STAFMB22

Status: Not currently developable due to policy constraints.

Site Details

Site Name: South of Radford Bank

Ward: Weeping Cross and Wildwood

Parish: Non-parish area

Size: 5 hectares

Potential Yield: 105 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Tree Preservation Order, Historic Environment Record. The Flood Zone and Conservation Area abuts the site on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.



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STAFMB23

Status: Not developable due to environmental constraints.

Site Details

Site Name: Former Stafford Rugby Club Site, Land off Castlefields, Stafford, ST16 1BU

Ward: Rowley

Parish: Non-parish area

Size: 2.6 hectares

Potential Yield: 76 dwellings

Greenfield or Brownfield: Mixed

Current Use: Vacant land

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

Suitable: No; the site is within a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.

Suitability Assessment: The site is within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Public Right of Way, contaminated land/stability issues, landfill and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA2, which is considered financially viable.



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STAFMB24

Site Details

Site Name: Castle Golf Club, Stafford, ST16 1AX

Ward: Rowley

Parish: Non-parish area

Size: 31.4 hectares

Potential Yield: 659 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Tree Preservation Order, Public Right of Way, and Historic Environment Records.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: Not currently developable due to policy constraints.



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STAN01

Site Details

Site Name: Land at Nelson Crescent, Cotes Heath, ST21 6ST

Ward: Eccleshall

Parish: Standon

Size: 3.6 hectares

Potential Yield: 75 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Open grassland

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAN02

Site Details

Site Name: Standon Bowers, ST21 6RD

Ward: Eccleshall

Parish: Standon

Size: 20.8 hectares

Potential Yield: 374 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAN03

Site Details

Site Name: Land off Newcastle Road, Cotes Heath, Stafford, ST21

Ward: Eccleshall

Parish: Standon

Size: 2.8 hectares

Potential Yield: 59 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.

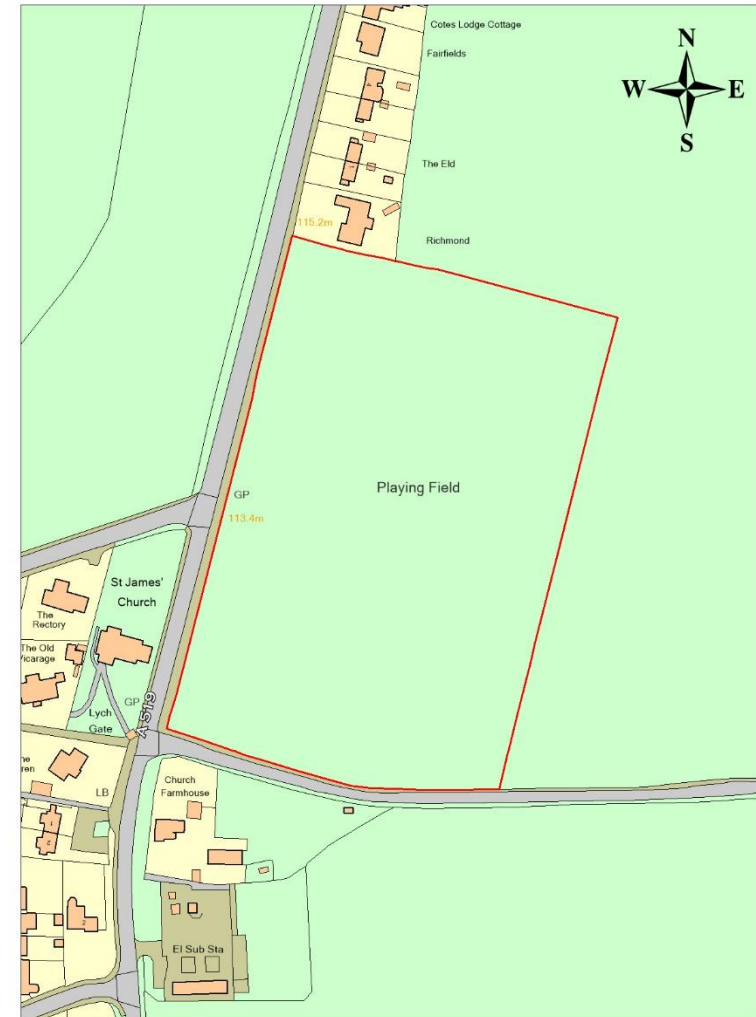
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is located within the Green Belt.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Open space/playing fields, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.



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STAN04

Site Details

Site Name: Land at Standon Mill, Standon, Stafford, ST21 6RP

Ward: Eccleshall

Parish: Standon

Size: 0.59 hectares

Potential Yield: 12 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Mill including storage and office buildings

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

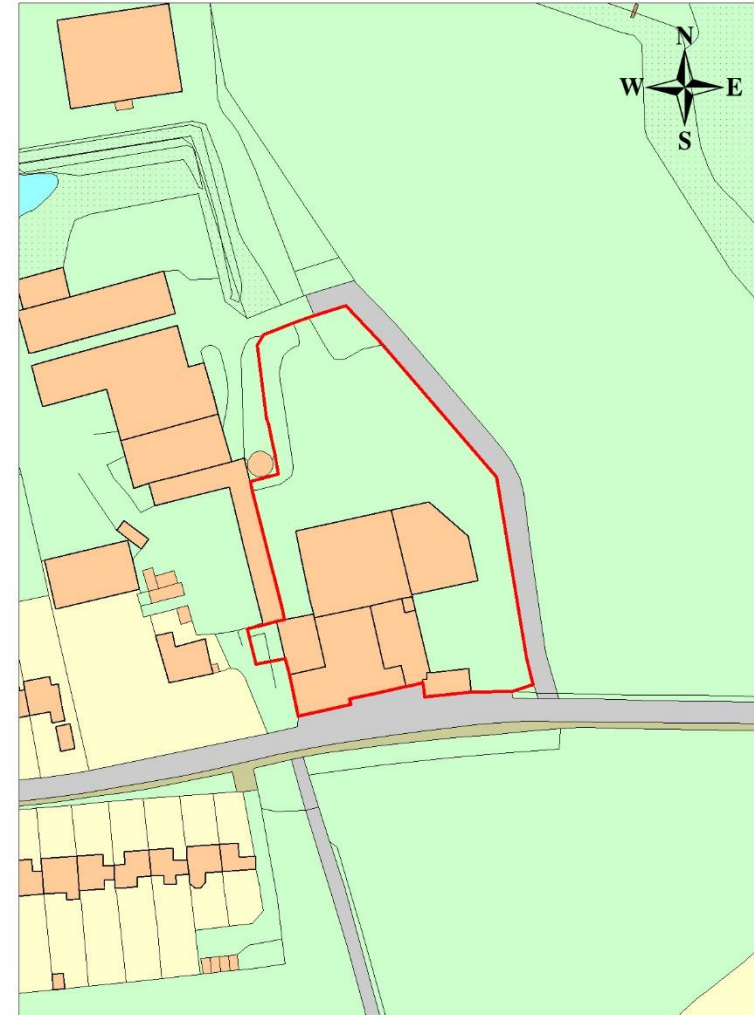
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: a Public Right of Way, Historic Environment Record, Flood Zone and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAN05

