



Local Plan 2020-2040

Site Assessment Profiles **(Preferred Options Stage)**

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1. Introduction

- 1.1 The following forms have been completed to show a brief summary of the information that has been collated during the site selection process to assess whether the sites are suitable for allocation in the local plan.
- 1.2 The assessed sites have been identified via the Call for Sites process and the submitted sites are included in the Strategic Housing and Employment Land Availability Assessment (SHELAA), with the latest version being the SHELAA 2022 Update, available here: <https://www.staffordbc.gov.uk/strategic-housing-land-availability-assessment-shlaa1>
- 1.3 More details of the site assessment methodology can be seen in the Site Selection Topic Paper.
- 1.4 The sites included in this document have passed stages 1 and 2 of the site assessment process and are now being assessed as to whether they are suitable for allocation in the Preferred Options.
- 1.5 This document is focused on assessing the individual sites which may be suitable for allocation and does not include any sites which are under consideration for the larger strategic allocations such as Stafford Station Gateway or sites associated with a new Garden Community.
- 1.6 The site boundaries have been redrawn where necessary to take into consideration any policy or environmental constraints, with the remaining area being used to identify a potential yield. The yield has been calculated using the same methodology as in the SHELAA 2022 Update.
- 1.7 The settlement boundaries which are included in the following maps are the boundaries that were drawn for the Plan for Stafford Borough 2011-2031. Settlement boundaries are only included for sites adjacent to Stafford, Stone or the Key Service Villages (Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood and Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield). The settlement boundaries will be reviewed during later stages of the local plan process and will potentially be redrawn, so the boundaries included here may become outdated.
- 1.8 At stage 3 of the site assessment process, feedback was sought from a range of external consultees and stakeholders who provided information on a site-by-site basis either in detailed assessments, summary reports or verbally via meetings. This information has been used as part of the evidence base for the local plan. The following consultees and stakeholders were engaged and provided:

- Staffordshire Wildlife Trust produced an Ecological Assessment of potential local plan sites using Nature Recovery Network (NRN) mapping and submitted sites
- Historic England produced a Historic Environment Site Assessment Stage 1 Report
- FPCR produced a Landscape Sensitivity Study.
- Severn Trent Water provided summary information in terms of clean and wastewater.
- Staffordshire County Council's education team provided summary information in terms of existing and potential school capacity.
- Staffordshire County Council's transport teams provided summary information as to whether the site has suitable access, the potential impact on the surrounding road network amongst other comments.
- Western Power Distribution were engaged to understand the current capacity across their network and whether there were any issues in terms of settlements.

1.9 The evidence base of the local plan can be viewed here:

<https://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base>

1.10 When these assessment forms were produced, data from health providers including the Clinical Commissioning Group was yet to be provided.

1.11 This document is split into two parts, which contain:

- **Part 1: Sites which passed stage 2 of the site assessment process** – These sites passed the initial site selection stages and were sent to external consultees and stakeholders for feedback.
- **Part 2: Recently added SHELAA sites** – These sites were submitted for inclusion in the SHELAA after the sites in Part 1 were sent for external feedback. These sites have instead been assessed by SBC Officers by applying the site assessment process and then using the evidence base to form a conclusion on the site's suitability.

1.12 All sites included in the SHELAA 2022 Update have been assessed and those which passed stage 2 of the site selection work have been included in this document.

1.13 There are 127 sites in Part 1 and 15 sites in Part 2 which are listed in alphabetical order based on their SHELAA ID code.

1.14 Each profile summarises the information provided and also provides a map of each site showing the site boundary and any policy constraints. Based on all the information provided a decision was then made as to whether the site was suitable for development with each site categorised into one of the following:

- **Proposed Allocation** – site is deemed suitable for development and will be included in the Preferred Options as an allocation.
- **Potential Site Option** – site warrants further assessment and will be considered in subsequent reports to establish whether it is suitable for allocation.
- **Rejected Site** – site is not suitable for development.

1.15 Please note, there are 4 sites that have not been included in this document but are present in the associated studies and assessments as they now have permitted planning permission or have been withdrawn by the landowner so will not be part of the local plan. These sites are:

- ECC16
- ECC23 (formerly known as SWY20)
- STAFMB20
- STO15

Part 1: Sites which passed stage 2 of the site assessment process

SHELAA ID Code: BER02

Site Name: Land southeast of Old Croft Road

Adjoining / nearby settlement: Walton-on-the-Hill

Ward: Milford

Parish: Berkswich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 209

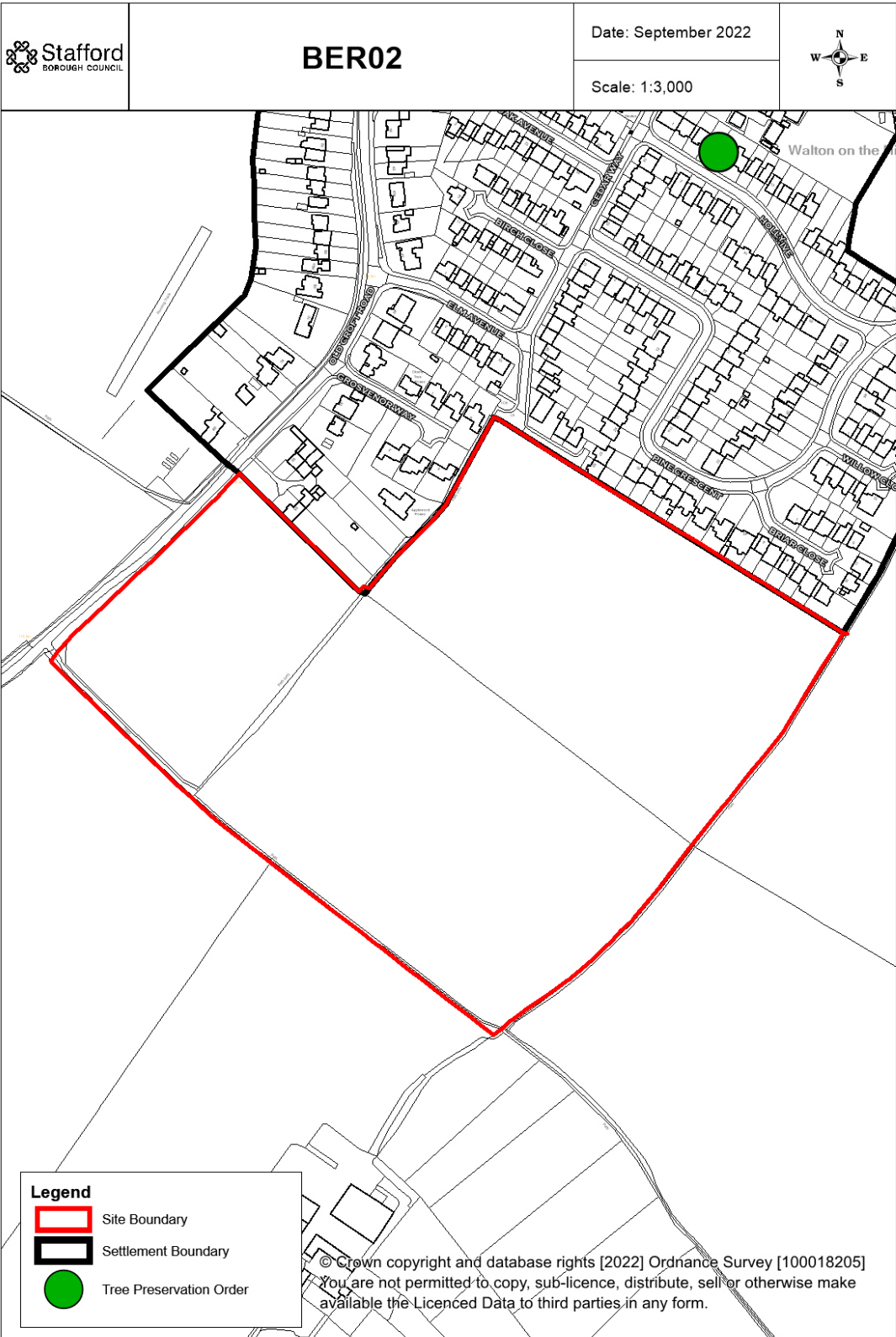
Site Size (hectares): 9.93

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Berkswich CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Single access point required. No issues which can't be resolved. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need resolving.



SHELAA ID Code: BER04

Site Name: Land north of Milford Road

Adjoining / nearby settlement: Walton-on-the-Hill

Ward: Milford

Parish: Berkswich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 612

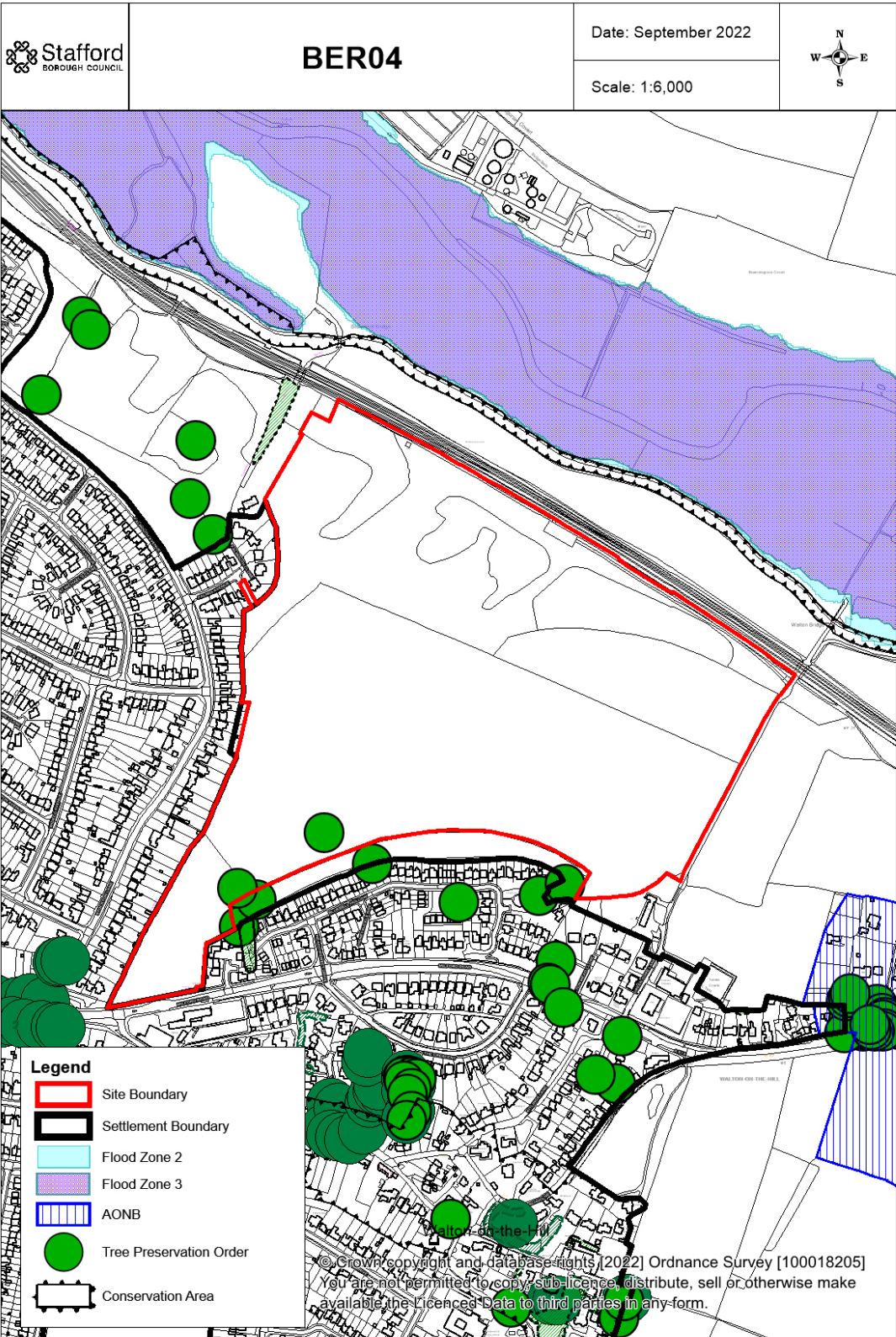
Site Size (hectares): 29.16

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Leasowes Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	612 dwellings cannot be delivered on this site as second access point is insufficient to cope with increased traffic. Traffic study needed on A34 corridor into Stafford to assess impact. Less than 300 dwellings may be possible. Accessibility Score: 5/6
Ecology	High / Medium overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need resolving, and ecology and landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: BRA01

Site Name: Land at Mitton Road

Adjoining / nearby settlement: Bradley

Ward: Seighford and Church Eaton

Parish: Bradley

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 56

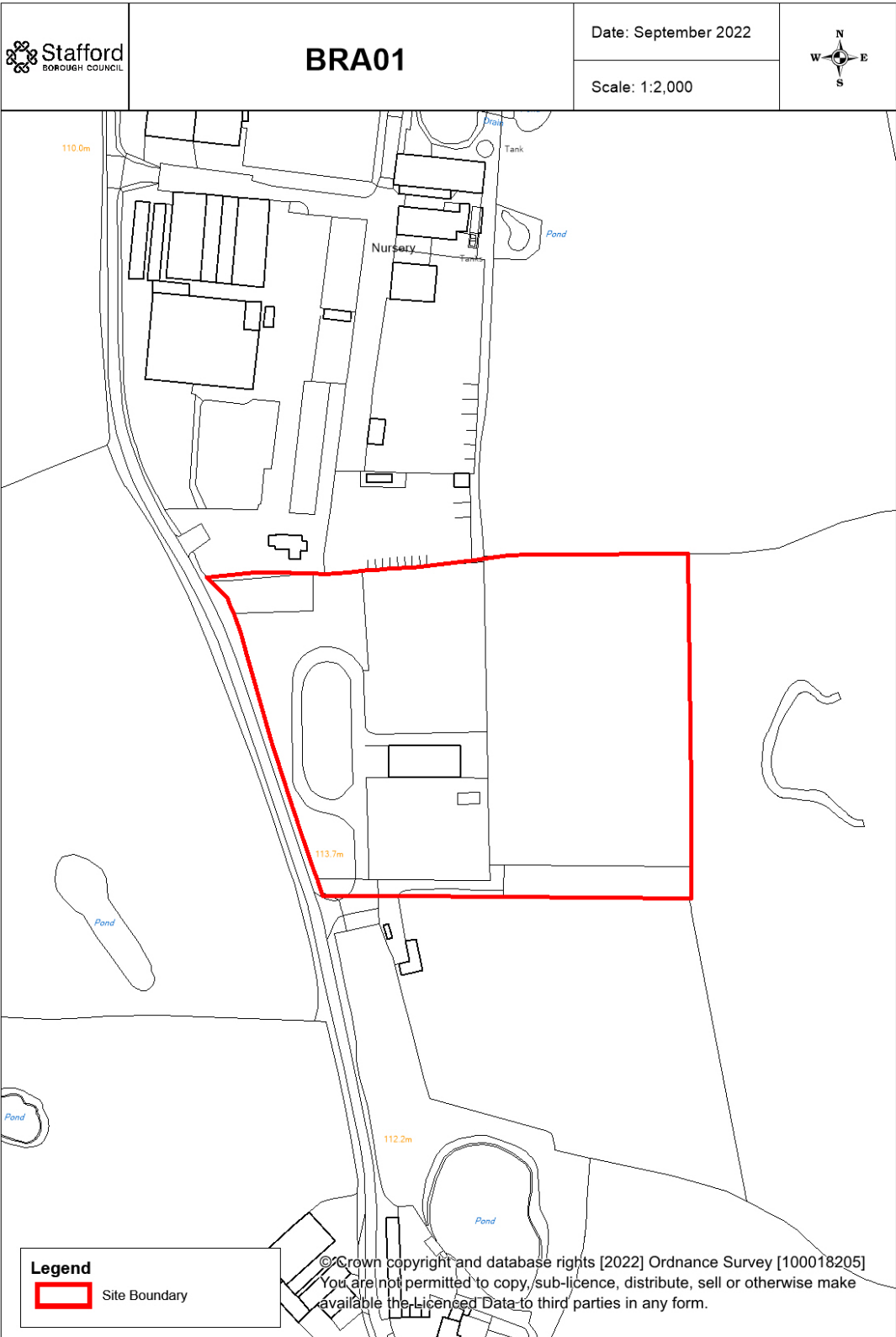
Site Size (hectares): 2.41

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Haughton St. Giles CE Primary Academy. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Unable to provide sufficient access to the highway. Existing network is too narrow and cannot be widened. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council and lack of access to services and facilities are unlikely to be able to be overcome.



SHELAA ID Code: BRO03

Site Name: Land to rear of Brocton Business Park

Adjoining / nearby settlement: Brocton A34

Ward: Milford

Parish: Brocton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 55

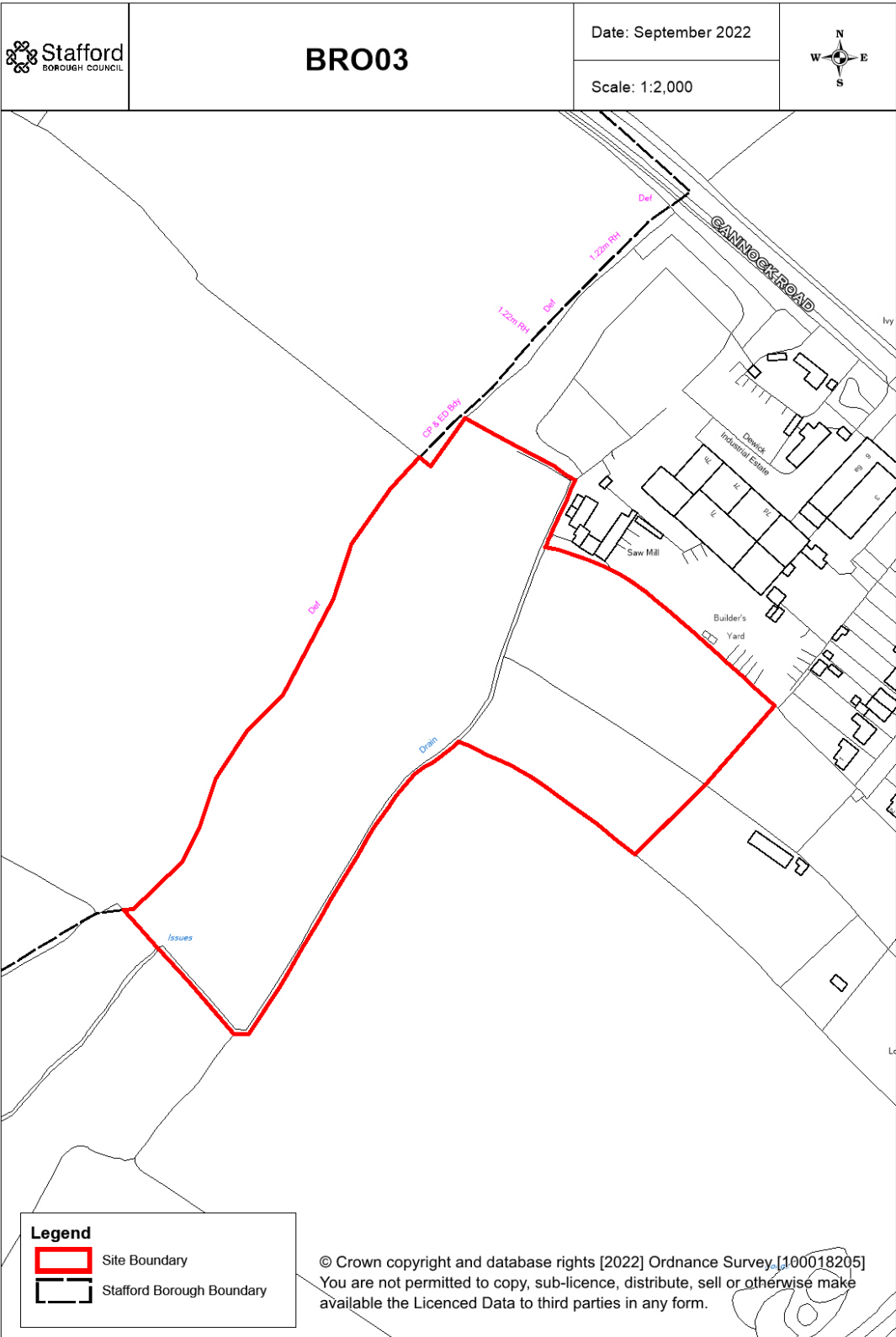
Site Size (hectares): 2.63

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Oakridge Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Site has no access to highway; site cannot be delivered. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site does not have access to the adopted highway so cannot be developed.