Site Details

Site Name: Land off Church Lane adjacent to school

Ward: Eccleshall

Parish: Standon

Size: 3.34 hectares

Potential Yield: 70 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

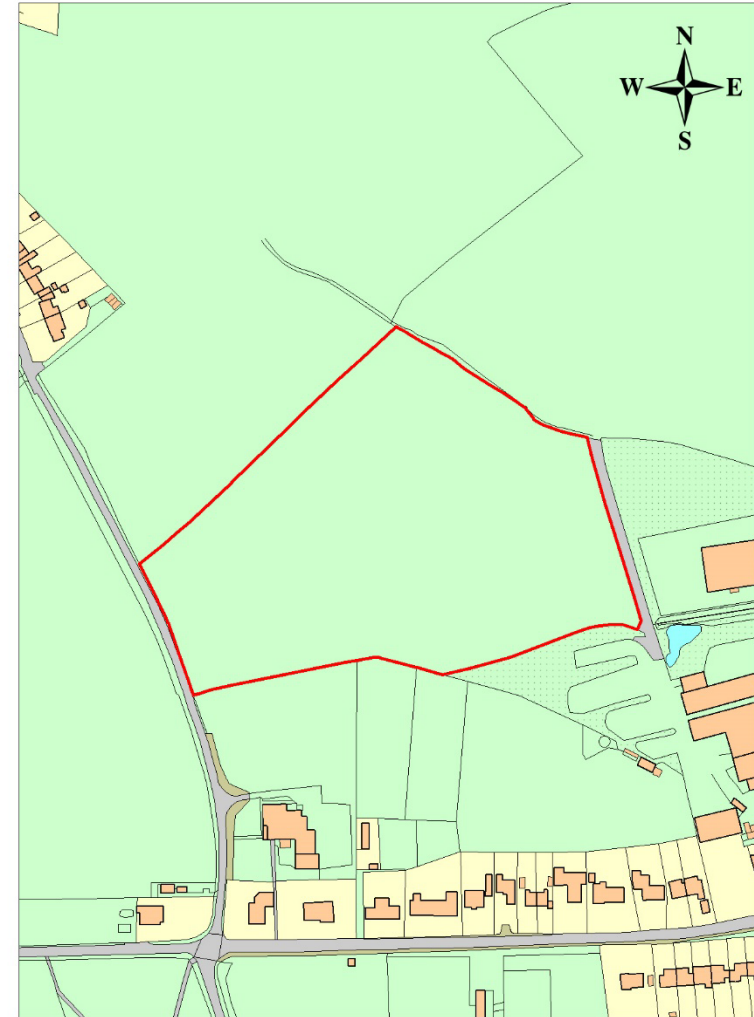
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: a Public Right of Way and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STAN06

Site Details

Site Name: Land North of Mill Lane adjacent to Youngs animal feeds

Ward: Eccleshall

Parish: Standon

Size: 1.67 hectares

Potential Yield: 35 dwellings

Greenfield or Brownfield: Mixed

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: a Public Right of Way, Historic Environment Record, Flood Zone and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STO01

Site Details

Site Name: Rose Cottage, Little Stoke, Stone, Staffs, ST15 8QU

Ward: St Michael's and Stonefield

Parish: Stone

Size: 2.3 hectares

Potential Yield: Used for retail development

Greenfield or Brownfield: Mixed

Current Use: Greenfield land which is also occupied by a scrapyard

Deliverability Summary

Available: The site will become available in the next 5 years.

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. The site is currently under dual ownership, and the site will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Potential land stability issues, landfill, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.



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STO02

Site Details

Site Name: Rose Cottage, Little Stoke, Stone, Staffs, ST15 8QU

Ward: St Michael's and Stonefield

Parish: Stone

Size: 1.3 hectares

Potential Yield: 31 dwellings

Greenfield or Brownfield: Mixed

Current Use: Greenfield land which is also occupied by a scrapyard

Deliverability Summary

Available: The site will become available in the next 5 years.

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. The site is currently under dual ownership, and the site will become available in the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: landfill buffer, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO3, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO03

Site Details

Site Name: Land at Nicholls Lane, Stone, ST15 8UA

Ward: St Michael's and Stonefield

Parish: Stone

Size: 2.7 hectares

Potential Yield: 66 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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 available immediately.

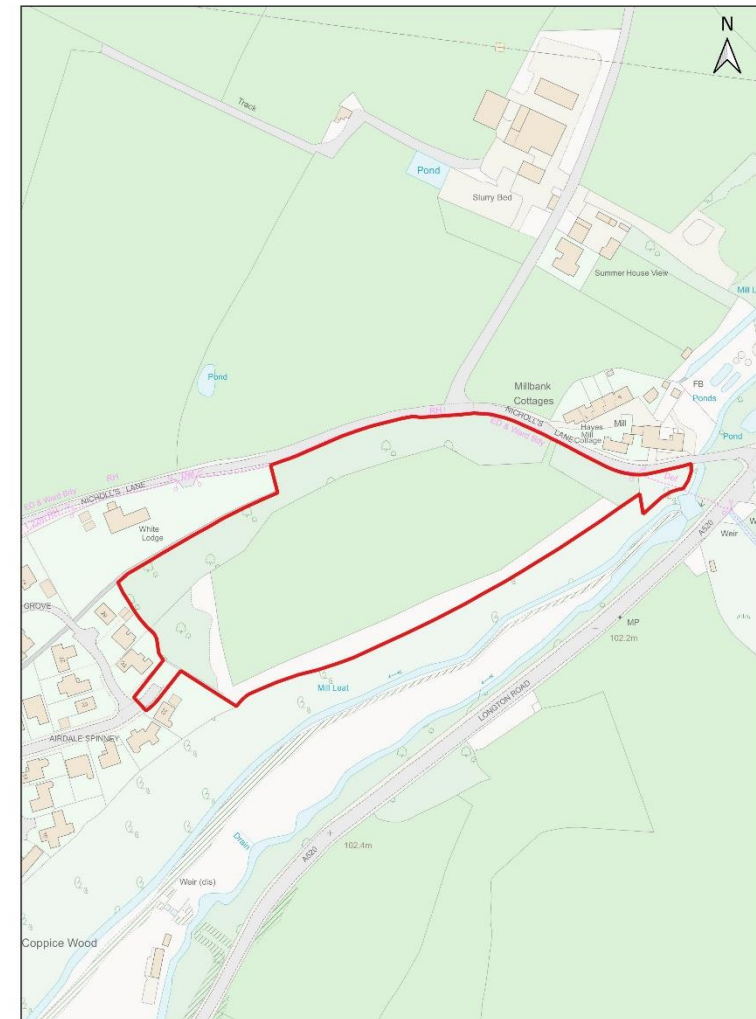
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, Conservation Area, Public Right of Way, Site of Biological Importance. The Green Belt lies to the north of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO04

Status: The site is not developable due to environmental constraints.

Site Details

Site Name: Land off the Filleybrooks, Stone, ST15 0HG

Ward: Walton

Parish: Stone

Size: 8.4 hectares

Potential Yield: 176 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

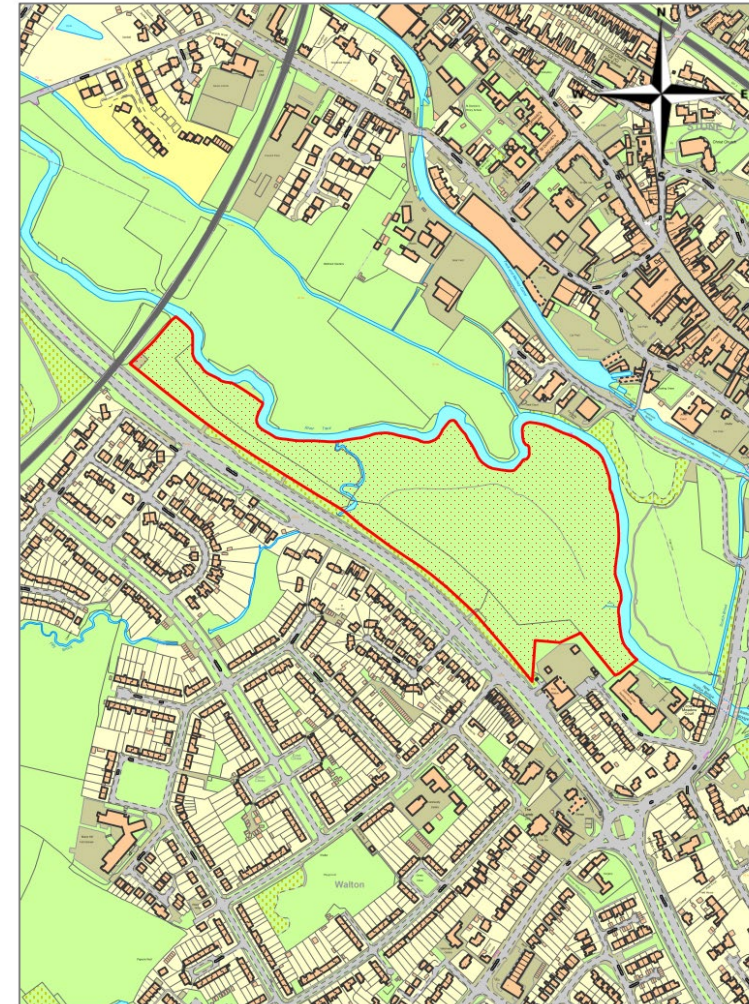
Availability Assessment: The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; although the site is adjacent to a currently recognised Local Plan settlement, the site is in the Flood Zone and is designated as Green Infrastructure.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Green Infrastructure, Tree Preservation Order, Historic Environment Record, landfill buffer, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.



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STO05

Site Details

Site Name: Stone Highways Depot, Newcastle Road, Stone, Staffs, ST15 8LD

Ward: St Michael's and Stonefield

Parish: Stone

Size: 0.8 hectares

Potential Yield: 22 dwellings

Greenfield or Brownfield: Brownfield

Current Use: Used as a highways depot

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is within a currently recognised Local Plan settlement, but part of the site is designated as Green Infrastructure.

Suitability Assessment: The site is within the currently recognised Local Plan settlement of Stone. The following constraints exist: Green Infrastructure, landfill buffer. A group Tree Preservation Order abuts the sites eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO3, which is considered financially viable.

Status: The site is not developable due to policy constraints.



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STO06

Site Details

Site Name: Land at Uttoxeter Road, Stone, ST15 8QX

Ward: St Michael's and Stonefield

Parish: Stone

Size: 42 hectares

Potential Yield: 882 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: Part of the site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: Part of the site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: landfill, mineral deposits buffer. A Historic Environment Record abuts the sites south-eastern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF, where it directly abuts the settlement boundary.



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STO07

Site Details

Site Name: Land adjacent to Spode Close, Stone, ST15 0XU

Ward: Walton

Parish: Stone

Size: 4.8 hectares

Potential Yield: 101 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site is currently under dual ownership, and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO08 and STO10

Site Details

Site Name: Land north of Trent Road, Stone, ST15 0WB

Ward: St Michael's and Stonefield

Parish: Stone

Size: 1 hectare

Potential Yield: 28 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

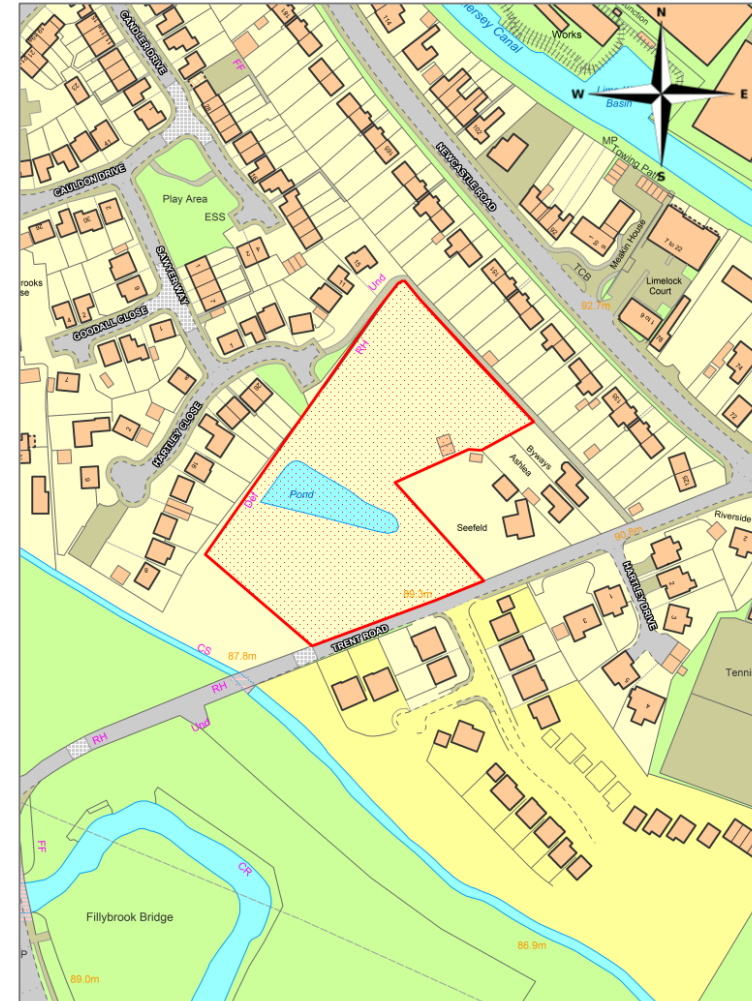
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, landfill, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO3, which is considered financially viable.

Status: The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO11

Site Details

Site Name: Woodland Court, North of Trent Road, Stone, ST15 8LE

Ward: St Michael's and Stonefield

Parish: Stone

Size: 0.4 hectares

Potential Yield: 12 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is in the Flood Zone.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, Flood Zone, landfill buffer. The Green Belt abuts the site on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO3, which is considered financially viable.

Status: Not developable due to environmental constraints.



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STO12

Site Details

Site Name: Land at Redhill Road, Stone, Staffs, ST15 8BH

Ward: St Michael's and Stonefield

Parish: Stone

Size: 1.1 hectares

Potential Yield: 27 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

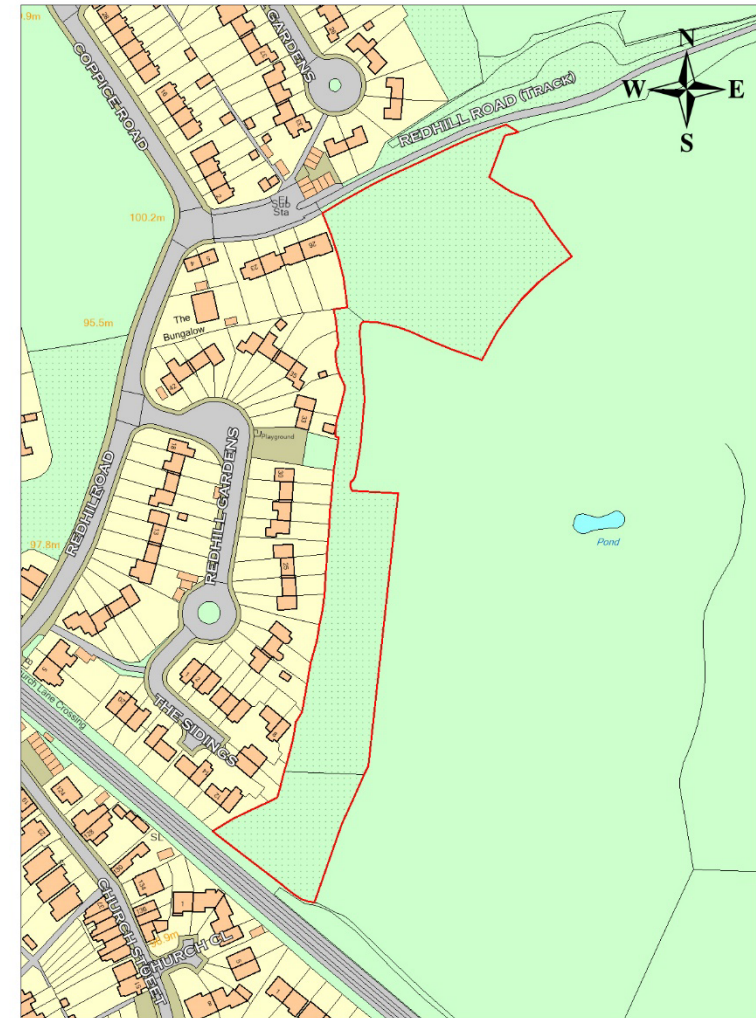
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: landfill buffer. A Public Right of Way runs adjacent to the northern boundary of the site, whilst a playing field lies to the west of the site.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO3, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO13