SHELAA ID Code: BRO04

Site Name: Land off Sawpit Lane

Adjoining / nearby settlement: Brocton A34

Ward: Milford

Parish: Brocton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 17

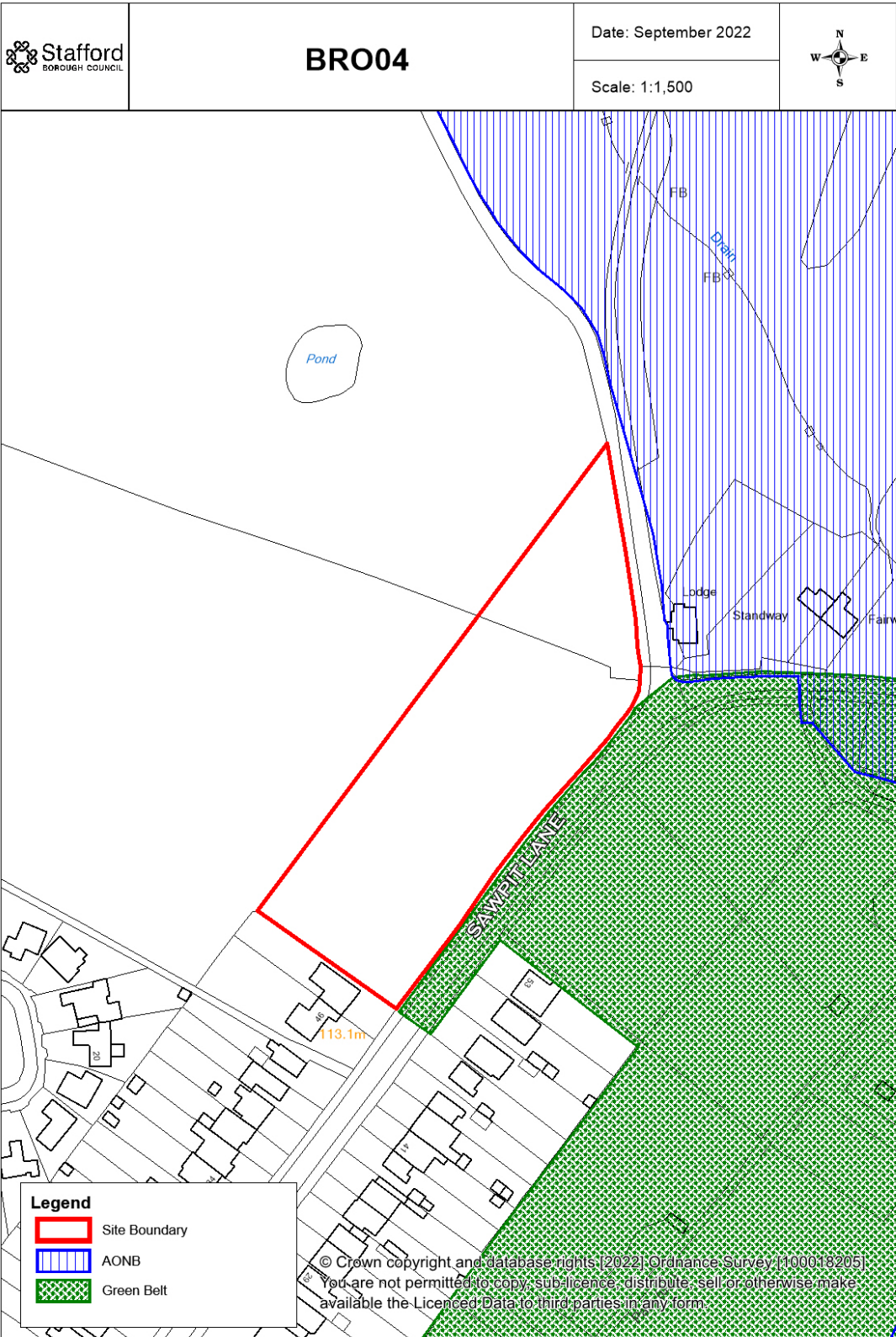
Site Size (hectares): 0.82

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Oakridge Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	A smaller development of 10 rather than 17 may be acceptable, as this would provide visibility towards the bend. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Heritage constraints are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: BRO05

Site Name: Land adjacent to Cottage Farm

Adjoining / nearby settlement: Brocton A34

Ward: Milford

Parish: Brocton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 24

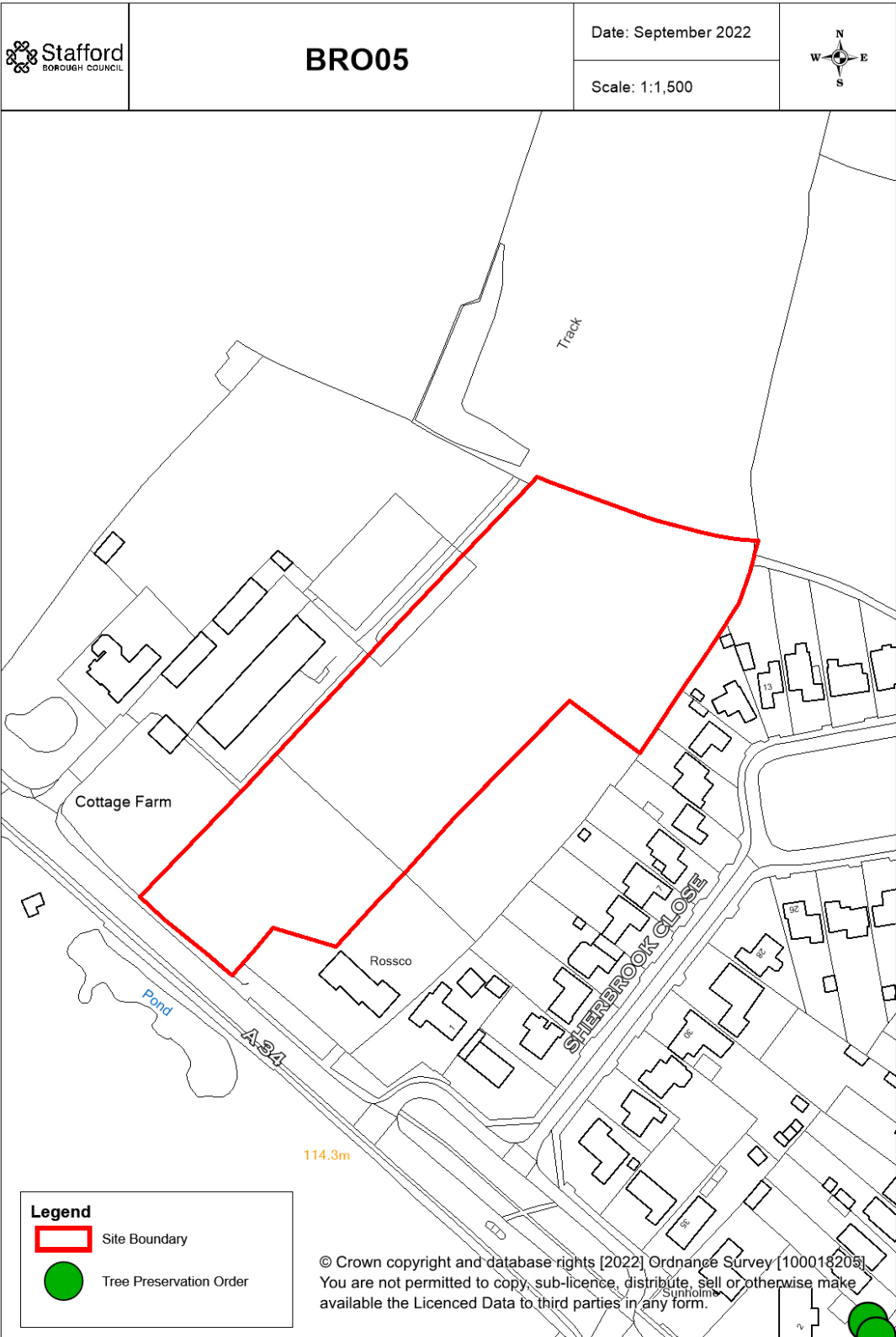
Site Size (hectares): 1.14

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Oakridge Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Acceptable in principle subject to satisfactory access onto the A34. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Adjoining settlement has limited services and facilities, so could be seen as an unsustainable location. Additionally, education capacity constraints would need to be resolved.



SHELAA ID Code: CHE01

Site Name: Former Railway Public House

Adjoining / nearby settlement: Norton Bridge

Ward: Eccleshall

Parish: Chebsey

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 18

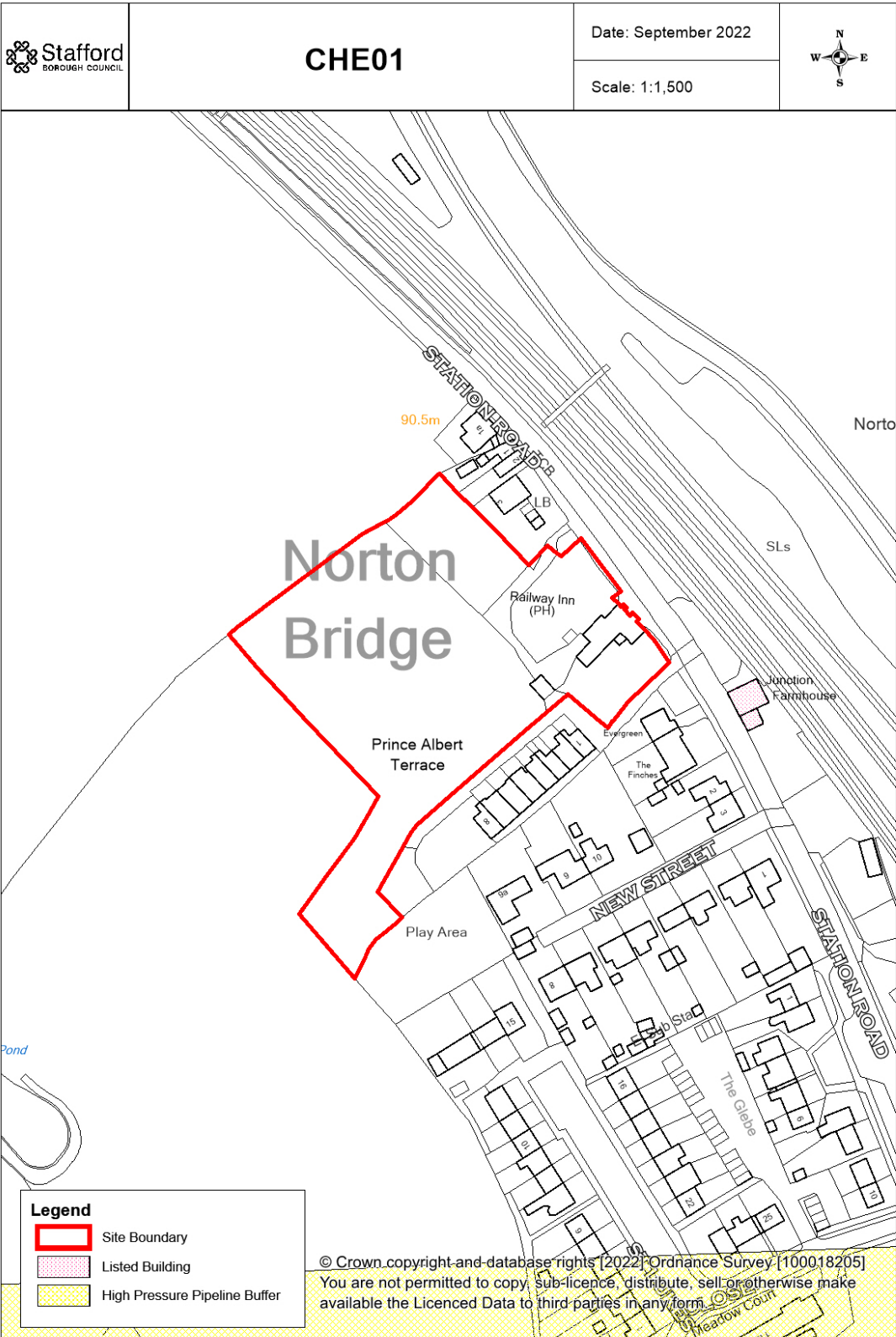
Site Size (hectares): 0.85

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall and the surrounding area, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Acceptable in principle subject to satisfactory access. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Adjoining settlement has limited services and facilities, so could be seen as an unsustainable location. Additionally, education capacity constraints are unlikely to be able to be resolved.



SHELAA ID Code: CHU01 (a)

Site Name: Land off Malthouse Lane

Adjoining / nearby settlement: Church Eaton

Ward: Seighford and Church Eaton

Parish: Church Eaton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 23

Site Size (hectares): 1.09

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Church Eaton Primary School. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not developable as highway is narrow with limited passing places, additionally no footpath or lighting. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: CHU01 (b)

Site Name: Land off High Street

Adjoining / nearby settlement: Church Eaton

Ward: Seighford and Church Eaton

Parish: Church Eaton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 30

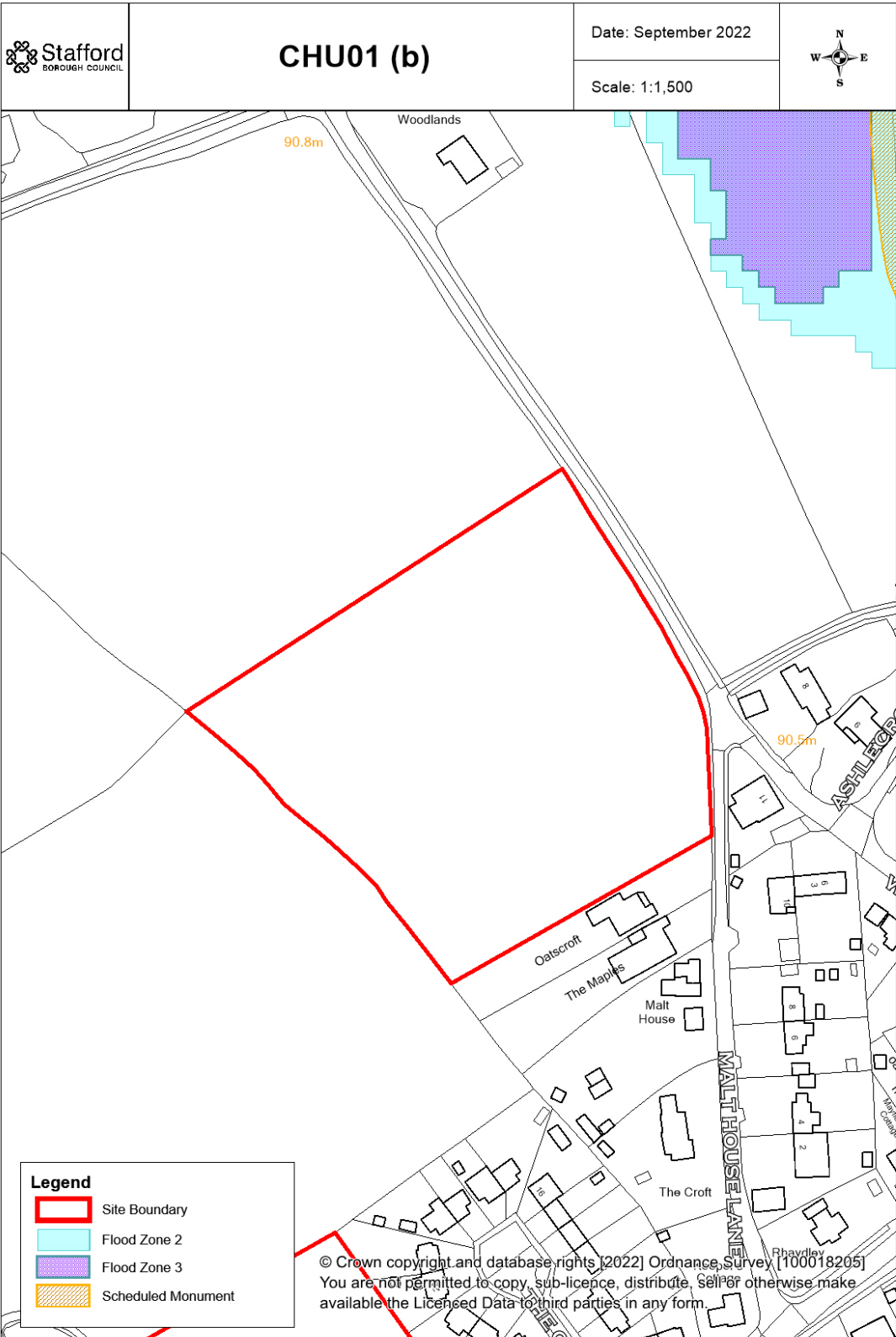
Site Size (hectares): 1.43

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Church Eaton Primary School. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not developable as the highway is single track with there being a difference in ground levels. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: CHU02

Site Name: Land off Church Eaton Road

Adjoining / nearby settlement: Church Eaton

Ward: Seighford and Church Eaton

Parish: Church Eaton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 42

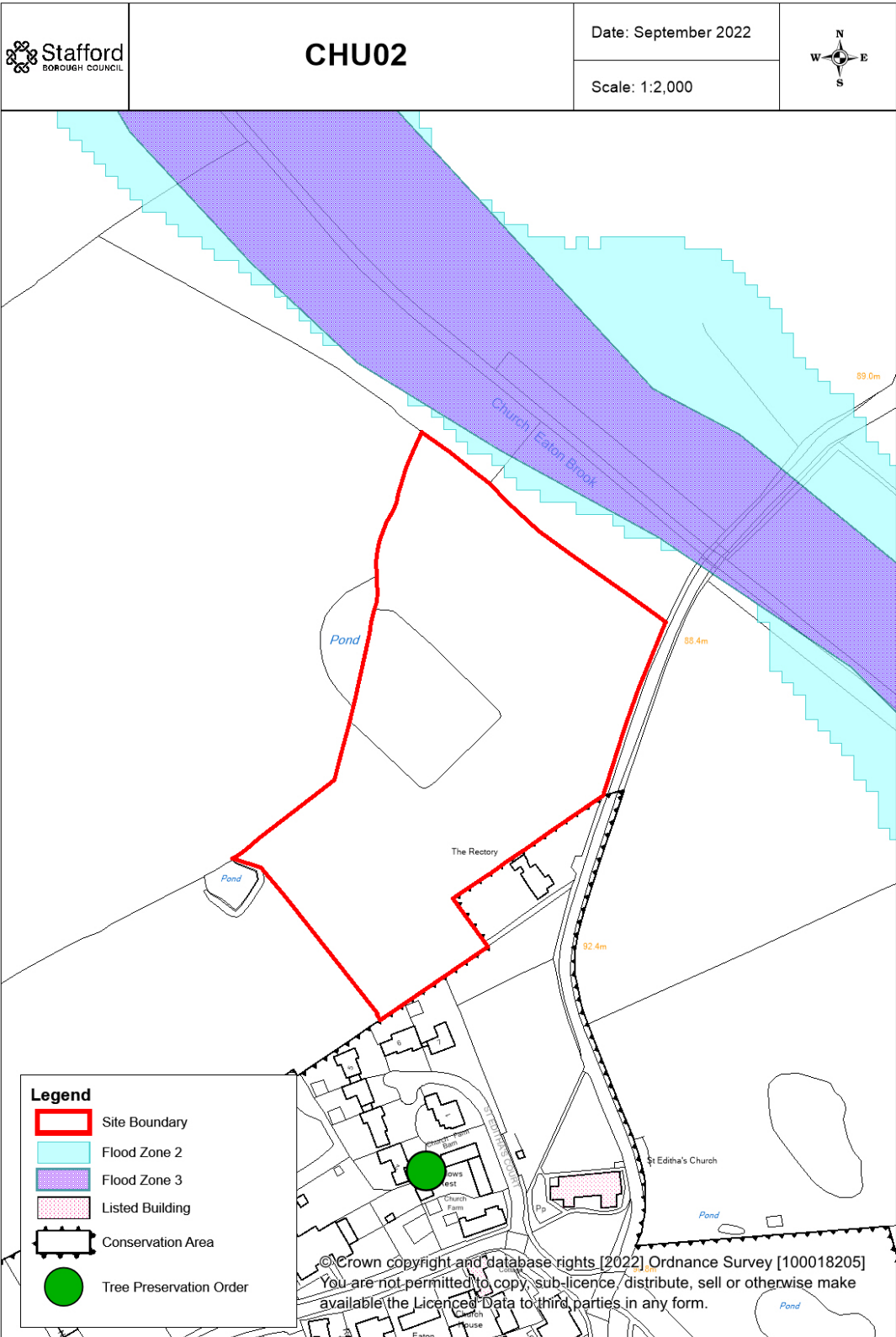
Site Size (hectares): 2.01

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Church Eaton Primary School. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not developable as highway is narrow with limited passing places, and site is on a bend with tight access. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport, heritage and landscape concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: COL02 and COL05

Site Name: Land at Back Lane

Adjoining / nearby settlement: Little Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 5

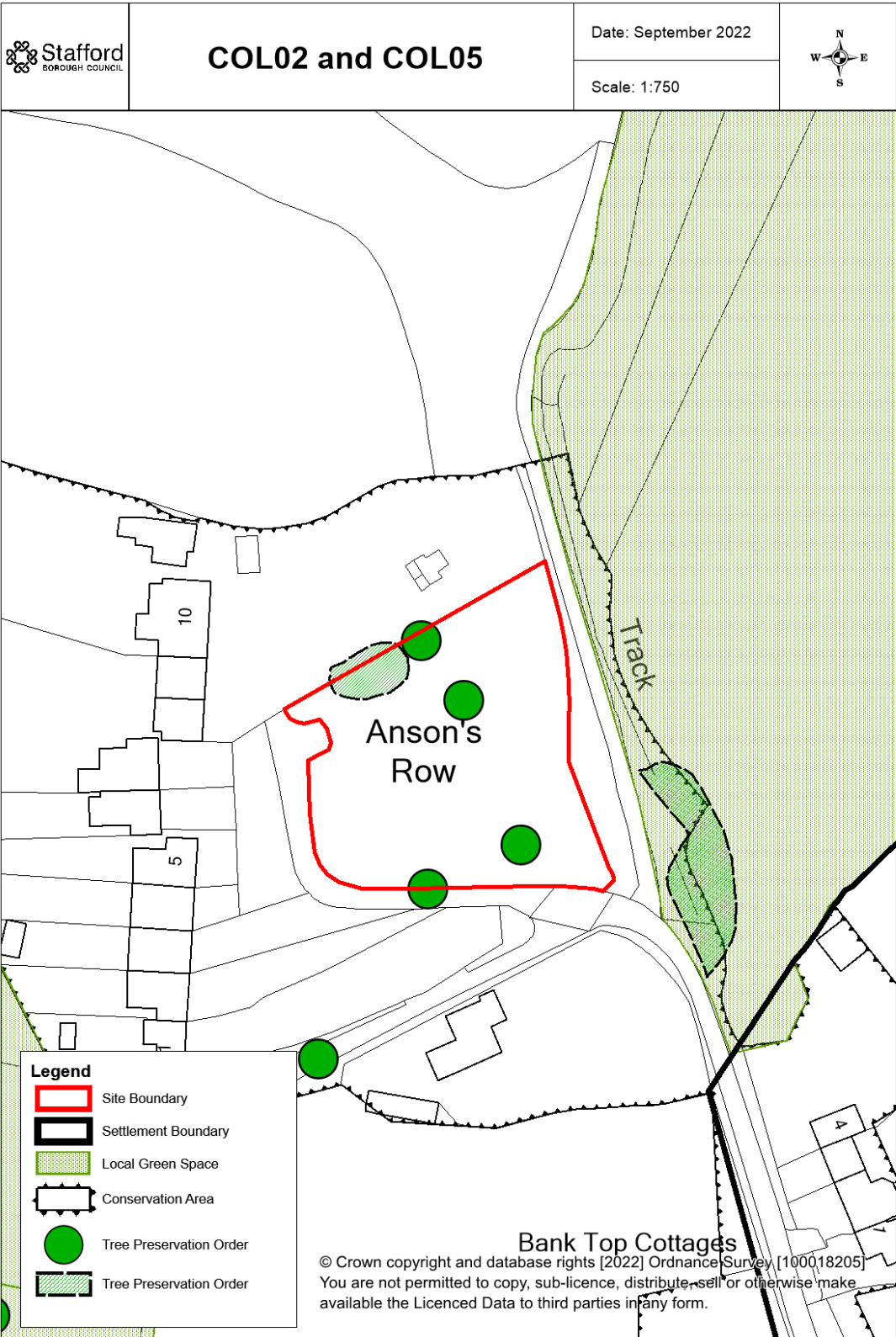
Site Size (hectares): 0.17

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Colwich CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Hart Academy. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Access is not ideal and road width may not be suitable. Accessibility Score: 4/6
Ecology	High overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport, ecology, heritage and landscape concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: COL04

Site Name: Land at Back Lane

Adjoining / nearby settlement: Little Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 2

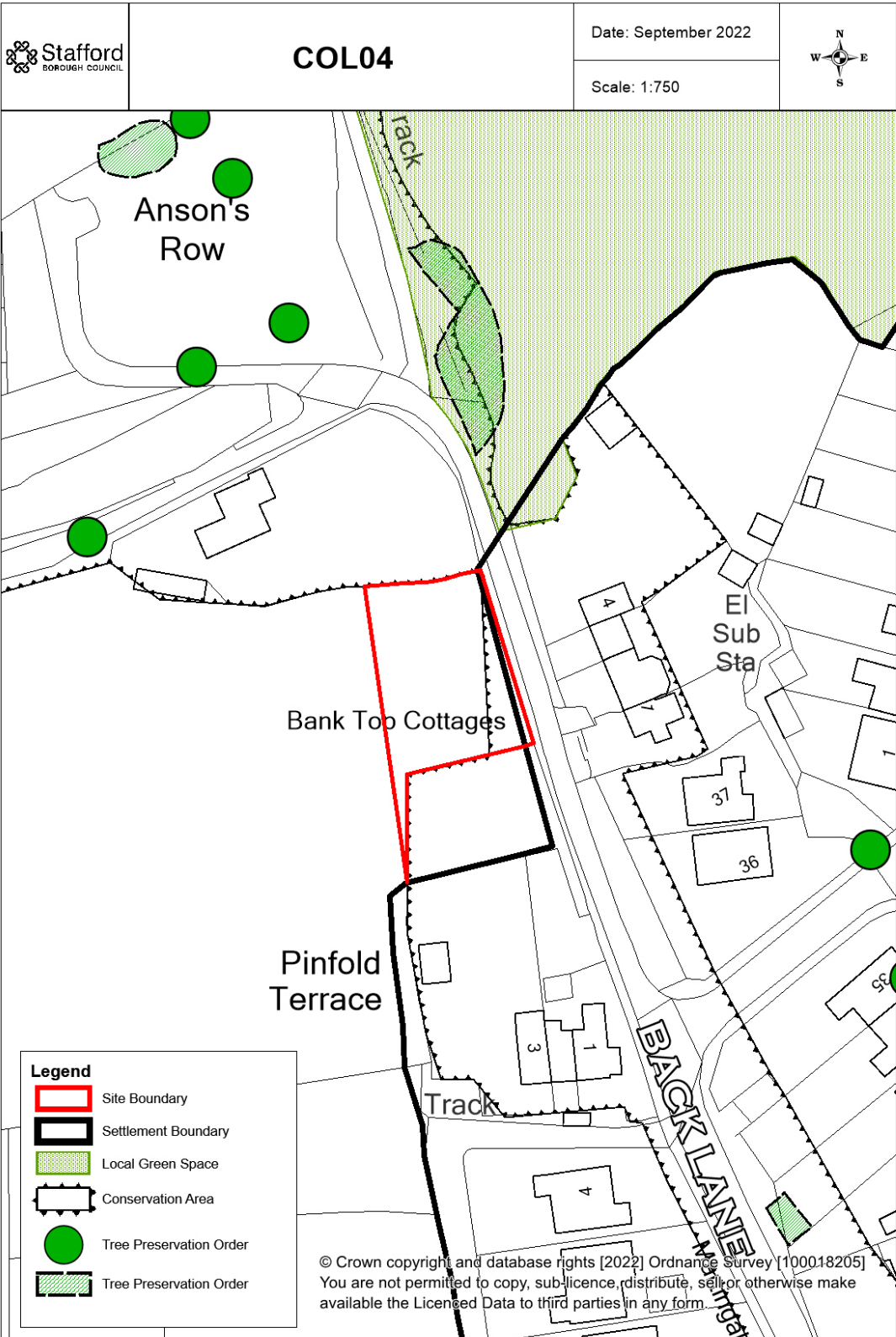
Site Size (hectares): 0.06

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Colwich CE Primary School. Can be accommodated within existing capacity. Secondary School: The Hart Academy. Can be accommodated within existing capacity.
Transport	Access is not ideal due to vegetation and height of elevation of field, would result in steep drives. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport and heritage concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: COL06

Site Name: Land at Little Tixall Lane

Adjoining / nearby settlement: Great Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 52

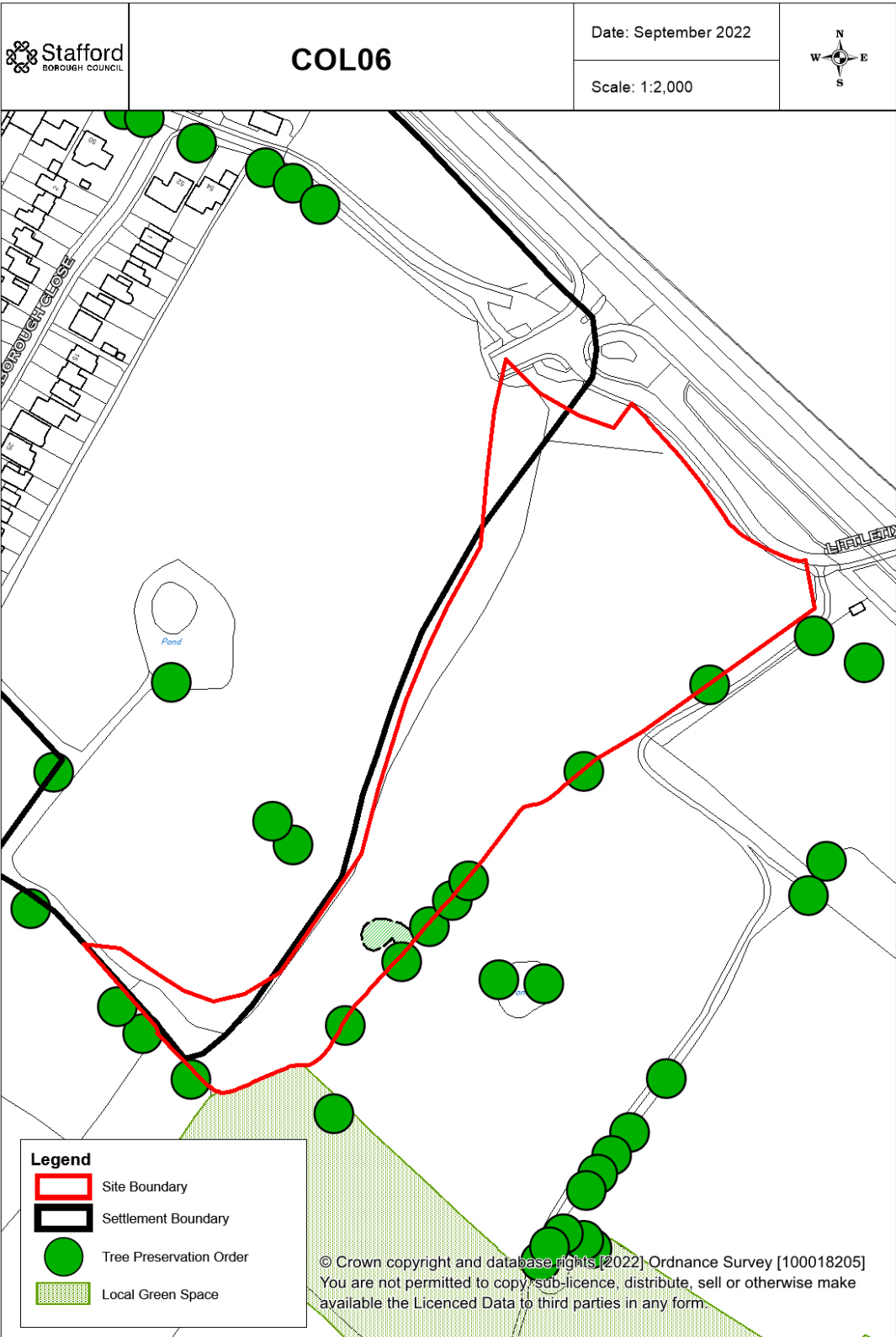
Site Size (hectares): 2.45

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Anson CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Vehicle access could be achievable subject to sufficient visibility. Could be connectivity issues which would need to be resolved. Accessibility Score: 3/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraint and connectivity concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: COL08

Site Name: Land at Mill Lane

Adjoining / nearby settlement: Great Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 57

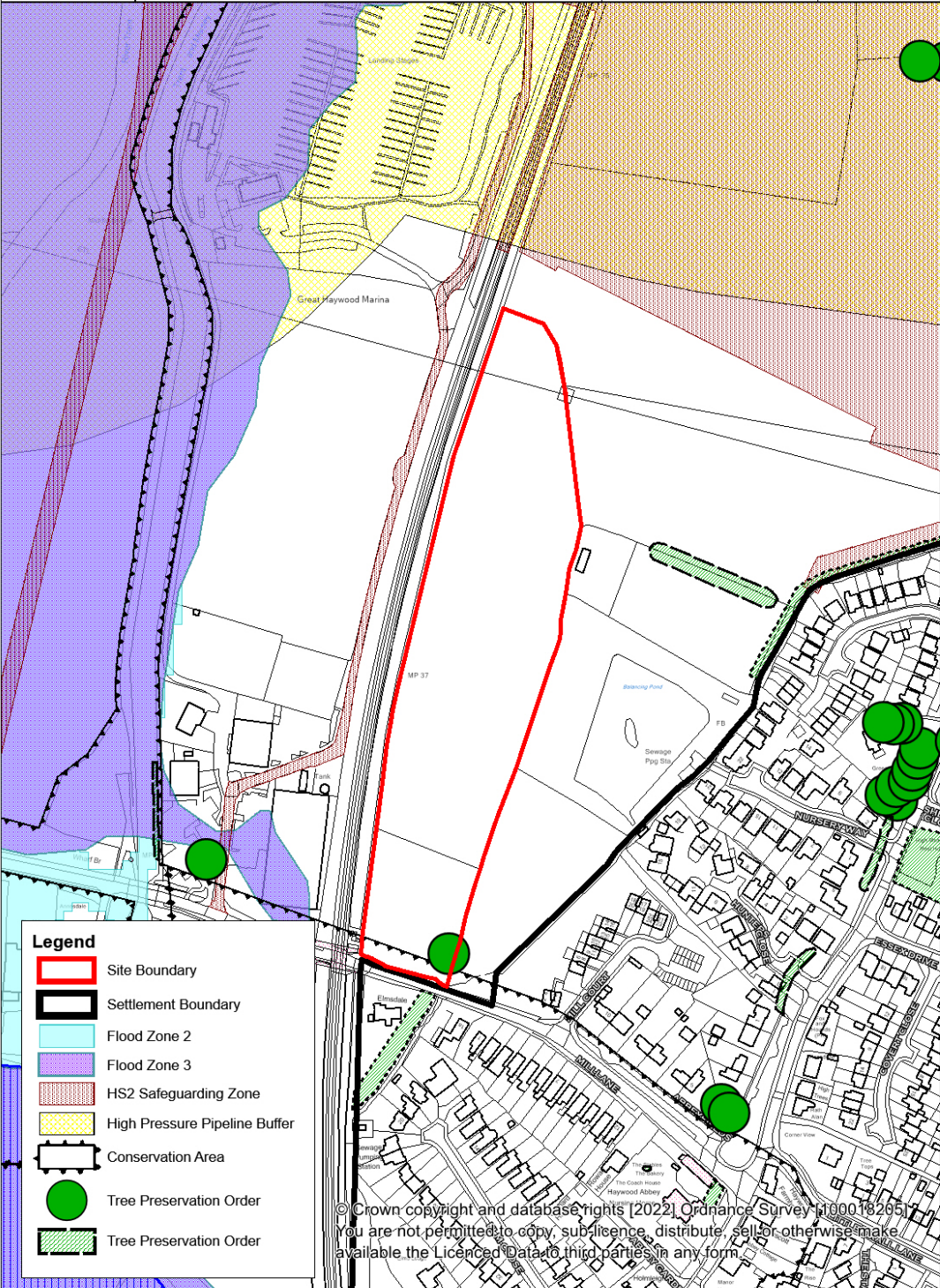
Site Size (hectares): 2.74

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Anson CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Developable with highway safety work required. Would need to improve pedestrian connectivity to garden centre. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraint and connectivity concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



Legend

- Site Boundary
- Settlement Boundary
- Flood Zone 2
- Flood Zone 3
- HS2 Safeguarding Zone
- High Pressure Pipeline Buffer
- Conservation Area
- Tree Preservation Order
- Tree Preservation Order

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SHELAA ID Code: COL10

Site Name: Land adjacent to Shenley Cottage

Adjoining / nearby settlement: Great and Little Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 78

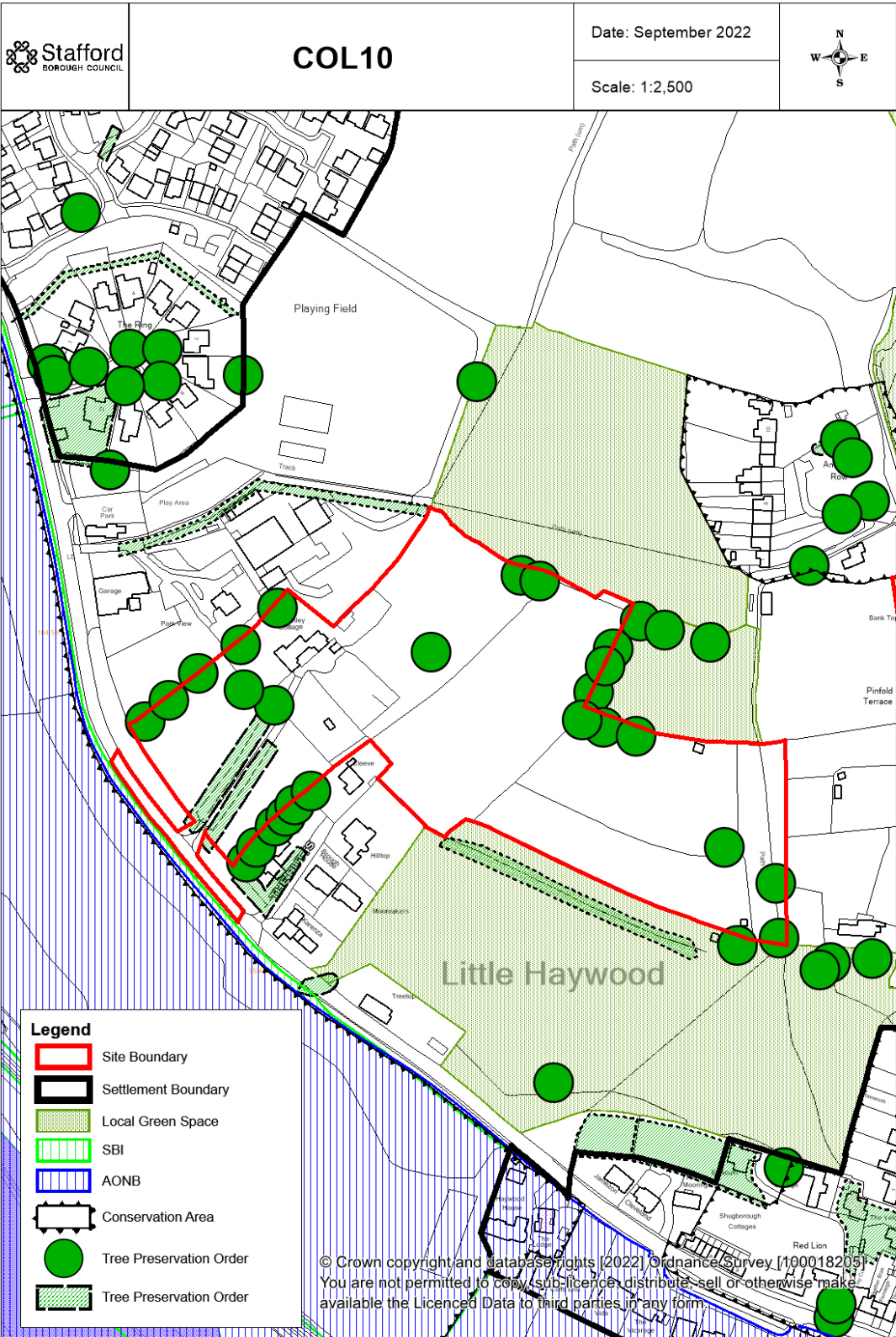
Site Size (hectares): 3.7

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Colwich CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Hart Academy. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Access could be achieved off main road, however, would need serious engineering works due to differences in ground level. Accessibility Score: 4/6
Ecology	High overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved and ecology and landscape concerns are unlikely to be able to be suitably mitigated for. Additionally, to attain access to the site significant works are likely required which may not be feasible or viable.



SHELAA ID Code: COL13

Site Name: Stone House Farm

Adjoining / nearby settlement: Great and Little Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 340 (yield calculation takes into consideration the Local Green Space)

Site Size (hectares): 31.05 (site contains 12.18 ha of Local Green Space which cannot be developed)

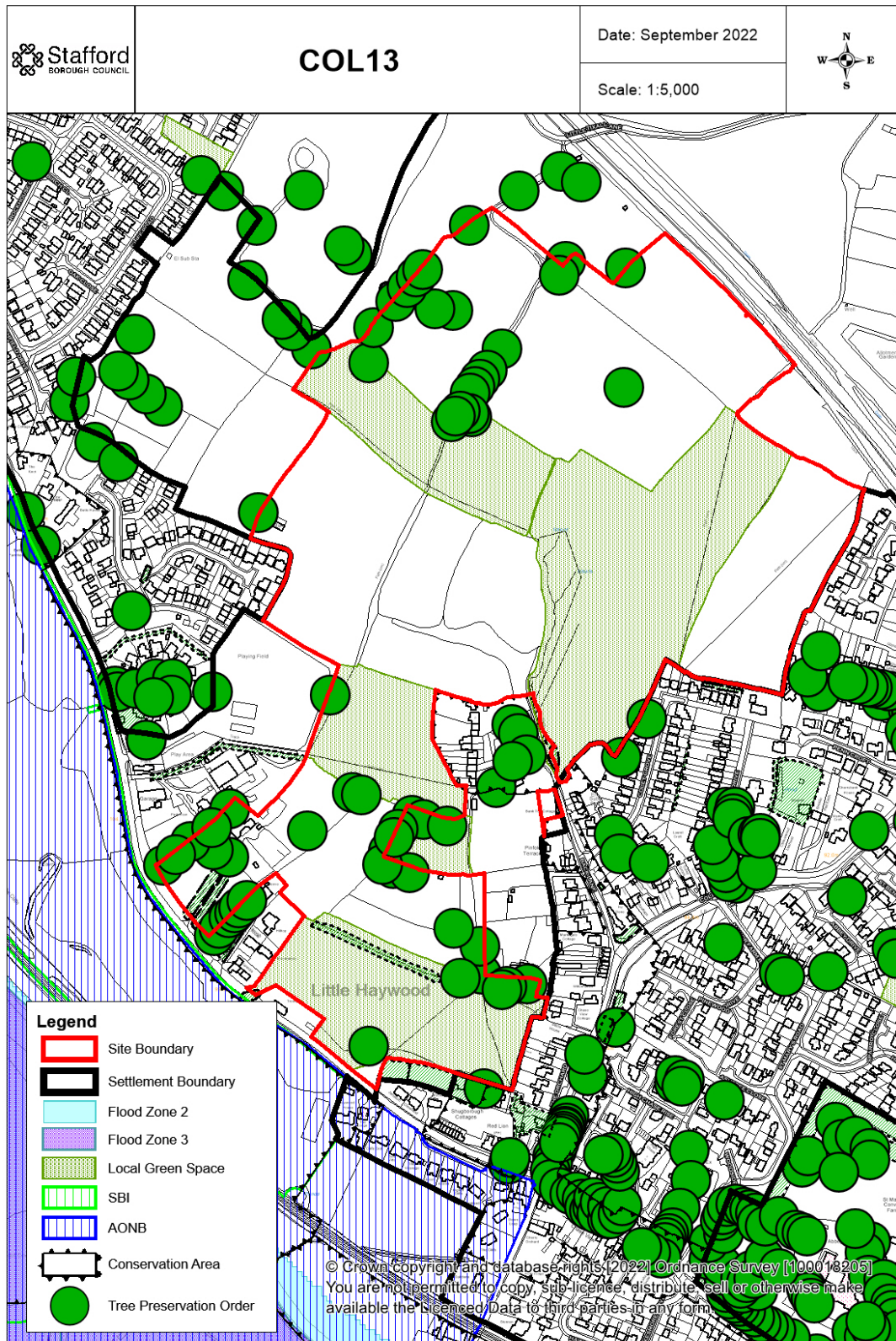
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Colwich CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Hart Academy. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Two access points required. Assumed the site can access A51 via COL06 and also onto Main Road. No through road due to presence of Local Green Space, some land parcels cannot be accessed so are undevelopable. Accessibility Score: 3/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Medium potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraint would need resolving. Additionally, ecology, landscape and heritage concerns are unlikely to be able to be suitably

mitigated for.