Site Details

Site Name: Land to east of Oakleigh Court, Stone, ST15 8LA

Ward: St Michael's and Stonefield

Parish: Stone

Size: 6.45 hectares

Potential Yield: 135 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

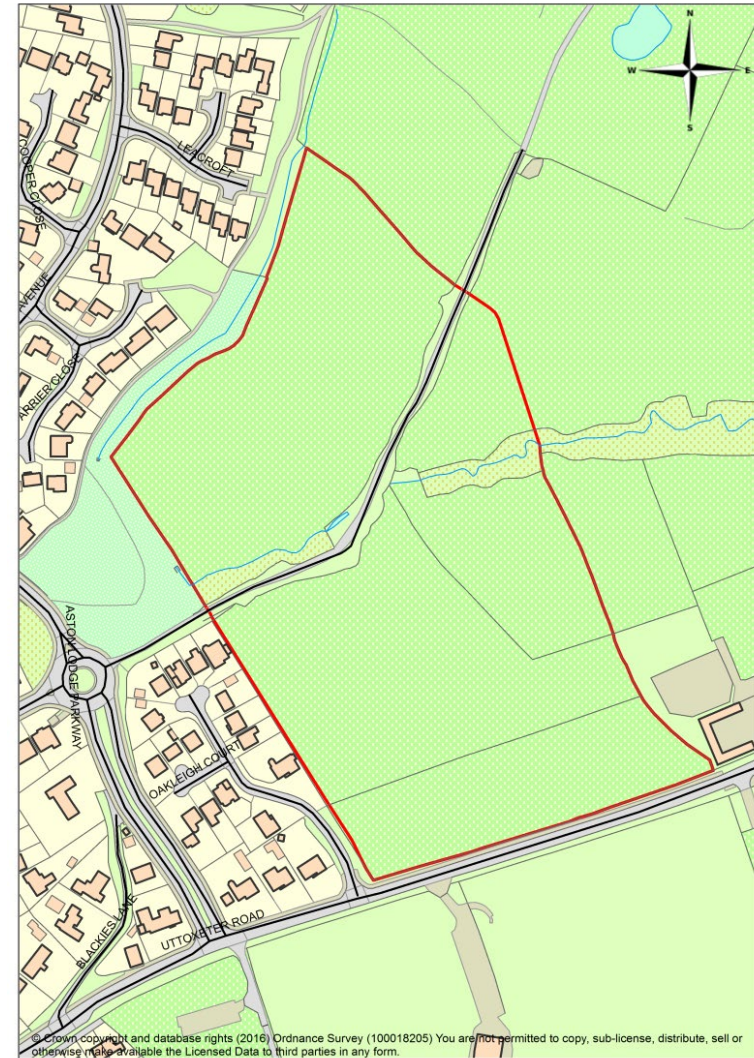
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Orders, Public Right of Way, landfill, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



STO14

Site Details

Site Name: Land off Eccleshall Road, Stone, ST15 0BY

Ward: Walton

Parish: Stone

Size: 29.96 hectares

Potential Yield: 629 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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. The site has been submitted by a third party, whom has no legal connection to the site whatsoever and the site is available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Site of Biological Importance, Historic Environment Record, Landfill Buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



STO15

Site Details

Site Name: Land off Saddler Avenue, Aston Lodge Park, Stone

Ward: St Michael's and Stonefield

Parish: Stone

Size: 0.67 hectares

Potential Yield: 16 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available immediately and for the next 5 years.

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 available immediately / will be available within the next 5 years.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, Public Right of Way and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO03, which is considered financially viable.

Status: The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO16

Site Details

Site Name: Land at Uttoxeter Road, Stone, ST15 8QX

Ward: St Michael's and Stonefield

Parish: Stone

Size: 4.6 hectares

Potential Yield: 97 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Landfill buffer.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STO17

Site Details

Site Name: Mount Lane Industrial Estate, Stone, ST15 8LL

Ward: St Michael's and Stonefield

Parish: Stone

Size: 3.1 hectares

Potential Yield: 76 dwellings

Greenfield or Brownfield: Brownfield

Current Use: The site has been allocated as a Protected Employment Area in the adopted Local Plan.

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

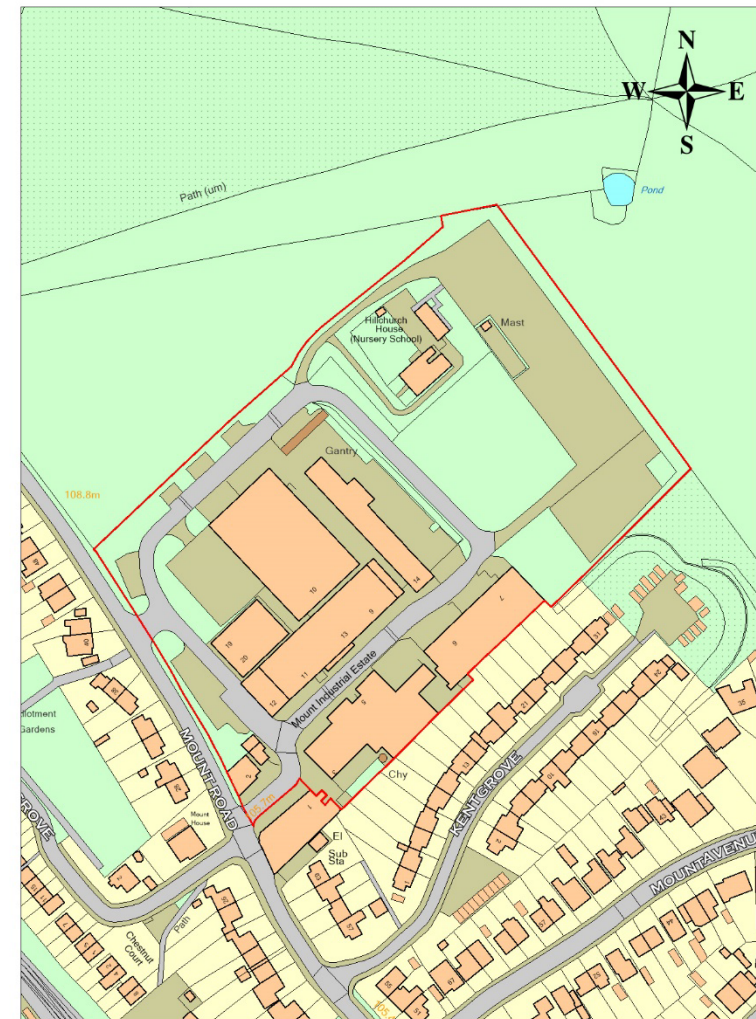
Suitable: No; the site has been allocated as a Protected Employment Area in the Local Plan. Additionally, part of the site is within the Green Belt.

Suitability Assessment: The site is situated within the currently recognised Local Plan settlement of Stone, but the site is allocated as a Protected Employment Area. The current user would need to be relocated. The following constraints exist: Green Belt, Tree Preservation Orders, Historic Environment Record, Landfill buffer. Additionally, a Site of Biological Importance and a Historic Environment Record abuts the site on its north-western and north-eastern boundaries.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Local Plan and Green Belt would be required to remove the constraint.



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STO18

Site Details

Site Name: Land off Pingle Lane / Aston Chase / Ullswater Drive / Stubbs Drive, Stone, Staffordshire, ST15 8WZ

Ward: St Michael's and Stonefield

Parish: Stone

Size: 26 hectares

Potential Yield: 546 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

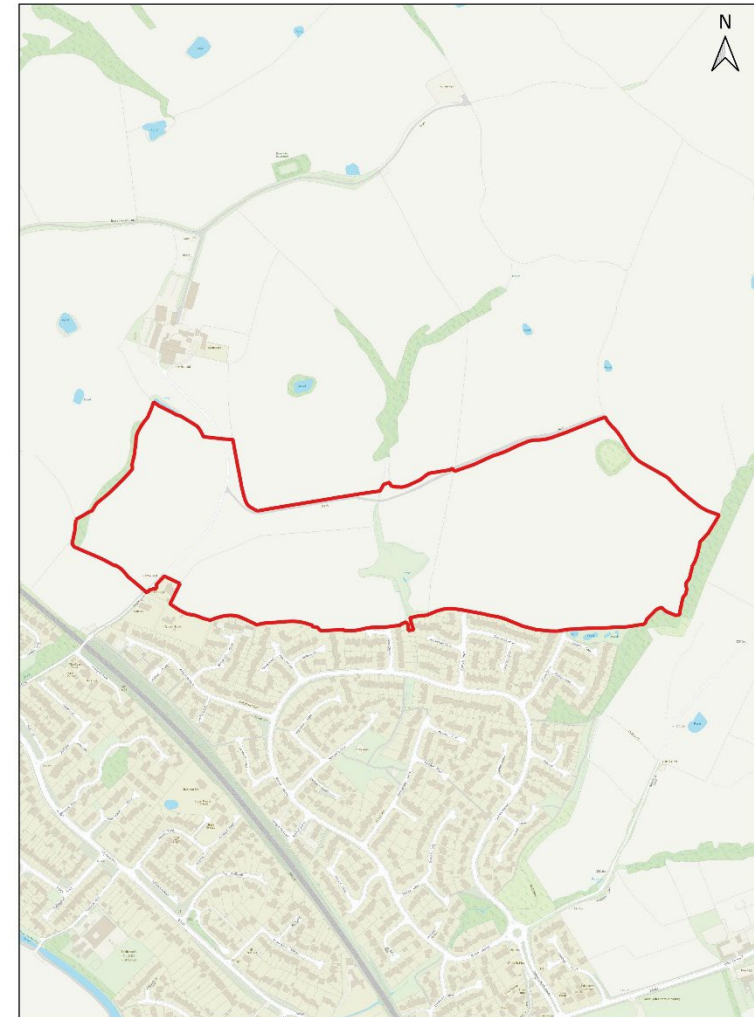
Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, Public Right of Way and Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STO1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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STOW01