SHELAA ID Code: COL14

Site Name: St Mary's Abbey

Adjoining / nearby settlement: Little Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 50

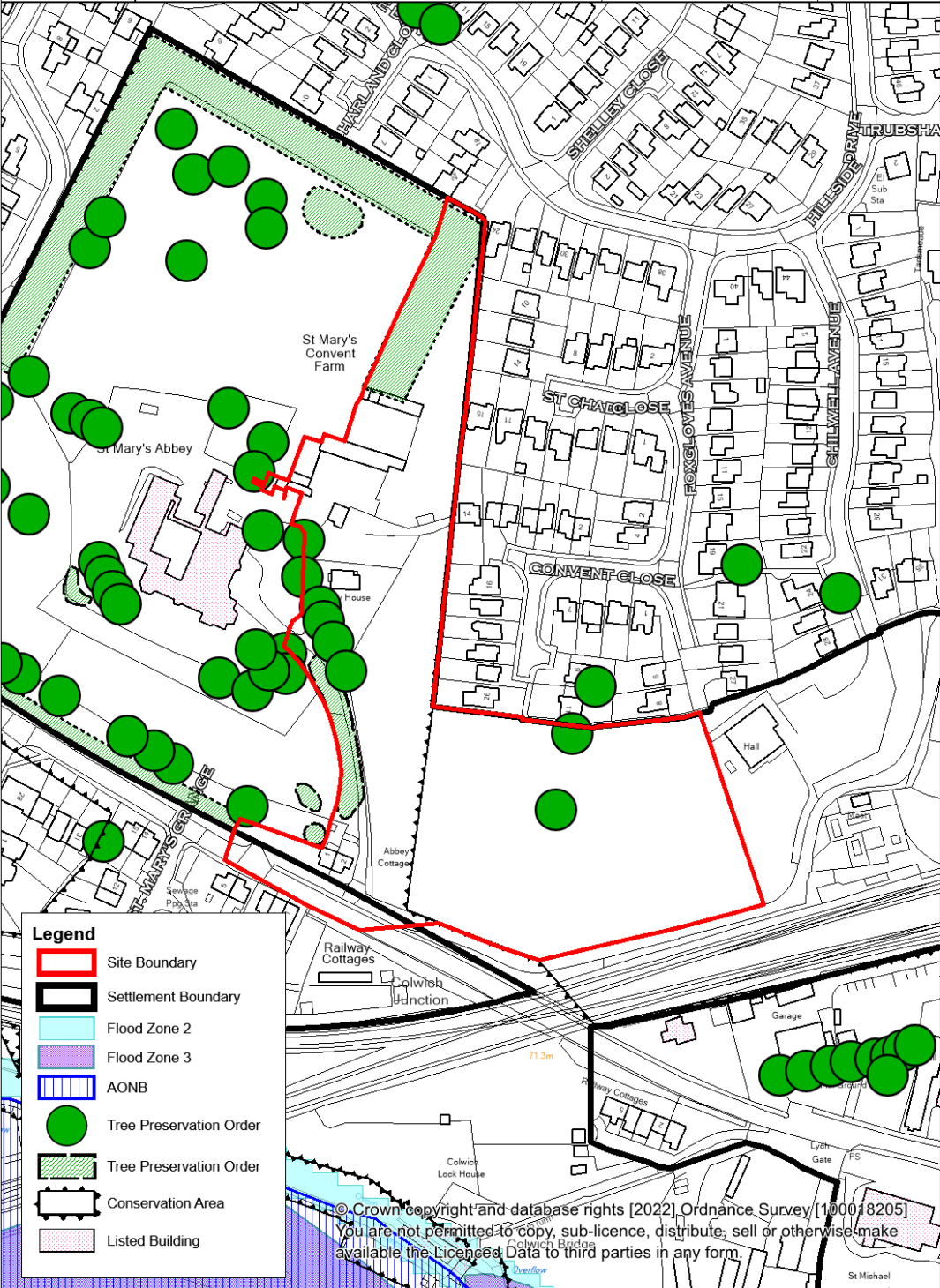
Site Size (hectares): 2.36

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Colwich CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Hart Academy. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Cannot access site from main road, access would be preferable off Chilwell Avenue via village hall land, likely to be undevelopable as a result. Accessibility Score: 4/6
Ecology	High / Medium overall ecological sensitivity. White Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport, landscape and heritage concerns are unlikely to be able to be suitably resolved and mitigated for.



Legend

- Site Boundary
- Settlement Boundary
- Flood Zone 2
- Flood Zone 3
- AONB
- Tree Preservation Order
- Tree Preservation Order
- Conservation Area
- Listed Building

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SHELAA ID Code: COL17

Site Name: Land off Main Road

Adjoining / nearby settlement: Great Haywood

Ward: Haywood and Hixon

Parish: Colwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 69

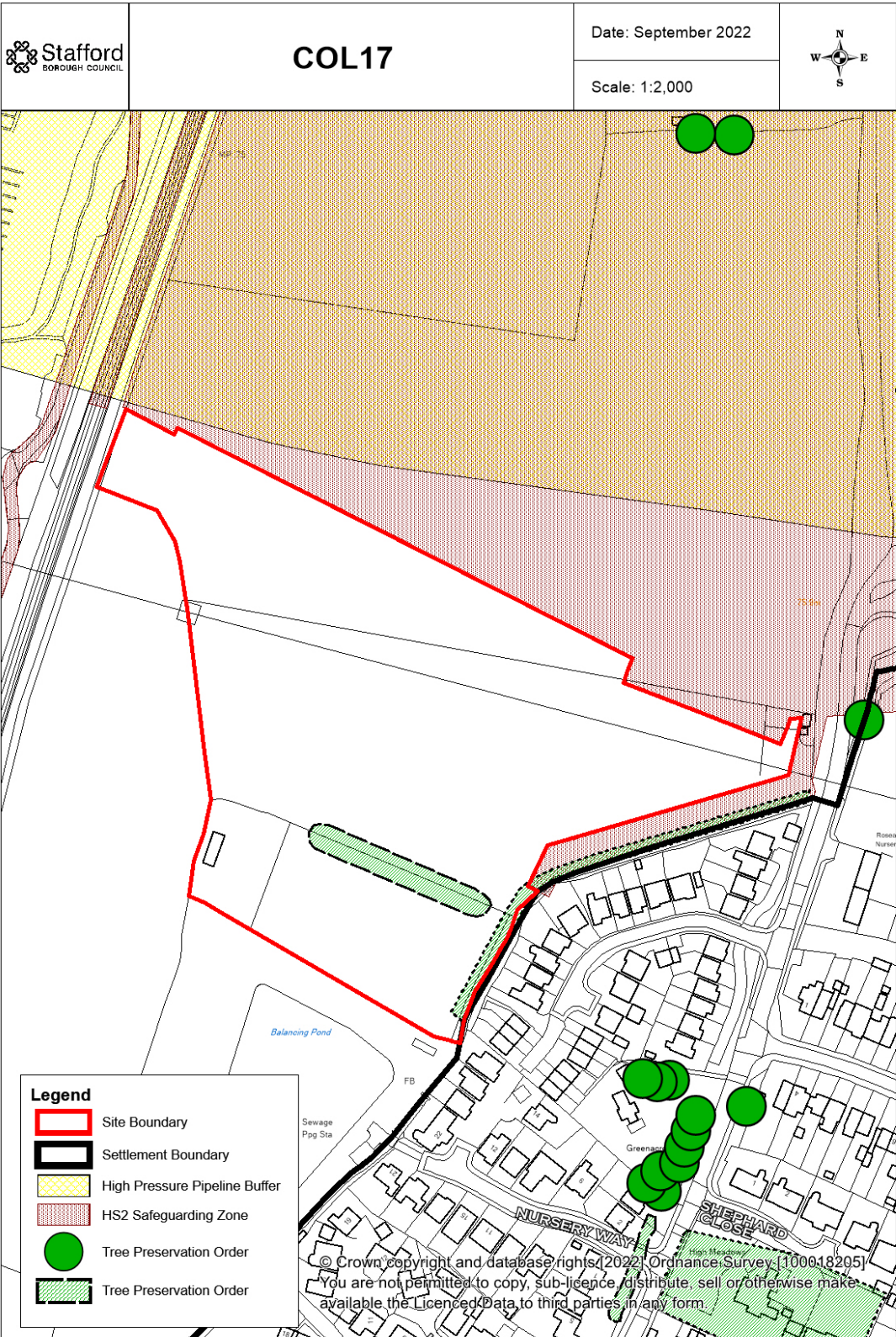
Site Size (hectares): 3.29

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Anson CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access may be possible from main road. Site is achievable. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints unlikely to be able to be resolved.



SHELAA ID Code: CRE01 and CRE03

Site Name: Redhill Farm

Adjoining / nearby settlement: Stafford

Ward: Seighford and Church Eaton

Parish: Creswell

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 372

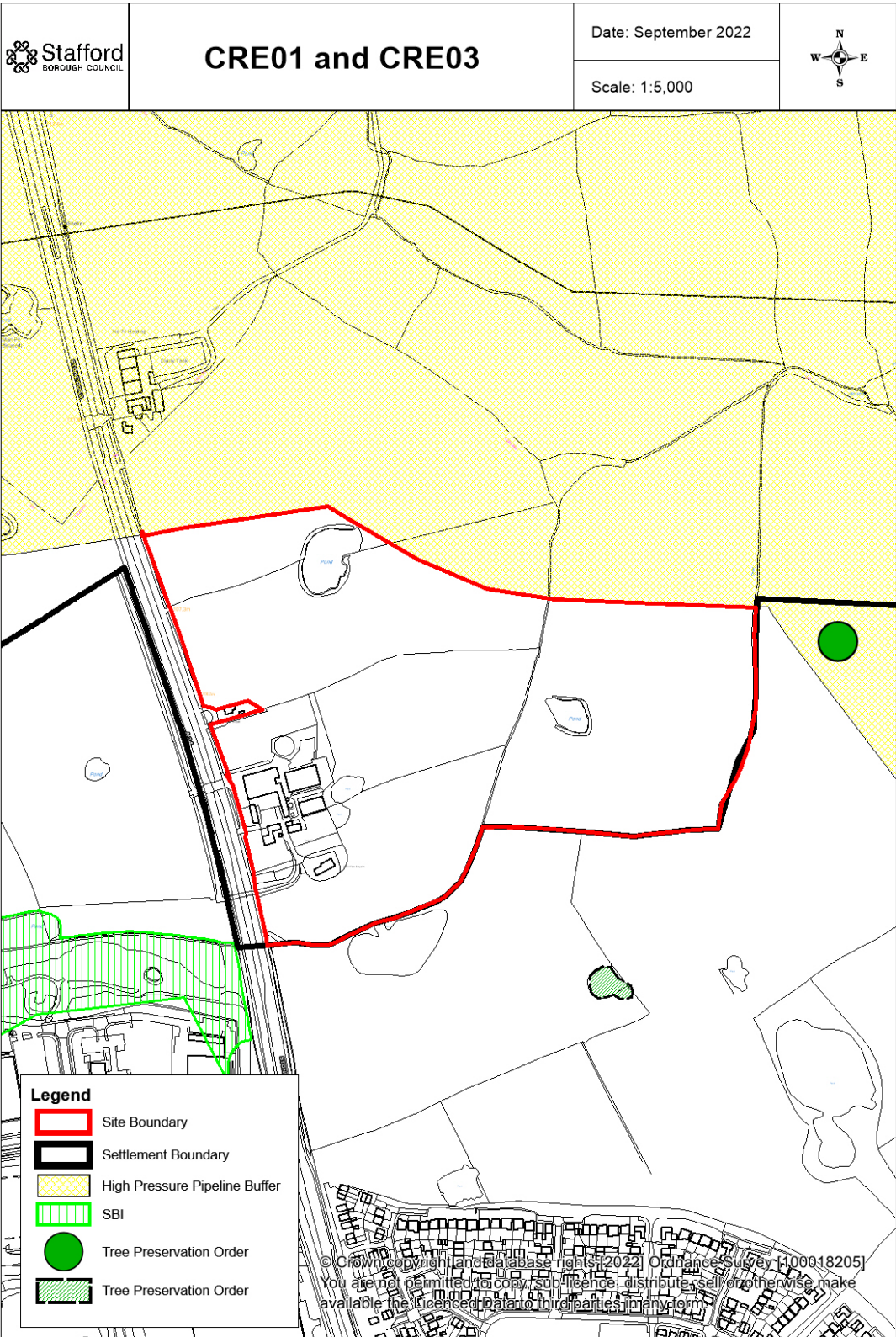
Site Size (hectares): 17.67

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford North Primary Schools. Development unlikely to be able to be accommodated within existing capacity, school expansion is unlikely. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Two access points required. Impact would need to be assessed on A34 corridor and related roundabouts, also impact on link road to M6 Jn14. Accessibility Score: 4/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, ecology concerns would need to be suitably mitigated for.



SHELAA ID Code: CRE02

Site Name: Land to the north of Redhill

Adjoining / nearby settlement: Stafford

Ward: Seighford and Church Eaton

Parish: Creswell

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): N/A – proposed for employment use only

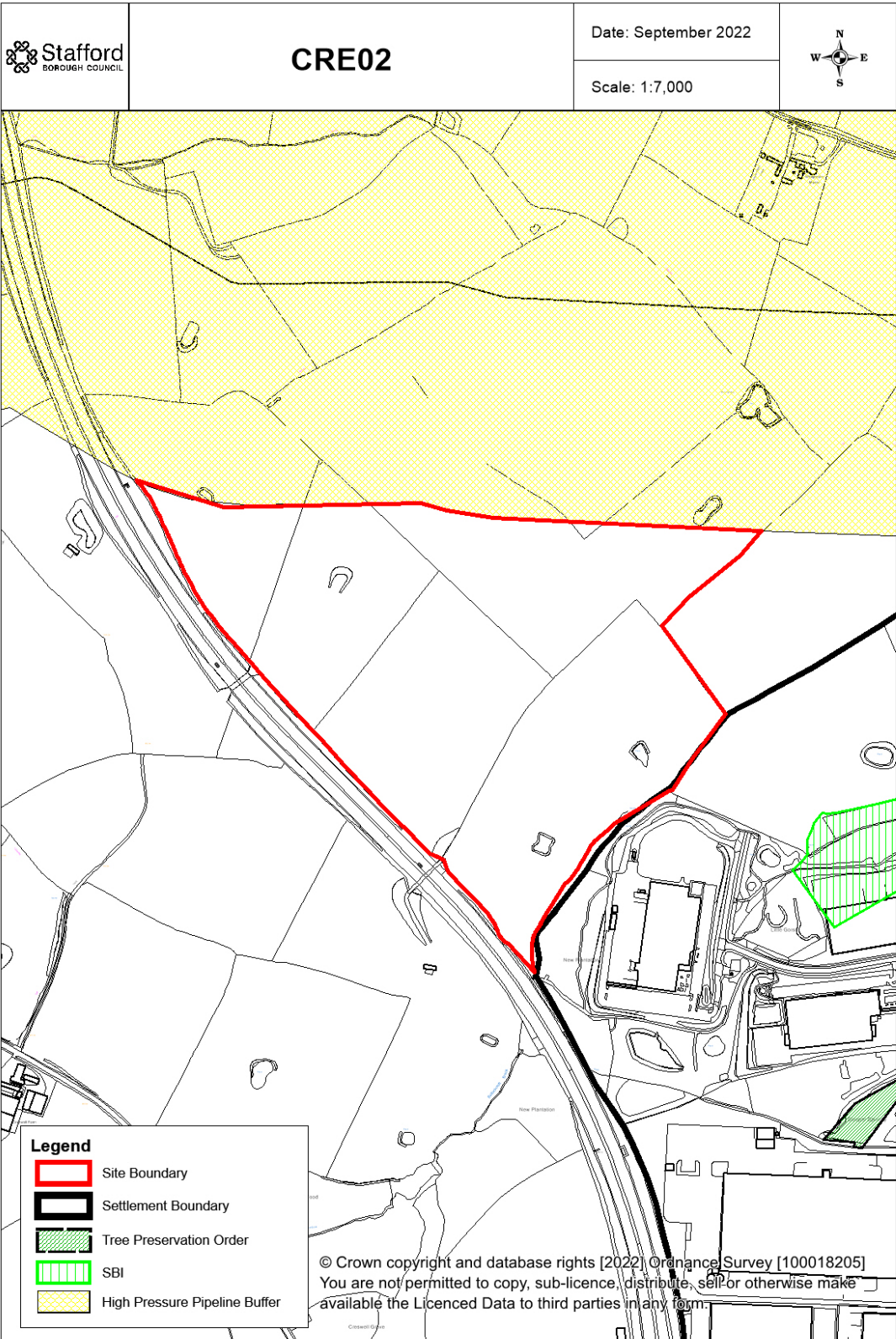
Site Size (hectares): 31.15

Site Selection Assessment

Topic Area	Evaluation
Transport	Access could be provided via the adjacent employment site. Impact would need to be assessed on A34 corridor and related roundabouts, also impact on link road to M6 Jn14.
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site generally, need to be mindful of types of employment which are an electricity drain such as sites with heavy server usage or heavy industrial usage.

Outcome of Assessment: Proposed Allocation

Reasoning: Ecology and landscape concerns need to be suitably resolved and mitigated for.



SHELAA ID Code: CRE04

Site Name: Land at Wilkes Wood

Adjoining / nearby settlement: Creswell

Ward: Seighford and Church Eaton

Parish: Creswell

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 59

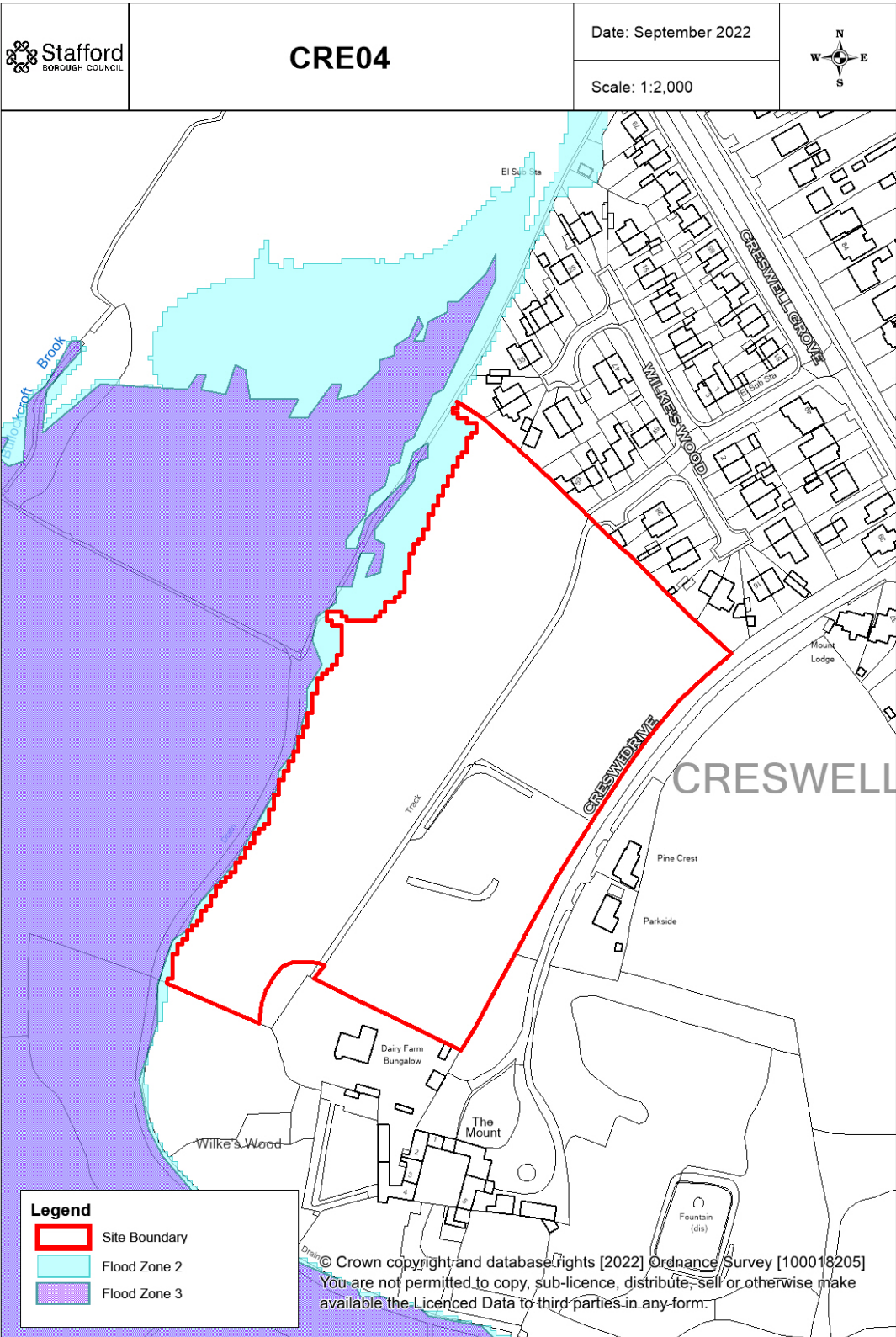
Site Size (hectares): 2.83

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford North Primary Schools. Development unlikely to be able to be accommodated within existing capacity, school expansion is unlikely. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site with access from Wilkes Road. Access onto main road is good with sufficient visibility. Accessibility Score: 4/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, ecology and landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: CRE05

Site Name: Land adjacent the Whitsters

Adjoining / nearby settlement: Creswell

Ward: Seighford and Church Eaton

Parish: Creswell

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 16

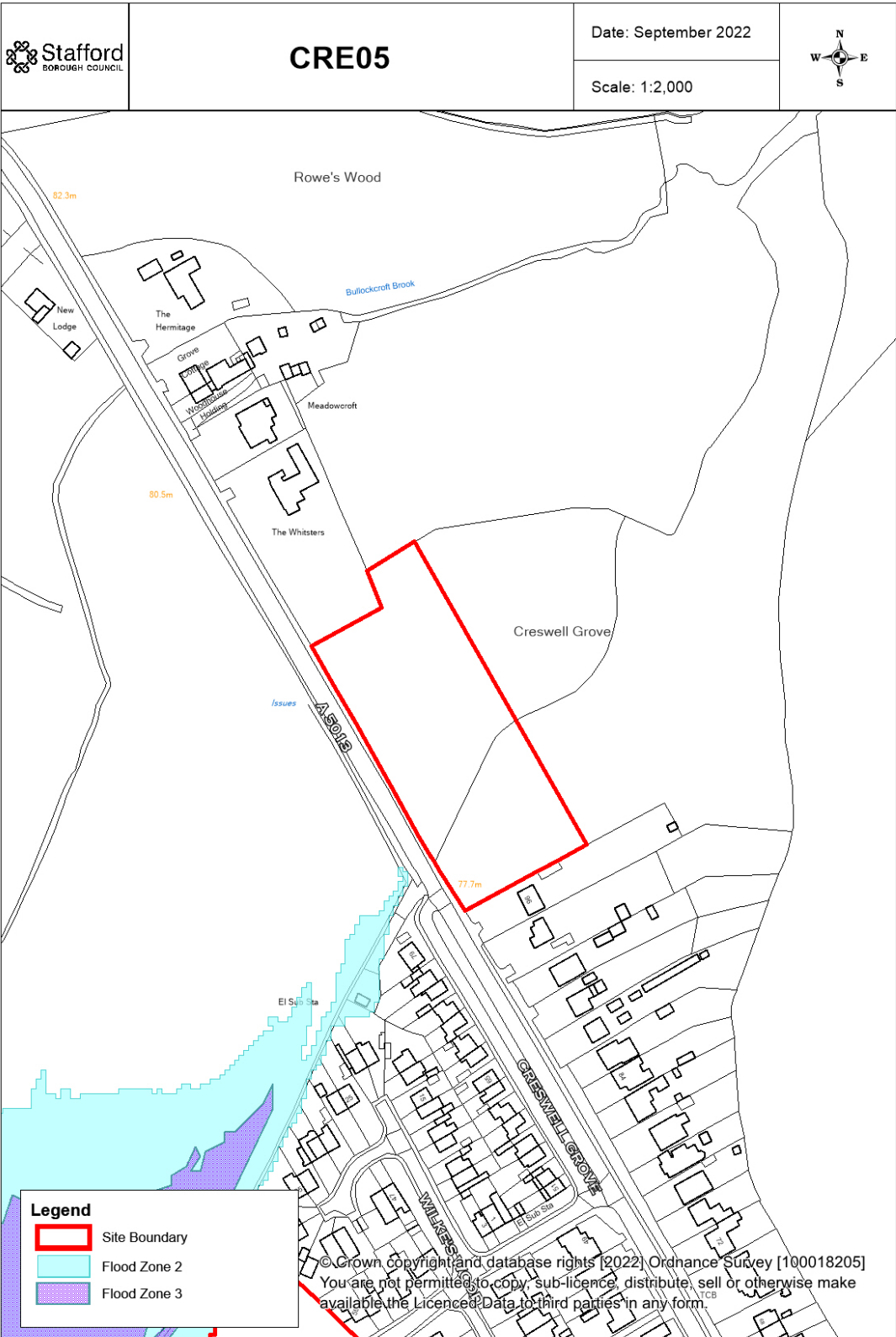
Site Size (hectares): 0.78

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford North Primary Schools. Development unlikely to be able to be accommodated within existing capacity, school expansion is unlikely. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site based on frontage housing onto A5013 with trees cleared. Accessibility Score: 4/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved and ecology and landscape concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: DOX01

Site Name: Land north of the Crescent

Adjoining / nearby settlement: Doxey

Ward: Doxey and Castletown

Parish: Doxey

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 65

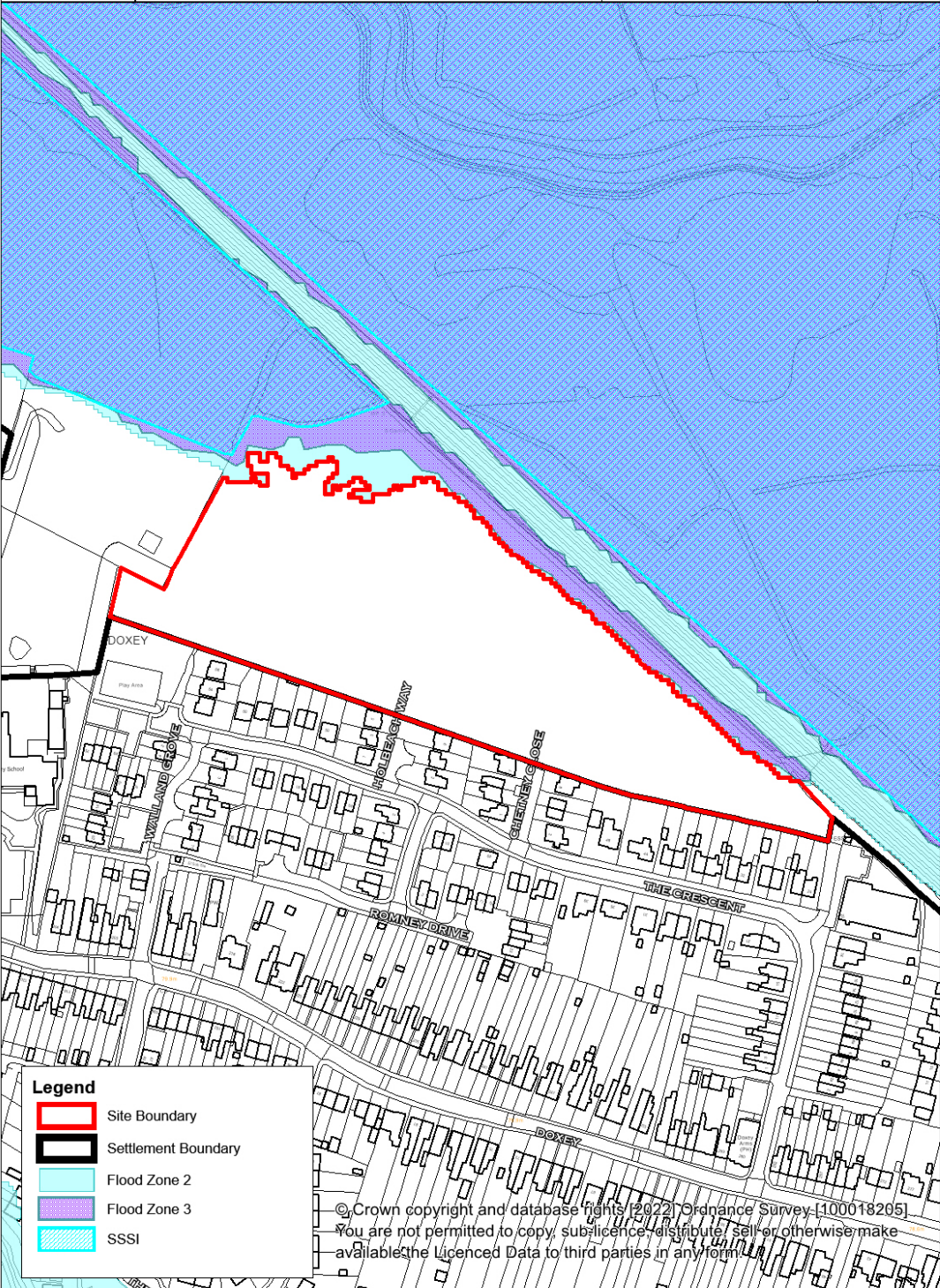
Site Size (hectares): 2.66

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Doxey Primary and Nursery School. Development can be accommodated within existing capacity. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site with good access from Chetney Close. Improvements will be required to the shared surface of Chetney Close to allow for further development. Accessibility Score: 6/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved and ecology concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: ECC01

Site Name: Land off Cross Butts

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 45

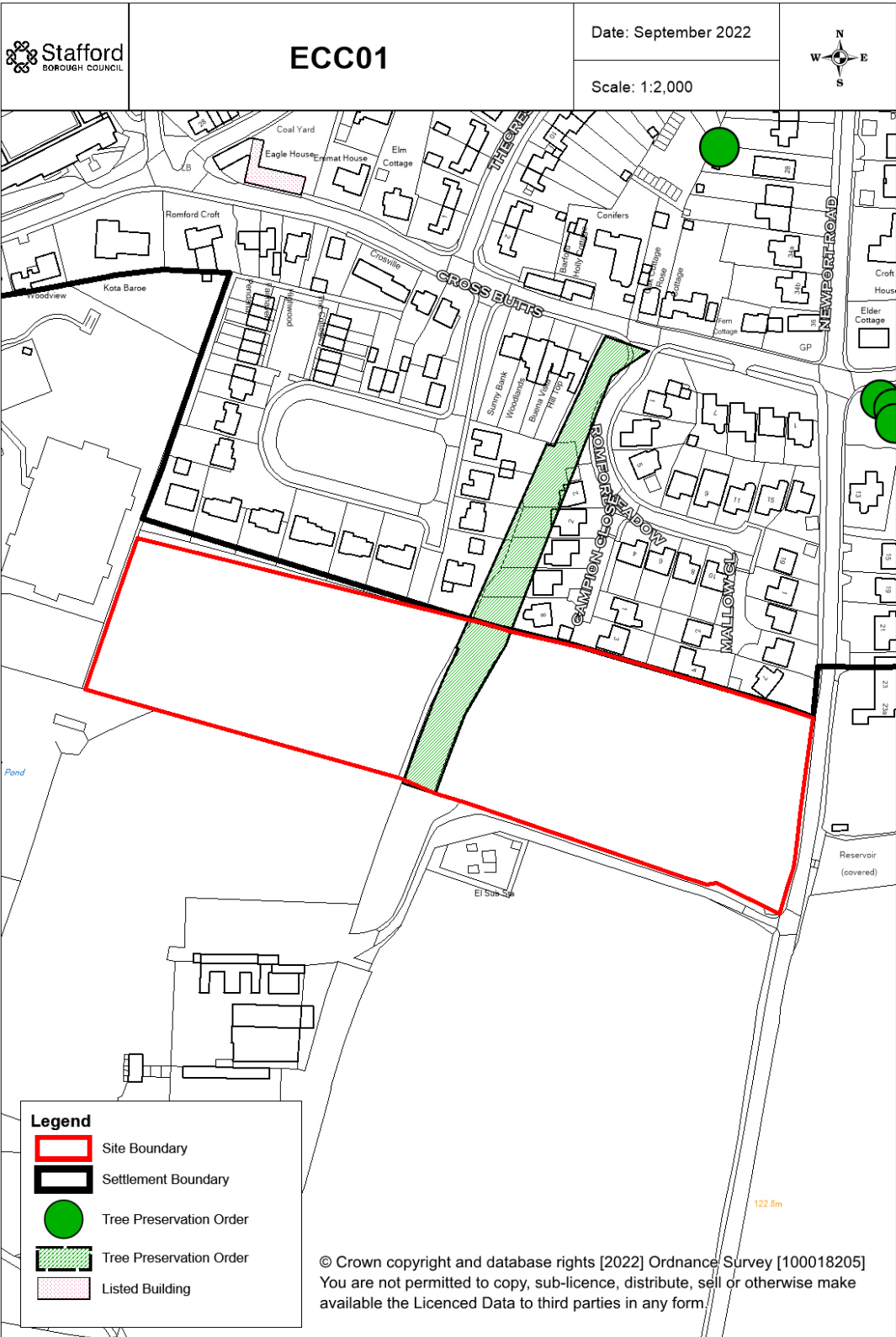
Site Size (hectares): 2.16

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Acceptable in principle with direct access from Newport Road. Further investigation required into junction of site due to presence of solid white line. Land to west of Tree Preservation Orders (TPOs) may not be accessible as the TPOs cannot be crossed and access may not be possible via adjacent housing estate. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved.



SHELAA ID Code: ECC02

Site Name: Land to the south of Stone Road

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 118

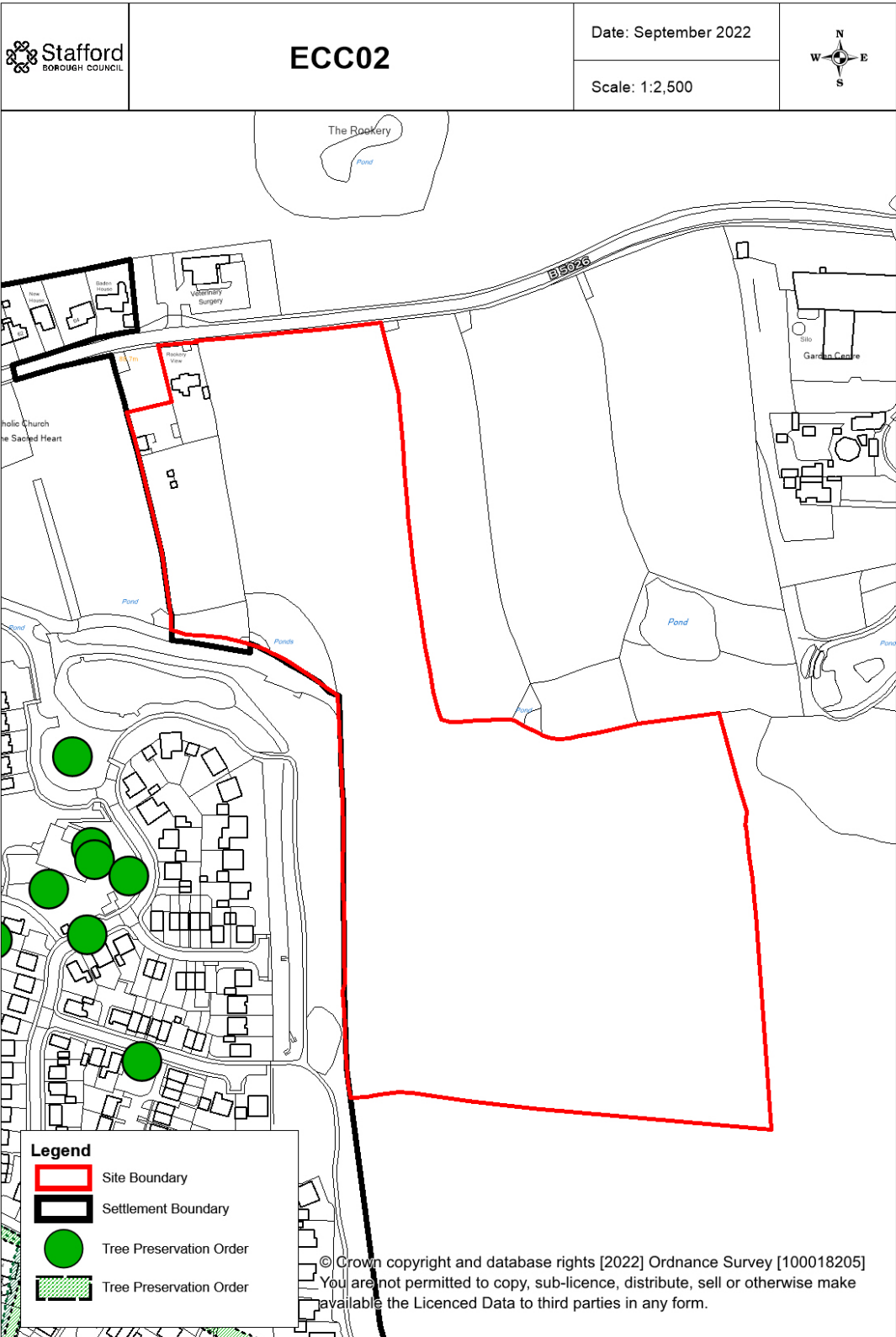
Site Size (hectares): 6.53

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Access to site would need to be improved with possible right turn into the site. Public Right of Way (PRoW) that crosses the site needs further investigation, likely only north section of field above PRoW will be accessible and developable. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved.



SHELAA ID Code: ECC03

Site Name: Land off Green Lane

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 86

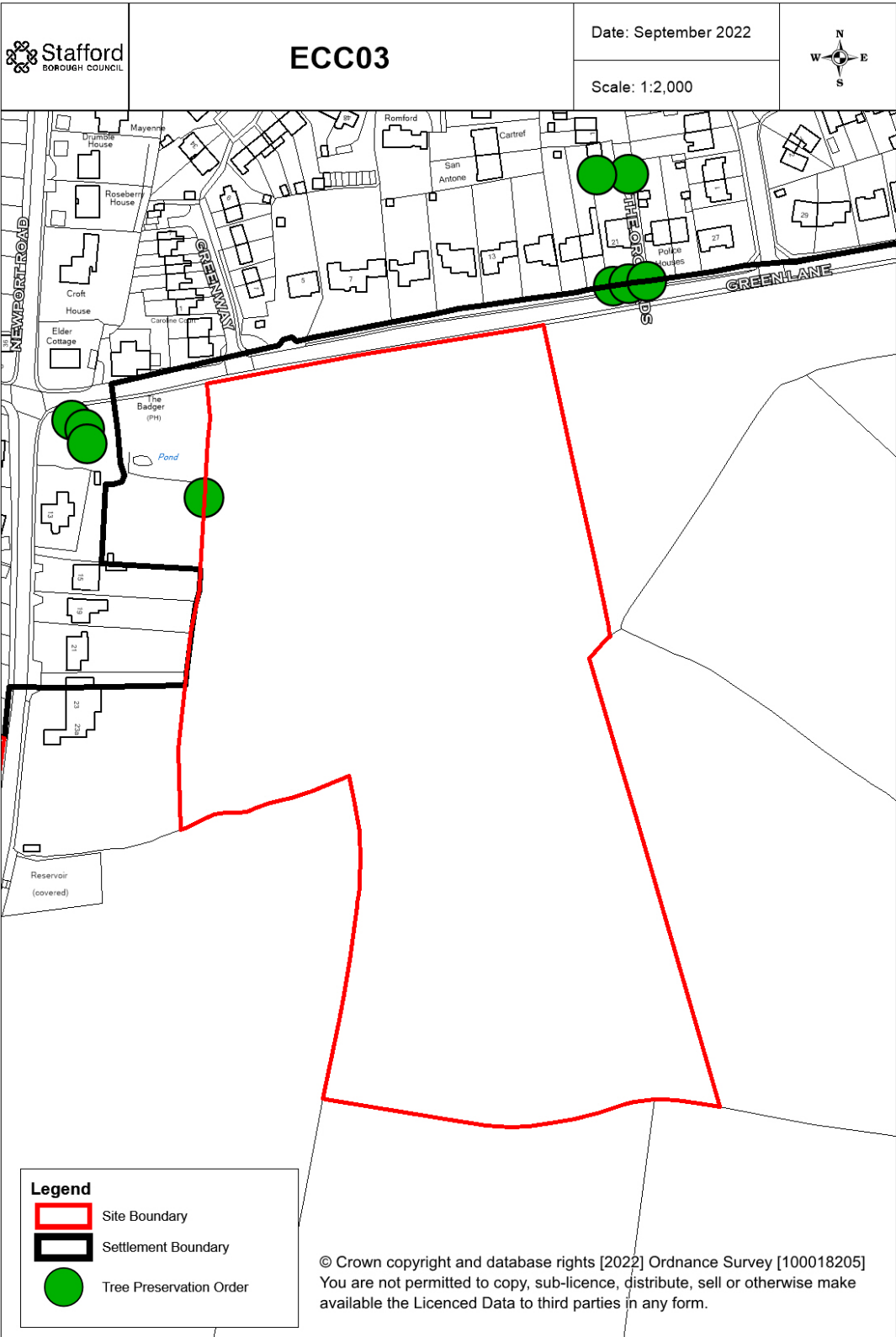
Site Size (hectares): 4.79

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site with access from Green Lane. Further investigations into the junction of Green Lane with A519 are required to check visibility. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved.