Site Details

Site Name: Land off Stowe Lane, Stowe-by-Chartley, Staffordshire, ST18 0NA

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 2.6 hectares

Potential Yield: 55 dwellings

Greenfield or Brownfield: Mixed

Current Use: Occupied by a redundant pumping station and storage shed, and vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STOW02

Site Details

Site Name: Grindley Business Village, Grindley, Stafford, ST18 0LR

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 10.6 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Mixed

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

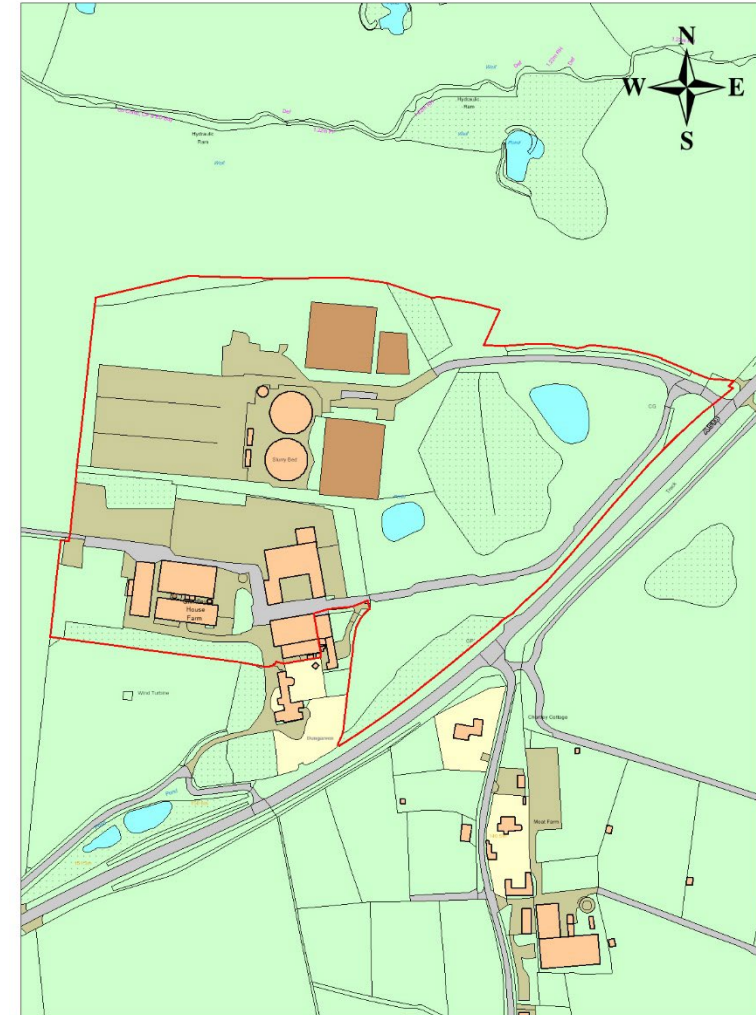
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STOW03

Site Details

Site Name: Grindley Business Village, Grindley, Stafford, ST18 0LR

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 0.64 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Amenity land

Deliverability Summary

Available: The site is available.

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 available immediately.

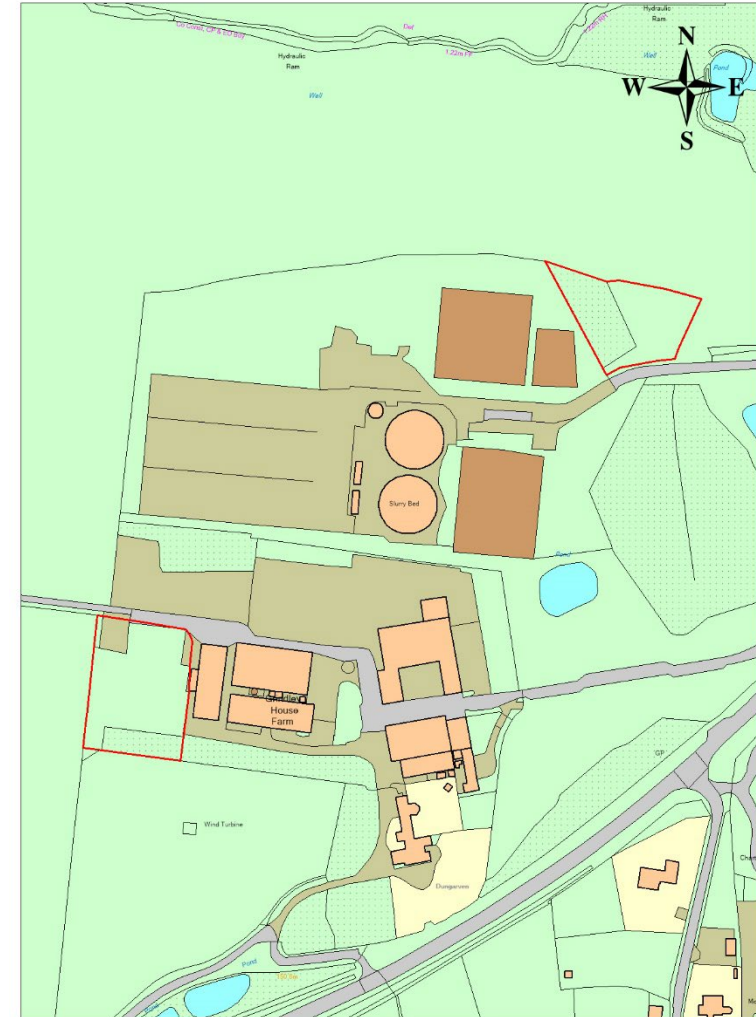
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way abuts the site on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STOW04

Site Details

Site Name: Grindley House Farm, Grindley, Staffordshire, ST18 0LR

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 9.98 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Mixed

Current Use: Amenity land

Deliverability Summary

Available: The site is available.

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 available immediately.