SHELAA ID Code: ECC06

Site Name: Land between Stone and Stafford Road

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 468

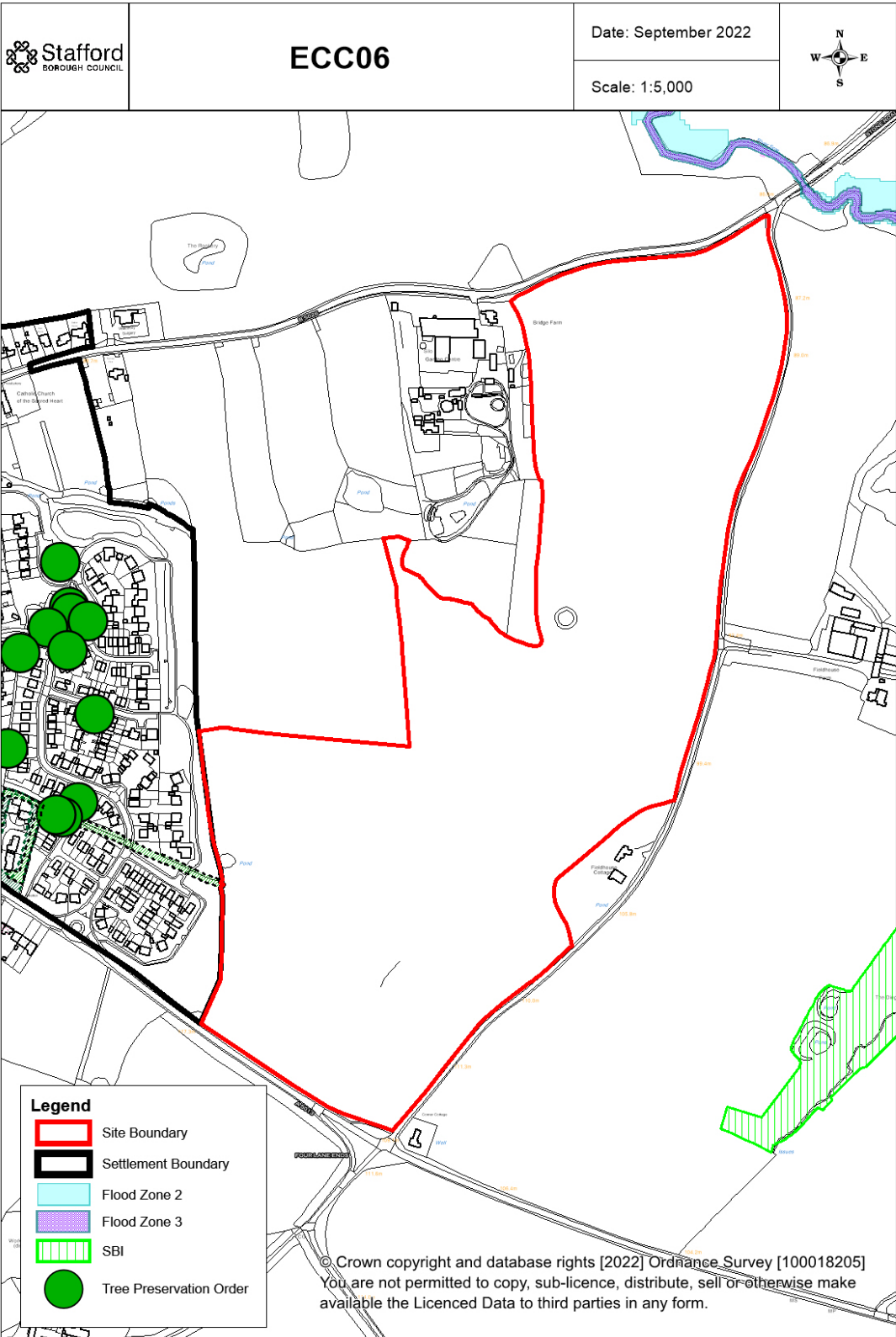
Site Size (hectares): 26

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Two access points required. Consider new bus service. Perimeter road across site to form bypass to east of Eccleshall. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: ECC07

Site Name: Land to the north of Stone Road and east of the Burbage

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 390

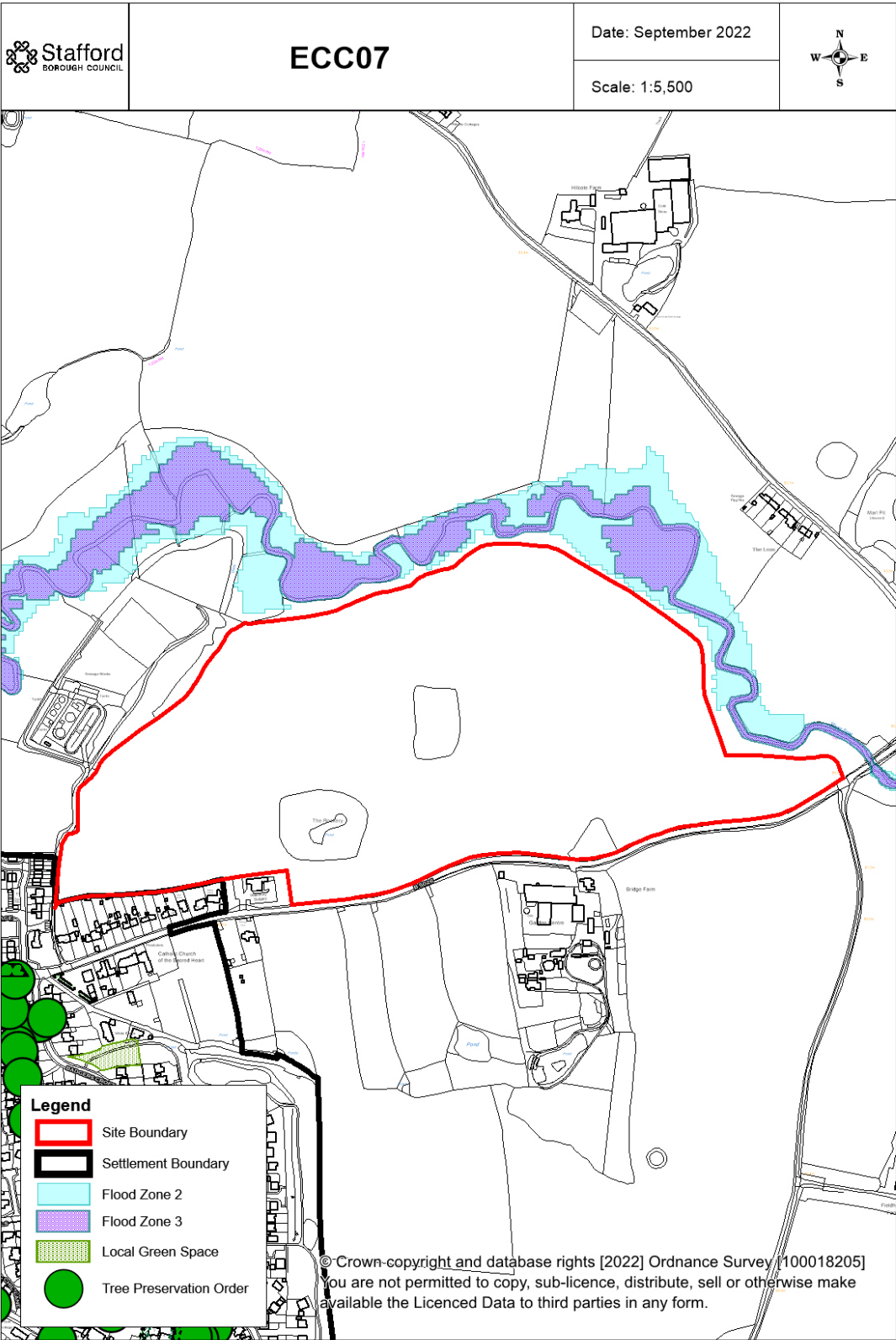
Site Size (hectares): 21.69

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Two access points required. Consider new bus service. Consider reserving a corridor of land to provide an eastern bypass in combination with Meecebrook. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, ecology and landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: ECC09

Site Name: Land at Shaws' Lane

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 57

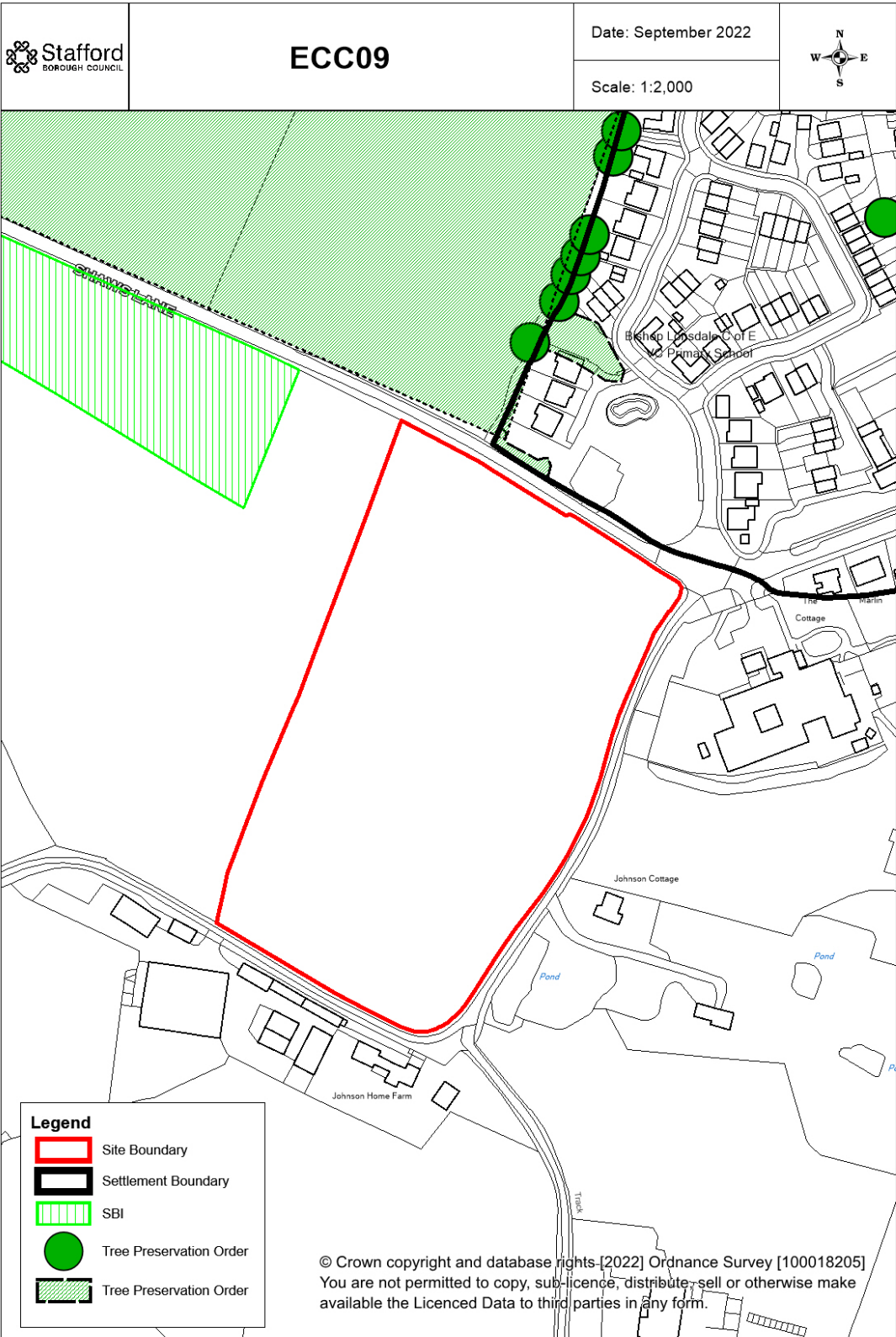
Site Size (hectares): 2.73

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site but access onto Shaws Lane would need appropriate visibility splays. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: ECC12

Site Name: Land north of the Burgage

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 42

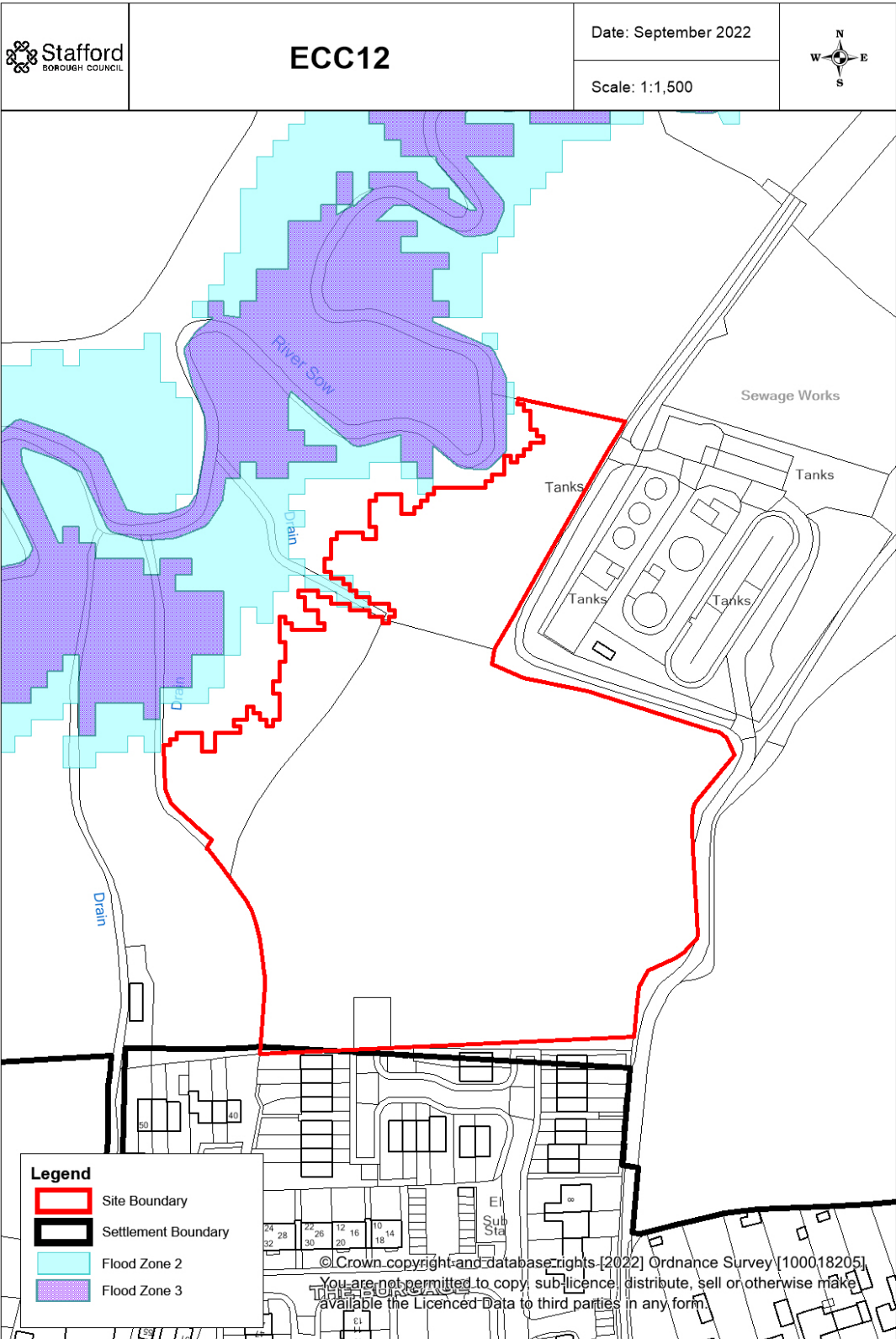
Site Size (hectares): 2.01

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Site is expected to have highway access via King's Vale and The Burgage, but the connection is not yet adopted highway. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, ecology concerns would need to be suitably mitigated for.



SHELAA ID Code: ECC14

Site Name: Land north of Shaws' Lane

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 206

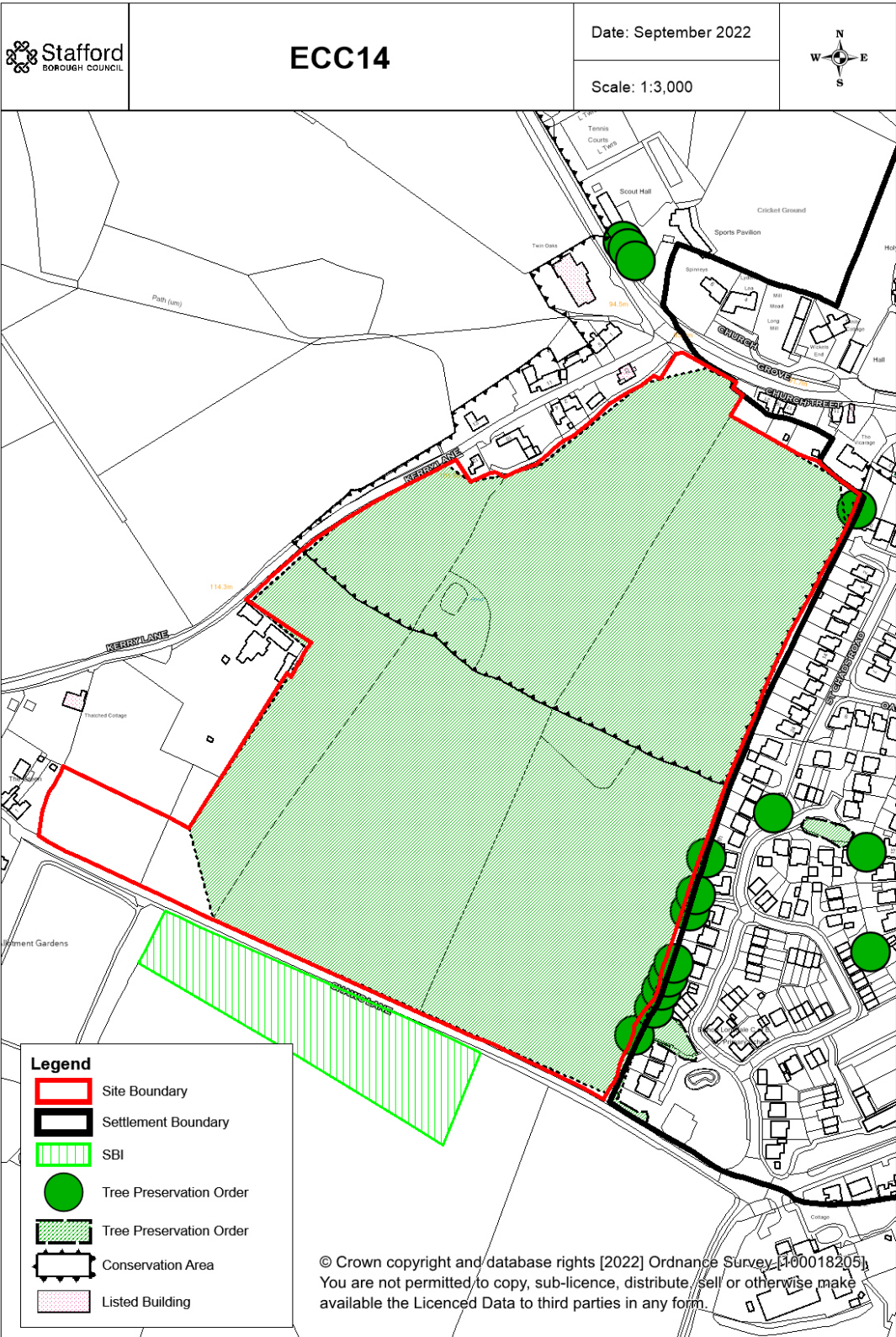
Site Size (hectares): 11.43

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	One access point required. Consider new bus service. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, ecology, landscape and heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: ECC18

Site Name: Land east of Castle Street

Adjoining / nearby settlement: Eccleshall

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 12

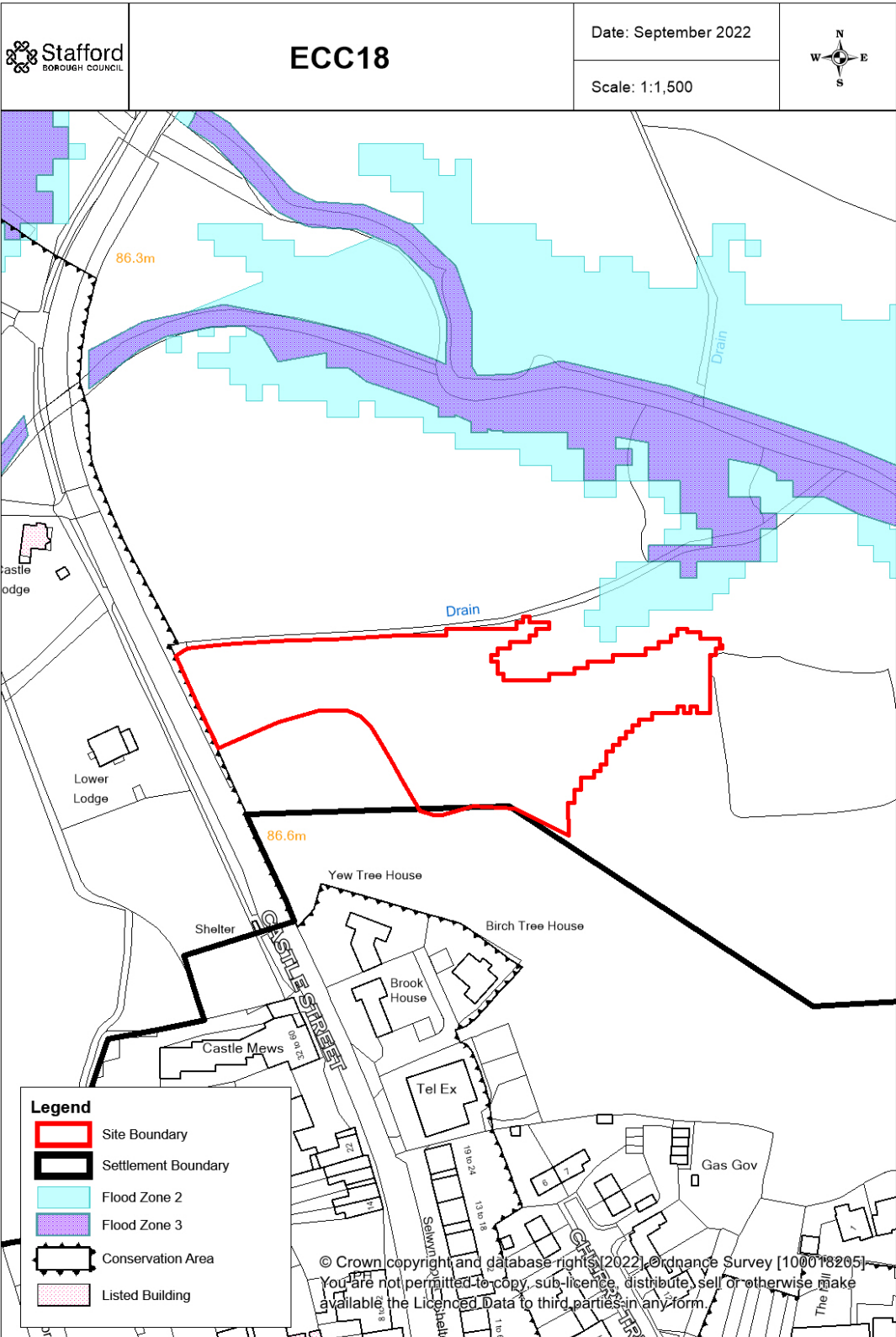
Site Size (hectares): 0.56

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Bishop Lonsdale CE Primary Academy. Limited capacity to accommodate further new houses within Eccleshall, and school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Site should be acceptable; speed limit may need to be relocated / zone extended. Accessibility Score: 3/6
Ecology	Medium overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be resolved. Additionally, heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: ECC22

This site was previously coded as SWY14 in the SHELAA 2021 Update and other reports in the evidence base. The SHELAA ID code has been updated to match the SHELAA 2022 Update.

Site Name: Land southwest of Meece Road

Adjoining / nearby settlement: Cold Meece

Ward: Eccleshall

Parish: Eccleshall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 30

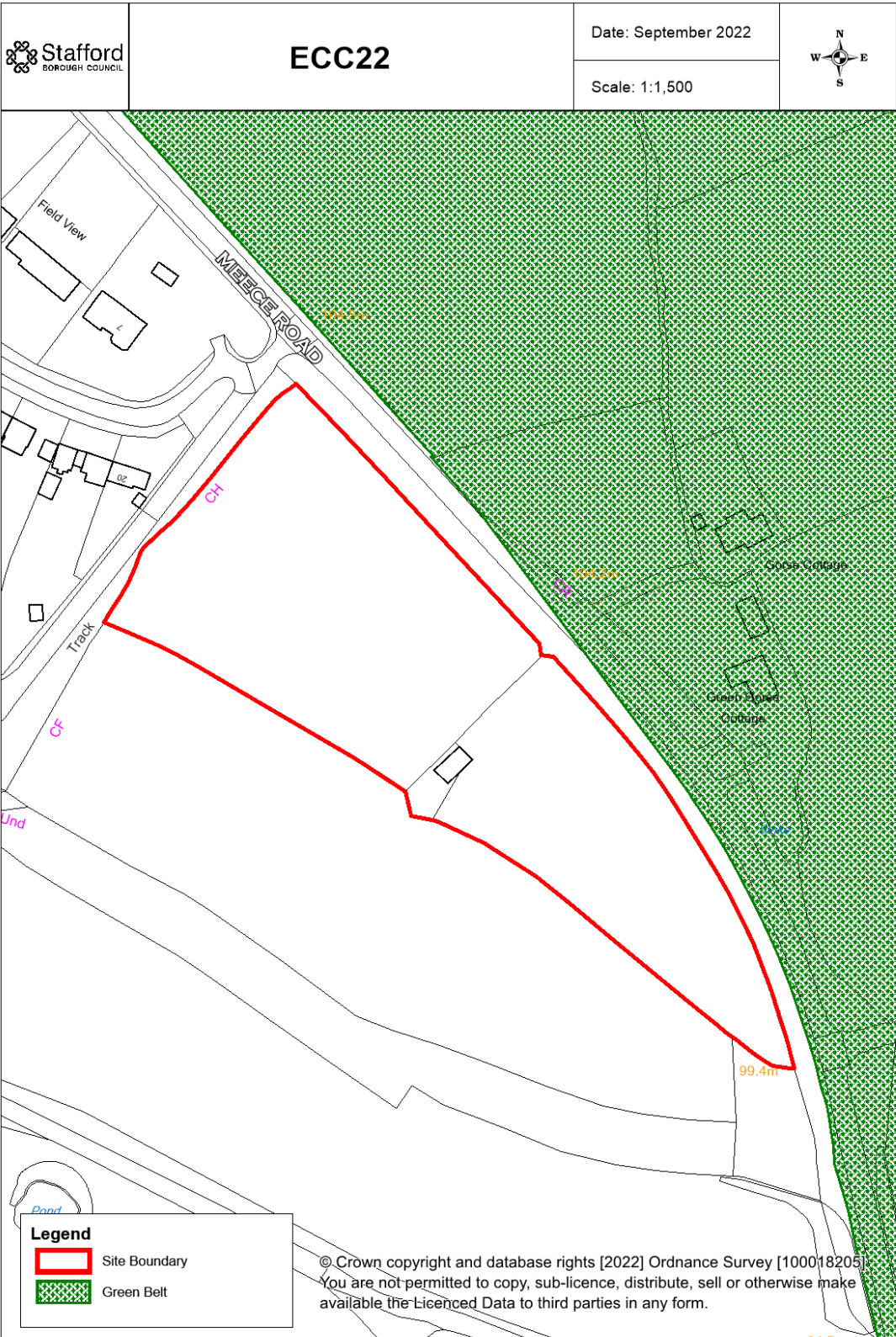
Site Size (hectares): 1.43

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Springfields First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Further investigation required to resolve issues over accessing the highway as the road verge is a potential ransom strip. Site is not desirable as a stand-alone site due to connectivity issues and lack of pedestrian facilities. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council and lack of access to services and facilities are unlikely to be able to be overcome.



SHELAA ID Code: GNO02

Site Name: Bank Top Garage, Stafford Road

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 9

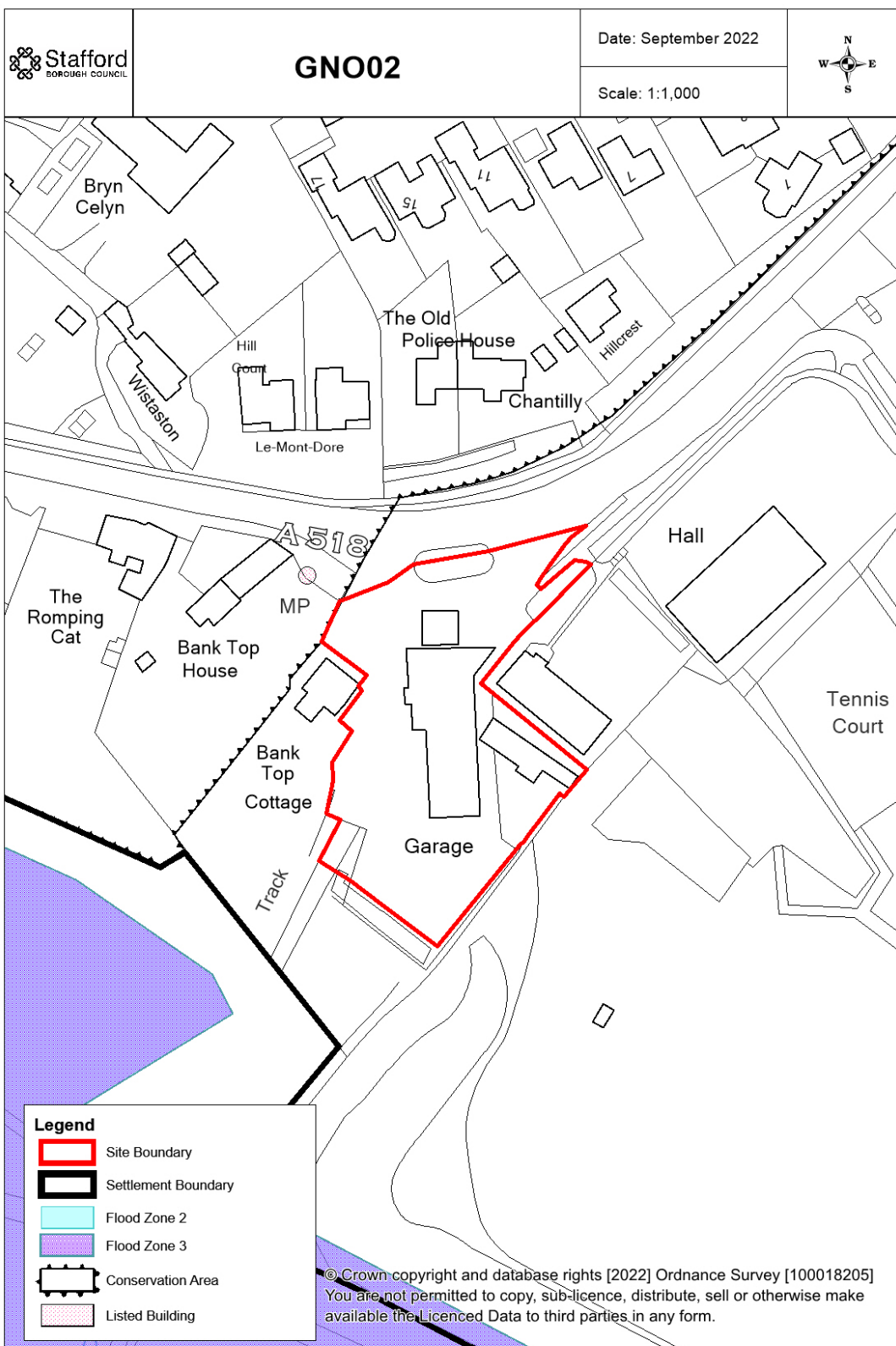
Site Size (hectares): 0.28

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Site should be acceptable with access amendments required to create a single junction. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. White Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: GNO03

Site Name: Land at the Rumping Cat

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 11

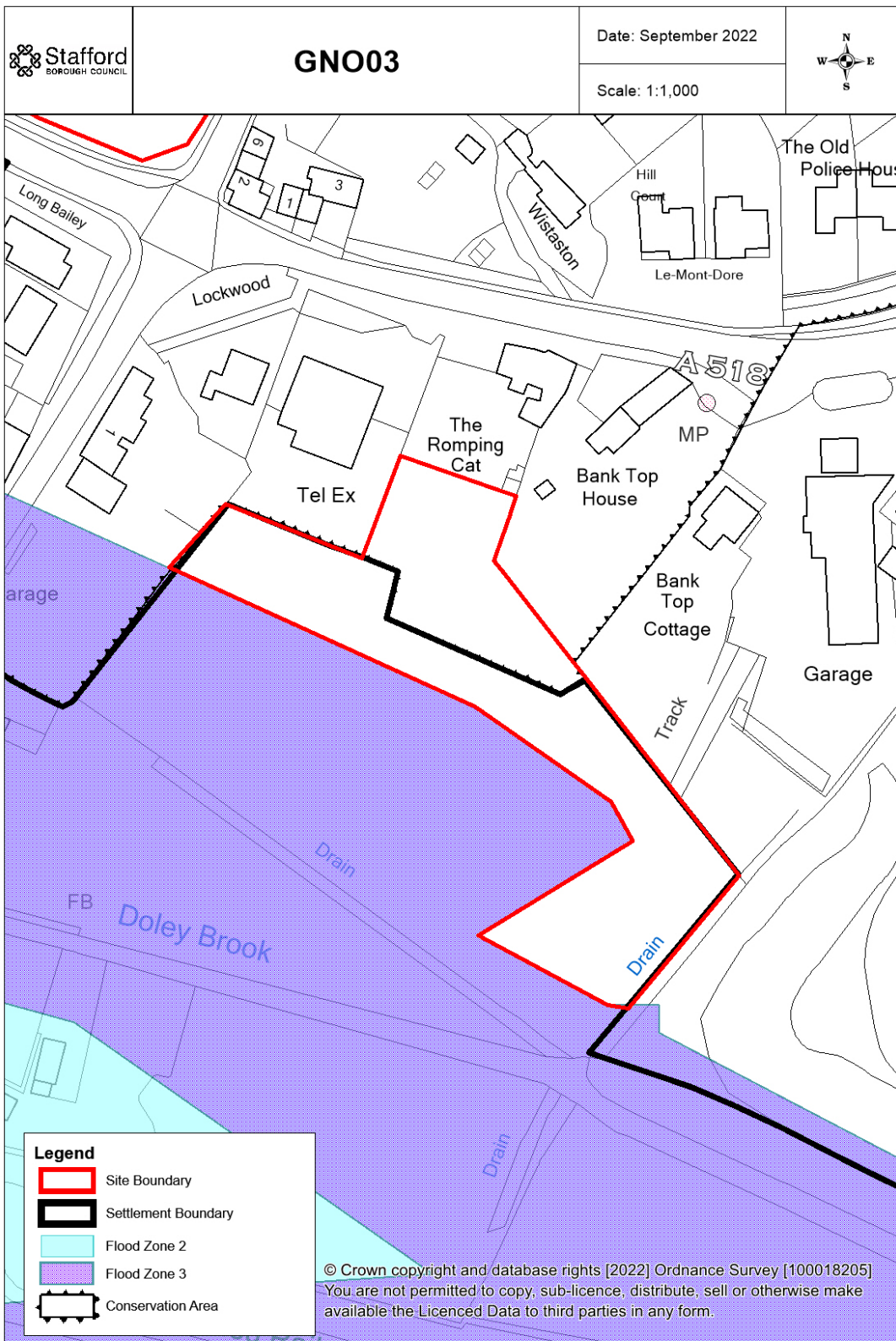
Site Size (hectares): 0.37

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	No highway access, site is not developable. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Rejected Site

Reasoning: Site has no highway access so cannot be developed.



SHELAA ID Code: GNO04 (east)

Site Name: Land at Manor Farm Holding No. 9

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 158

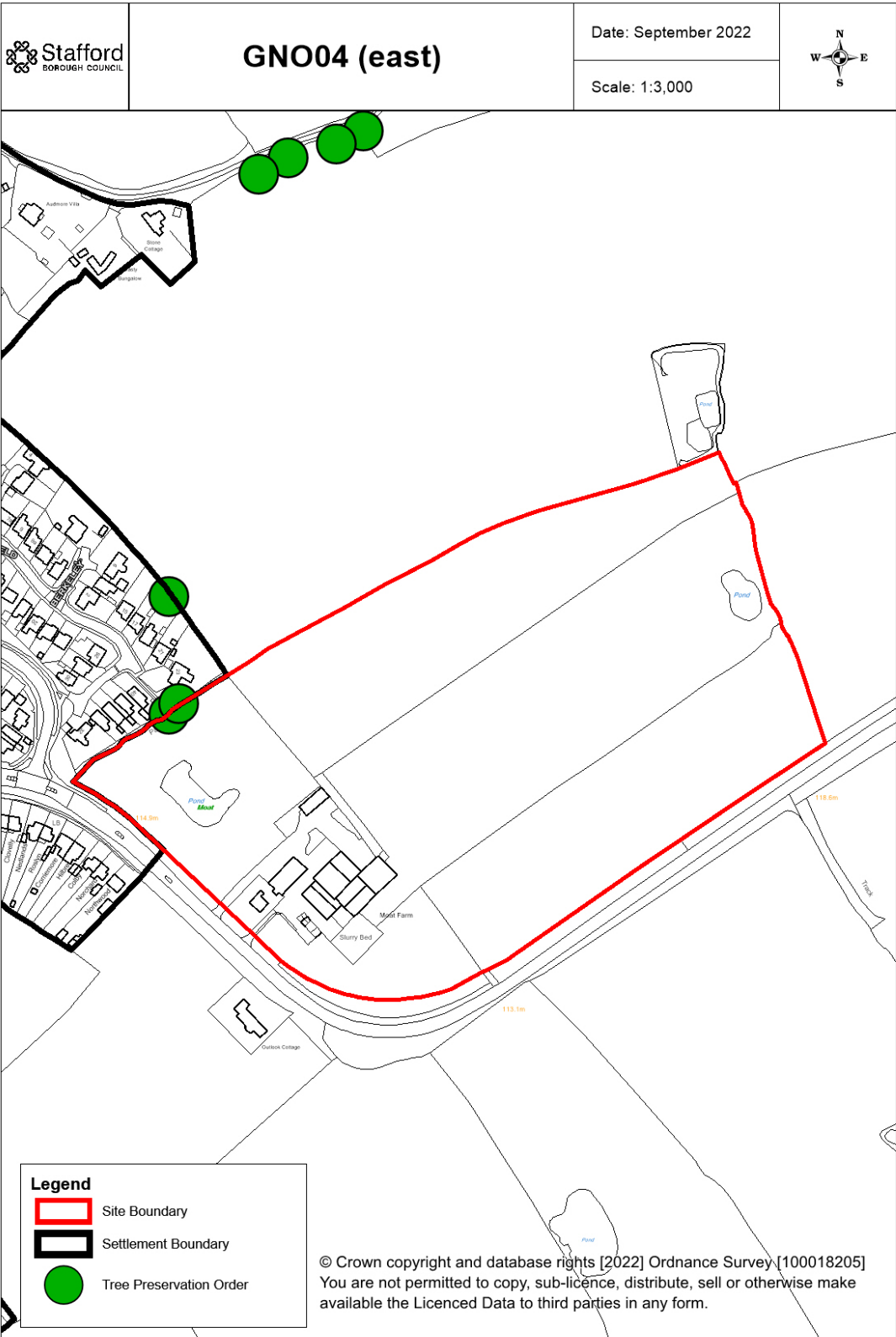
Site Size (hectares): 8.79

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Single access point required. Contribution towards home to school transport likely. Deliver new bus stops along A518 to provide access to existing service. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	High direct impacts, Medium setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Rejected Site

Reasoning: Heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: GNO04 (west)

Site Name: Land east of Stafford Road

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 100

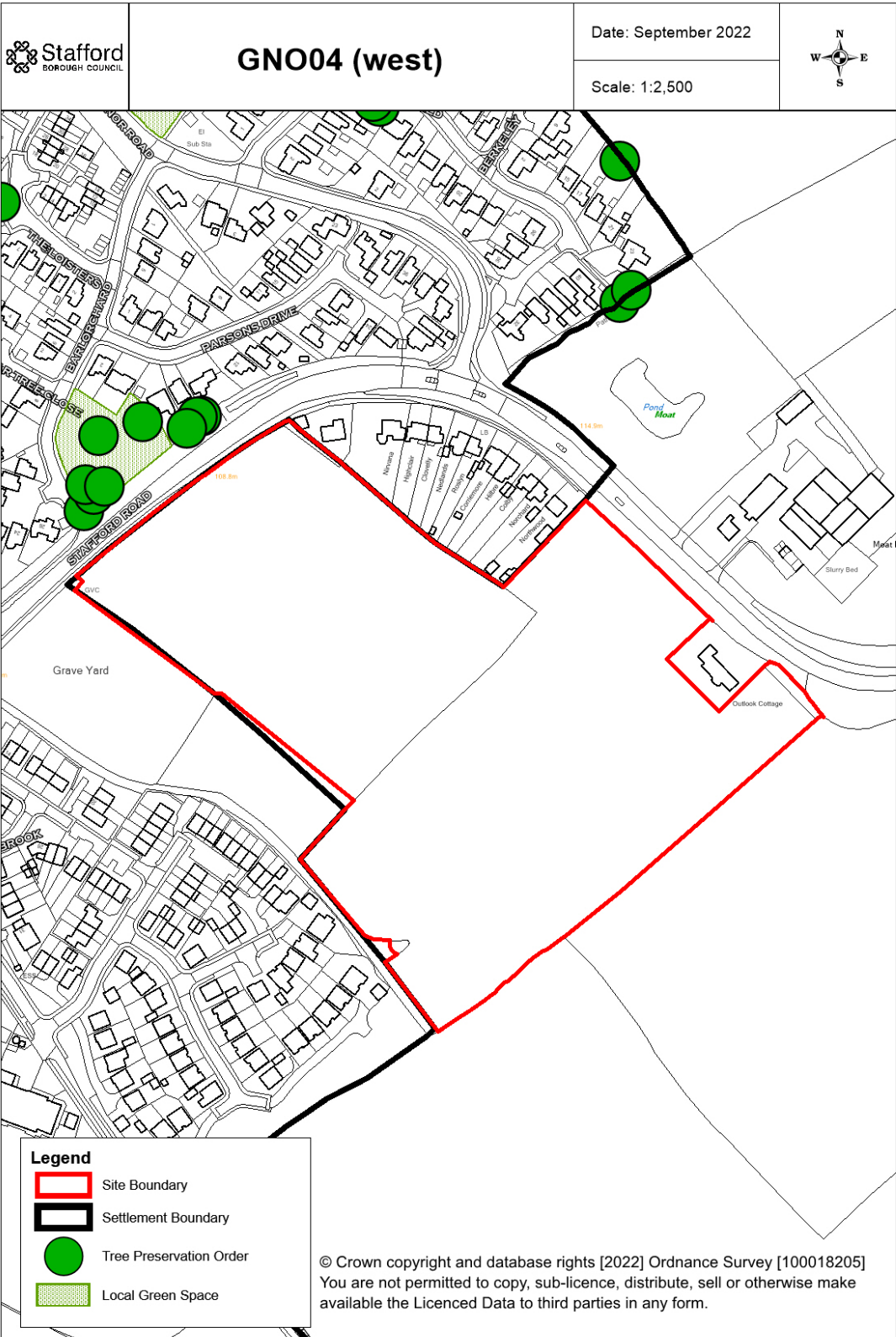
Site Size (hectares): 5.57

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Single access point required. Contribution towards home to school transport likely. Deliver new bus stops along A518 to provide access to existing service. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: GNO05