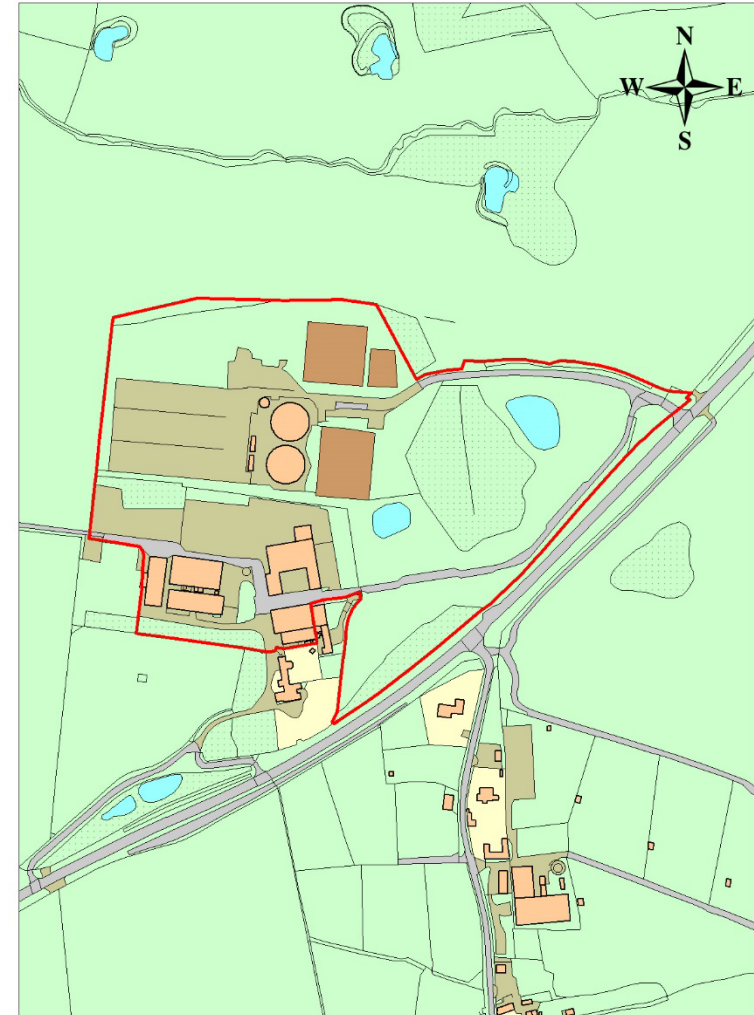
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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STOW05

Site Details

Site Name: Land at Lower Farm and land south of Drointon, Lower Farm, Grindley Lane, Drointon, Stafford ST18 0LX

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 60.74 hectares

Potential Yield: Proposed as a renewable energy site

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

Availability Assessment: Some of 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 will become available in the next 5 years.

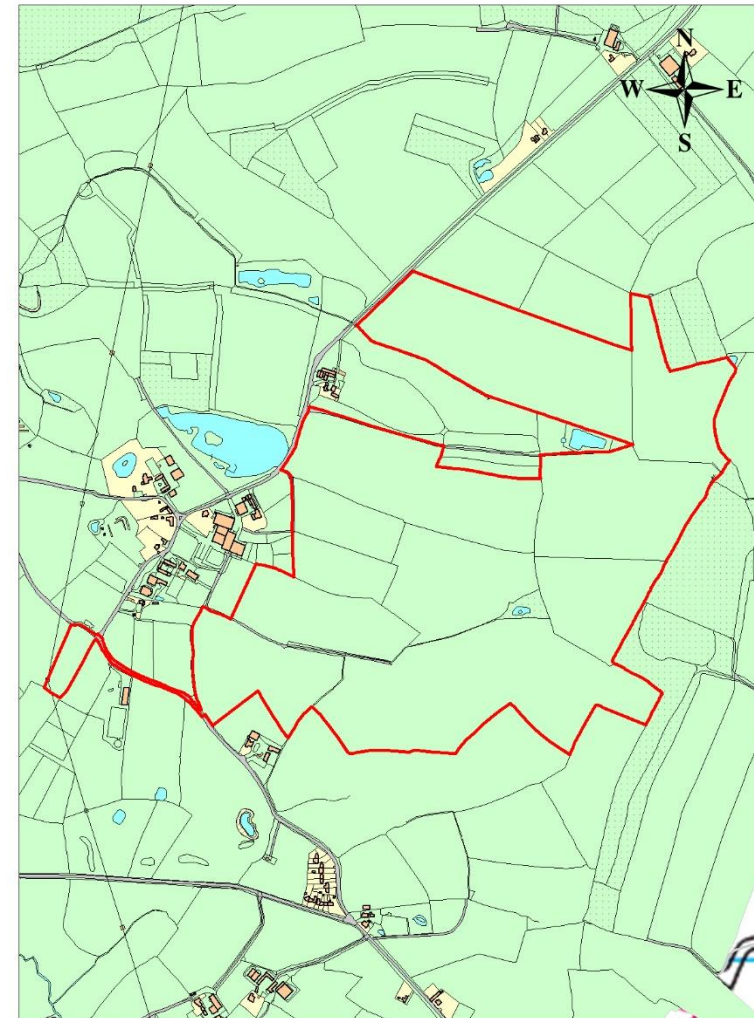
Suitable: Potentially developable subject to policy compliance.

Suitability Assessment: The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: Public Right of Way and mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Developable subject to compliance with Policy N3 of the Local Plan and Paragraph 163 of the NPPF.



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STOW06

Site Details

Site Name: Land on the south side of Drointon Lane, Stowe-by-Chartley, ST18 0GL

Ward: Milwich

Parish: Stowe-by-Chartley

Size: 0.456 hectares

Potential Yield: 10 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site will become available in the next 5 years.

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 will become available in the next 5 years.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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SWY08

Site Details

Site Name: Groundslow Farm, SCC, County Farm, ST12 9HP

Ward: Swynnerton and Oulton

Parish: Swynnerton

Size: 31.8 hectares

Potential Yield: 572 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

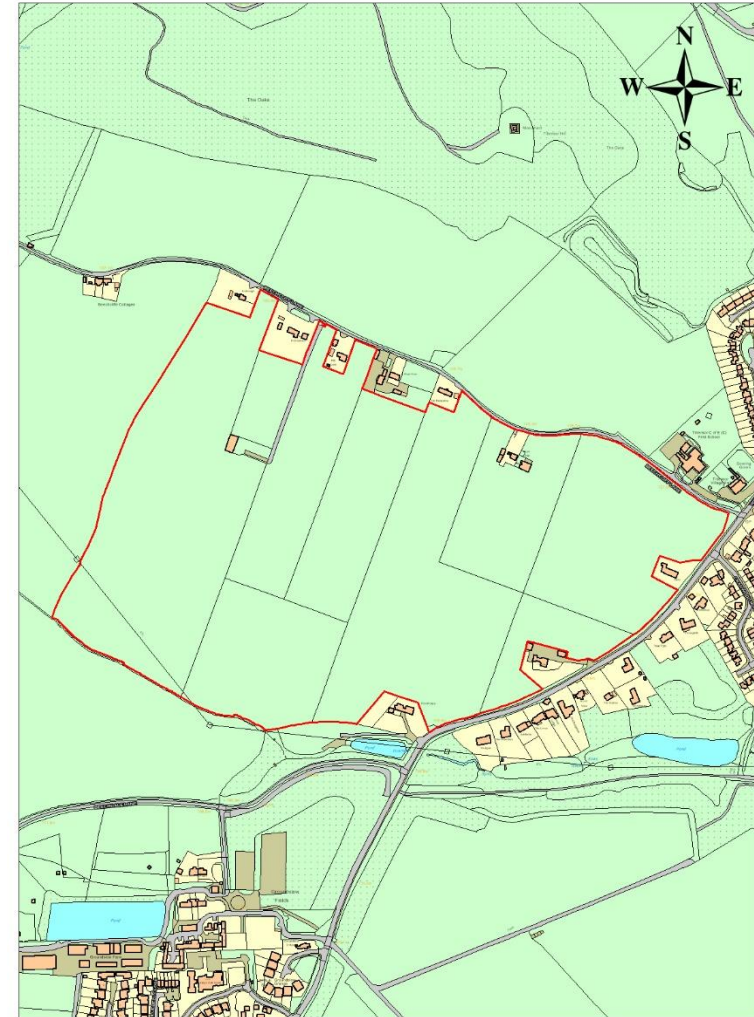
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site is in the Green Belt.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Tittensor. The current user will need to be relocated. The following constraints exist: Green Belt, mineral deposits. A Site of Biological Importance abuts the site on its southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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TIX03

Site Details

Site Name: Land east of Blackheath Lane, Stafford, Staffordshire, ST18 0YA

Ward: Milwich

Parish: Tixall

Size: 5.7 hectares

Potential Yield: 103 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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TIX04

Site Details

Site Name: Land south of Tixall Road, Stafford, Staffordshire, ST18 0RE

Ward: Milwich

Parish: Tixall

Size: 20.4 hectares

Potential Yield: 367 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone, mineral deposits. Additionally, a number of Listed Buildings and a Site of Special Scientific Interest are located nearby to the southern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology STA1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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TIX05

Site Details

Site Name: Tixall Heath Farm, Brancote, Stafford, ST18 0XX

Ward: Milwich

Parish: Tixall

Size: 40.67 hectares

Potential Yield: 732 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Arable farmland

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable:

Suitability Assessment: The site is not positioned within, or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Orders, historic landfill, mineral deposits. A Historic Environment Record is adjacent to the southwest boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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WES04

Site Details

Site Name: Old Station Yard, London Road, Weston, Stafford, ST18 0JS

Ward: Milwich

Parish: Weston

Size: 1.3 hectares

Potential Yield: 27 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

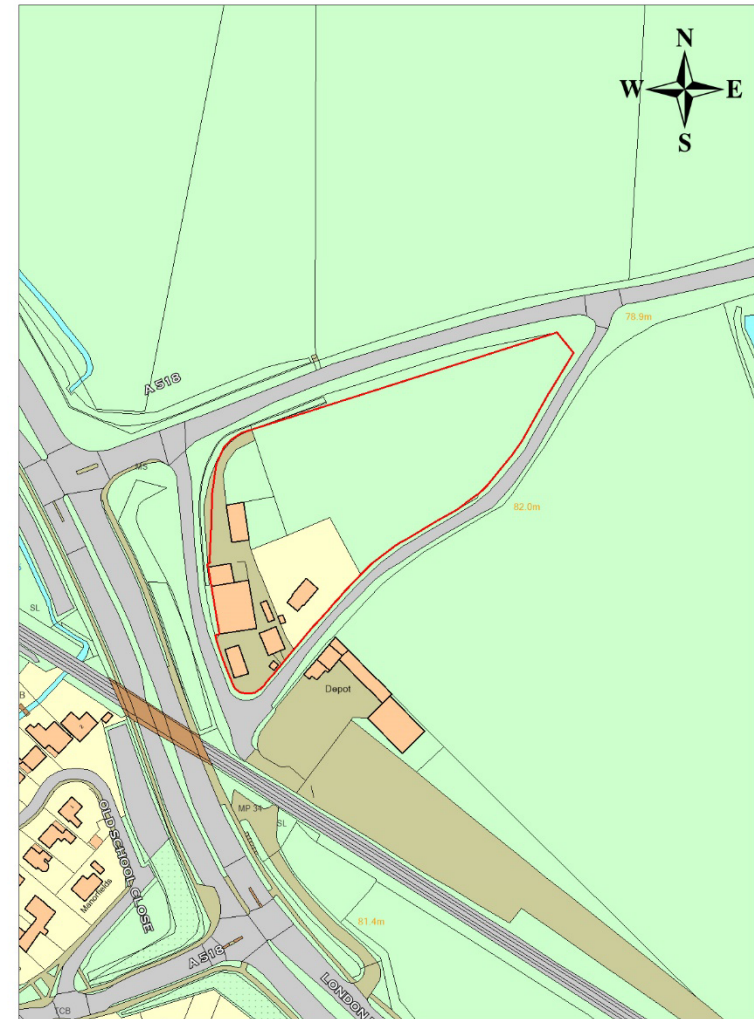
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51 and railway, which provides a physical barrier preventing development.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Weston. However, the A51 and railway line are too strong a boundary to allow future development. The following constraints exist: a Public Right of Way, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not developable due to physical constraints.



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WES06

Site Details

Site Name: Land off Green Road, Weston, ST18 0JQ

Ward: Milwich

Parish: Weston

Size: 12.81 hectares

Potential Yield: 231 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: The site is adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Weston. The following constraints exist: Site of Biological Importance, Historic Environment Record, mineral deposits. A Conservation Area abuts the site on its northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 73 of the NPPF.



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WHI02

Site Details

Site Name: Whitgreave, SCC, County Farm, ST18 9SW

Ward: Seighford and Church Eaton

Parish: Whitgreave

Size: 98.6 hectares

Potential Yield: 1,774 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: Some of 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 available immediately.

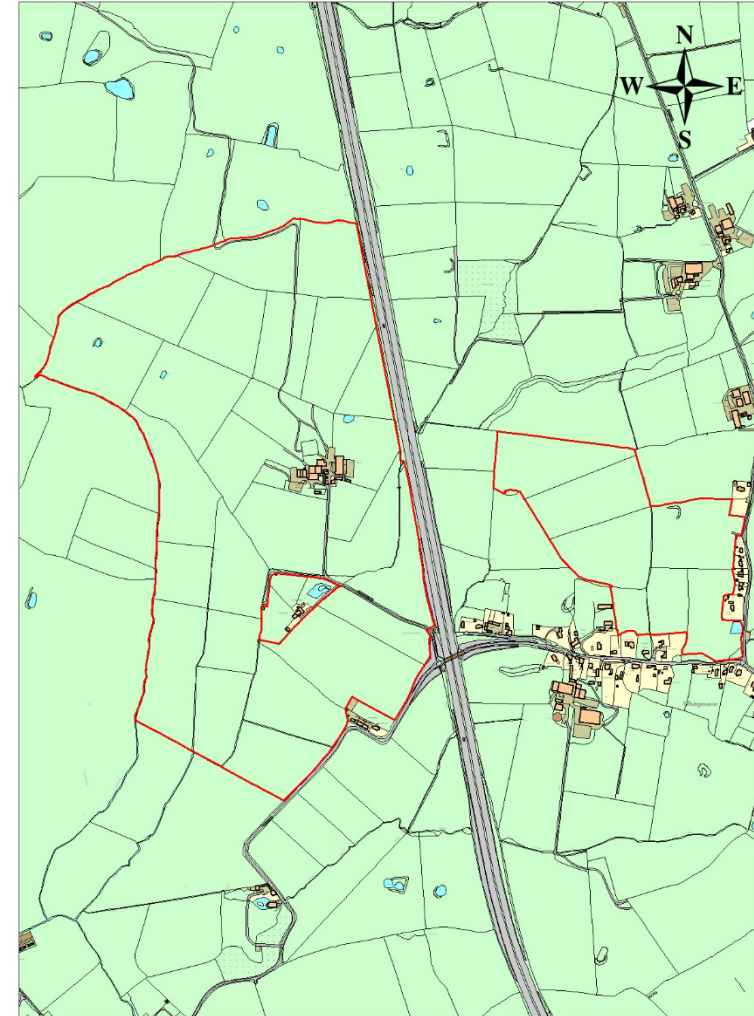
Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement.

Suitability Assessment: The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill buffer, mineral deposits.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1 which is considered financially viable.

Status: Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.



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YCM01

Site Details

Site Name: White House, Ash Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 0.5 hectares

Potential Yield: 11 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Grazing pasture

Deliverability Summary

Available: The site is available.

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 available immediately.

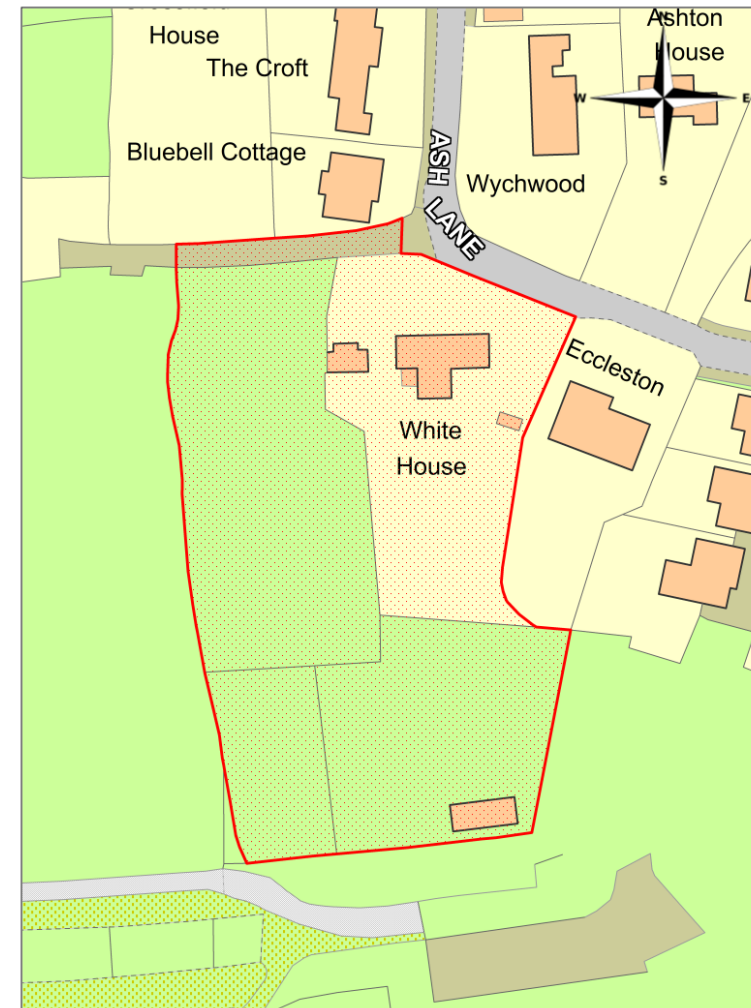
Suitable: No; although the site is divided by the settlement boundary for the recognised Local Plan settlement of Yarnfield, the site sits within the Green Belt.

Suitability Assessment: The site is divided by the settlement boundary for the recognised Local Plan settlement of Yarnfield, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Green Belt, Public Right of Way.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR3, which is considered financially viable.

Status: Not currently developable. A review of the Green Belt would be required to remove the constraint.



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YCM02

Site Details

Site Name: Land to the west of Yarnfield, ST15 0WN

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 0.6 hectares

Potential Yield: Used for employment purposes

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

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 available immediately.

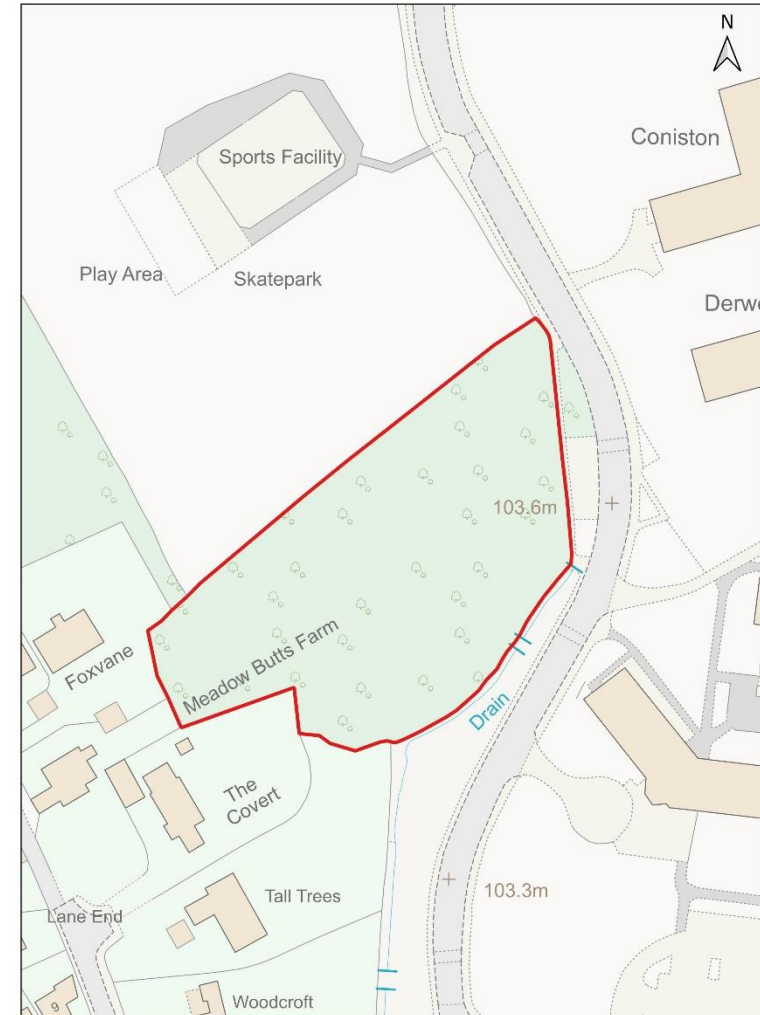
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt and Tree Preservation Orders.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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YCM05

Site Details

Site Name: BT Training Site, Yarnfield, ST15 0WN

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 1.4 hectares

Potential Yield: 30 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Greenfield land

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, mineral deposit buffer. A Public Right of Way runs along the western and eastern boundaries, whilst a group of Tree Preservation Orders can be found on the northern boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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YCM06

Site Details

Site Name: Land north of Summerfields and Fieldside, Yarnfield, ST15 0RH

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 1.8 hectares

Potential Yield: 38 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, mineral deposits buffer. A Public Right of Way runs along the eastern boundary, whilst the Flood Zone abuts the site on its western boundary.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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YCM11

Site Details

Site Name: Land south of Yarnfield Lane, Yarnfield, ST15 0NF

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 6.6 hectares

Potential Yield: 119 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.

Suitable: No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site sits within the Green Belt.

Suitability Assessment: The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Flood Zone.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. A review of the Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.



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YCM13

Site Details

Site Name: Stables Land adjacent Yarnfield Lane Yarnfield Stone

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 1.18 hectares

Potential Yield: 25 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Vacant land

Deliverability Summary

Available: The site is available.

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 available immediately.

Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site is also in the Green Belt.

Suitability Assessment: The site is situated adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Orders.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR2 which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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YCM14

Site Details

Site Name: Land west of Yarnfield, Yarnfield

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Size: 12.5 hectares

Potential Yield: 225 dwellings

Greenfield or Brownfield: Greenfield

Current Use: Agricultural purposes

Deliverability Summary

Available: The site is available.

Availability Assessment: It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site is available immediately.

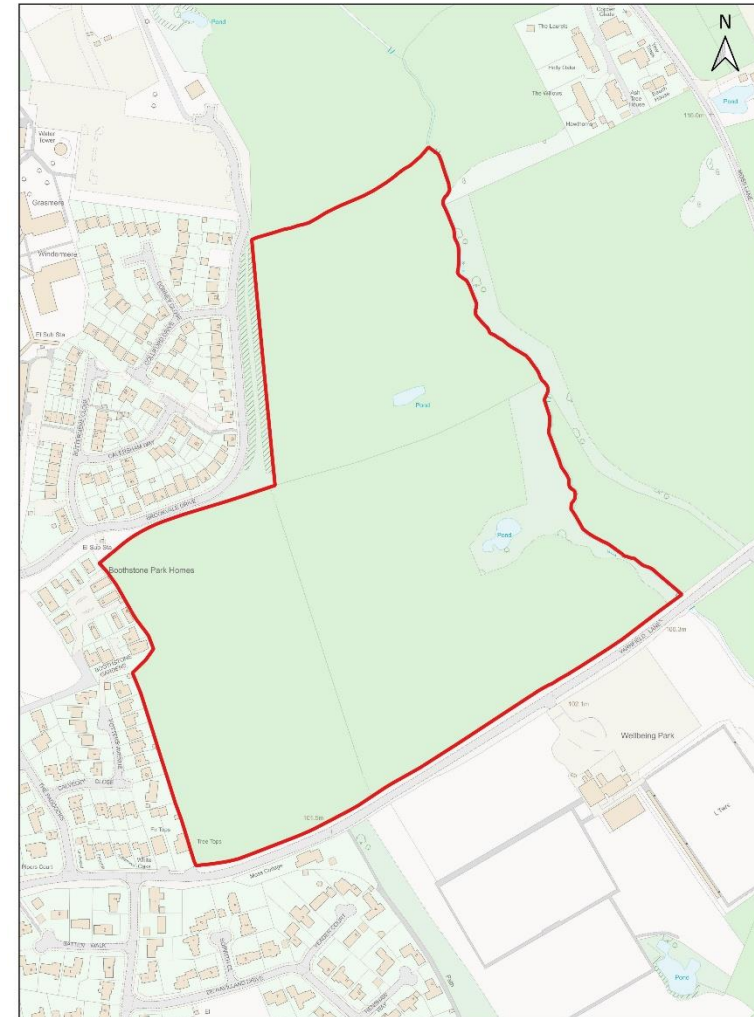
Suitable: No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.

Suitability Assessment: The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Orders.

Achievable: The site is achievable.

Achievability Assessment: The site is classified as CIL typology RUR1, which is considered financially viable.

Status: Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.



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