Site Name: Land at The Horseshoe

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 101

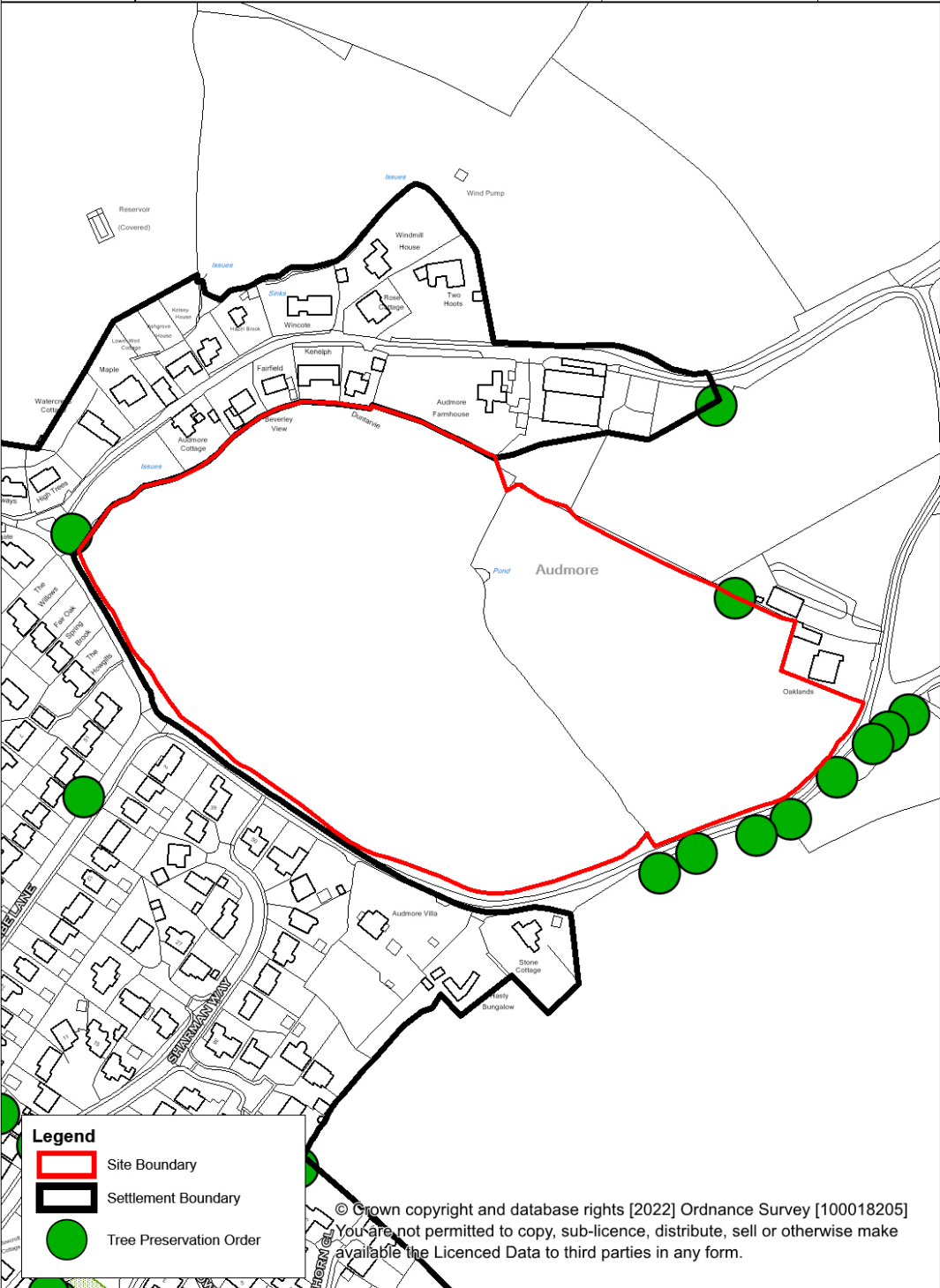
Site Size (hectares): 5.62

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Access into the site could be achievable but there are concerns over the impact on the surrounding network which would need to be investigated. Accessibility Score: 5/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Potential Site Option

Reasoning: Transport concerns raised for Staffordshire County Council would need further investigating and if required, resolving.



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SHELAA ID Code: GNO06

Site Name: Land off Brookhouse Road

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 13

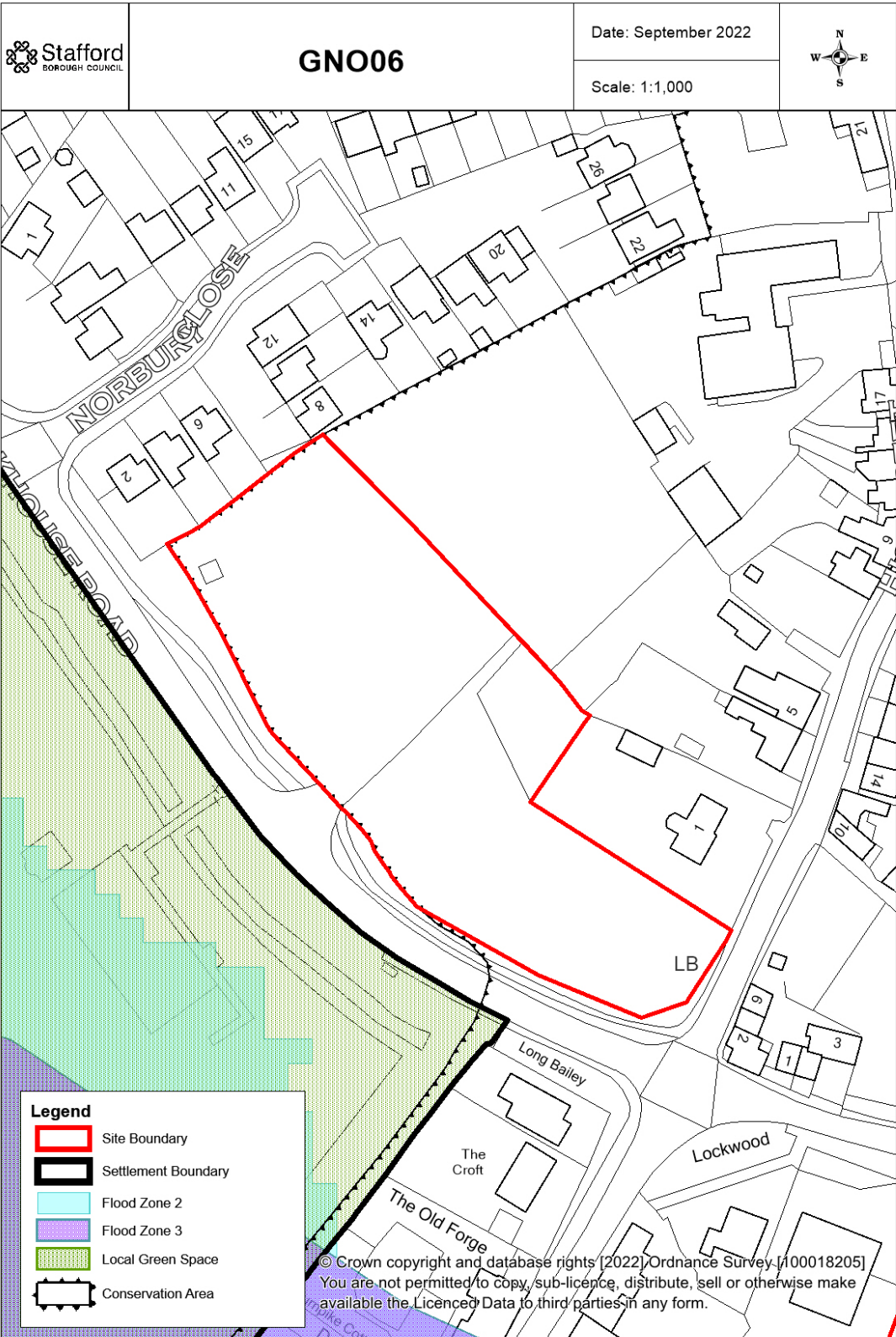
Site Size (hectares): 0.57

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Site should be acceptable, site entrance already available with good visibility. Accessibility Score: 4/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Rejected Site

Reasoning: Ecology, landscape and heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: GNO09 (north)

Site Name: Manor Farm

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 928

Site Size (hectares): 51.56

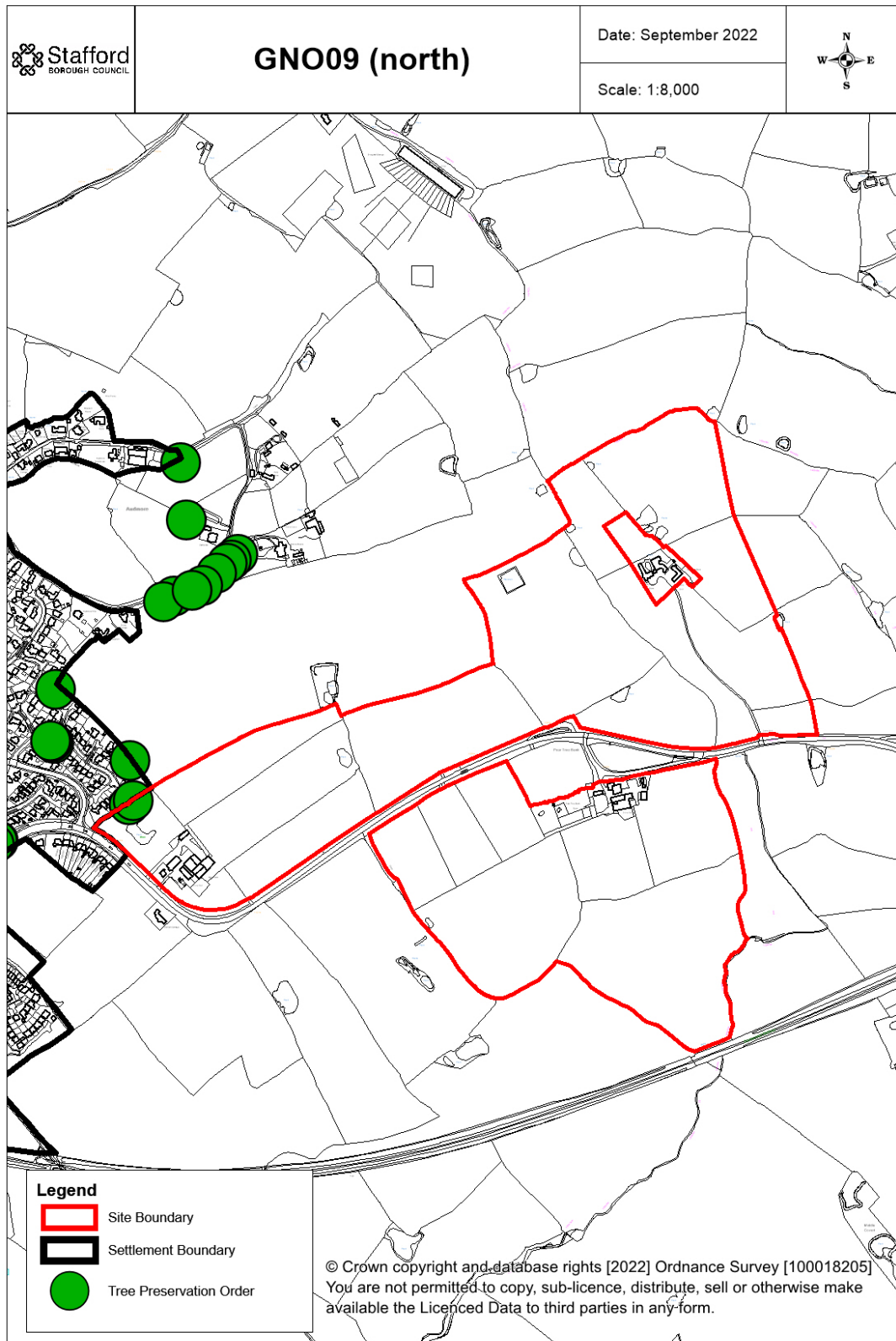
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development cannot be accommodated within existing capacity; a new school would be required. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Multiple access points may be required. Contribution towards home to school transport likely. Deliver new bus stops along A518 to provide access to existing service. Accessibility Score: 5/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Varies Low to High direct impacts, Varies Low to High setting impacts (depends whether GNO04 (east) is included or not) No substantial harm (on the assumption GNO04 (east) is excluded).
Water	High potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Rejected Site

Reasoning: Ecology and landscape concerns would need to be suitably mitigated for; however this is unlikely to be possible in regards to the heritage concerns, if

GNO04 (east) is included. Additionally, development of the site would be inconsistent with the existing settlement form.



SHELAA ID Code: GNO09 (south)

Site Name: Manor Farm

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 824

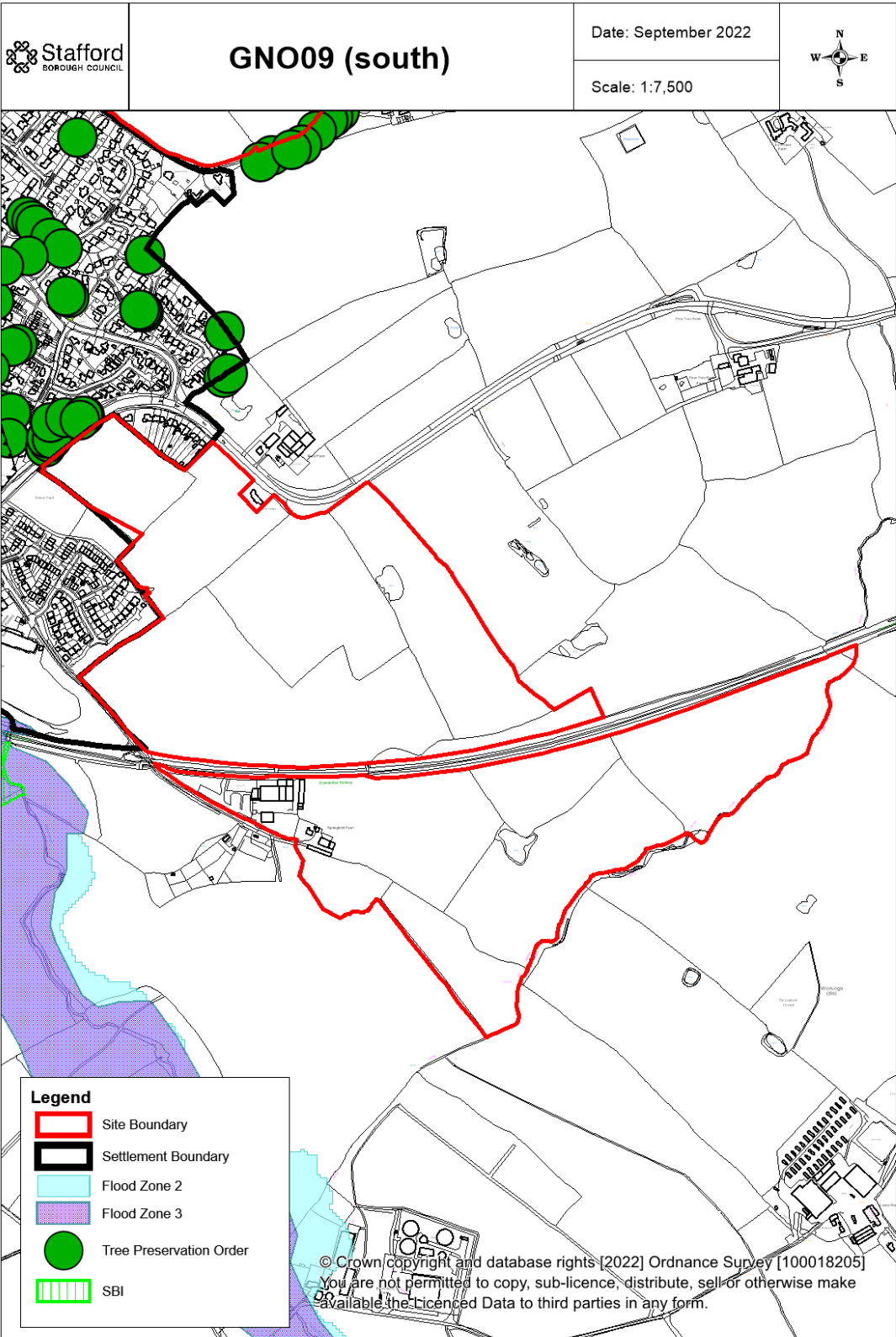
Site Size (hectares): 45.8

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development cannot be accommodated within existing capacity; a new school would be required. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Multiple access points may be required. Contribution towards home to school transport likely. Deliver new bus stops along A518 to provide access to existing service. Accessibility Score: 5/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Potential Site Option

Reasoning: A new primary school would be required. Additionally, the ecology and landscape concerns would need to be suitably mitigated for.



SHELAA ID Code: GNO11

Site Name: Land north of Forresters Lane

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 67

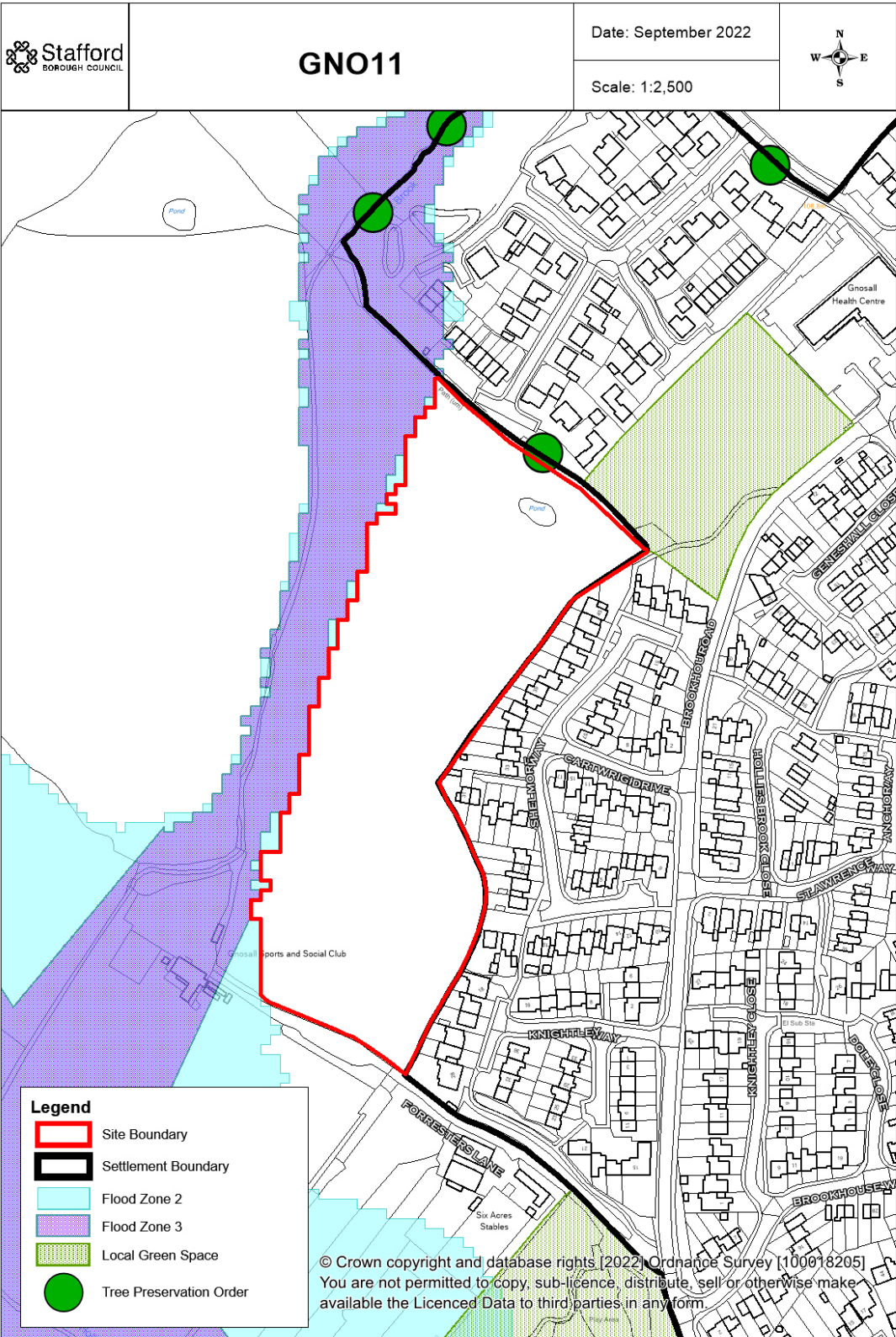
Site Size (hectares): 3.19

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	No access to highway due to presence of ransom strip on adjacent new housing site preventing any possible access. Also, Forresters Lane to the south of the site is a private road. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Rejected Site

Reasoning: Site has no access to the adopted highway so cannot be developed.



SHELAA ID Code: HAU05

Site Name: Land north of Meadow Drive

Adjoining / nearby settlement: Haughton

Ward: Seighford and Church Eaton

Parish: Haughton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 44

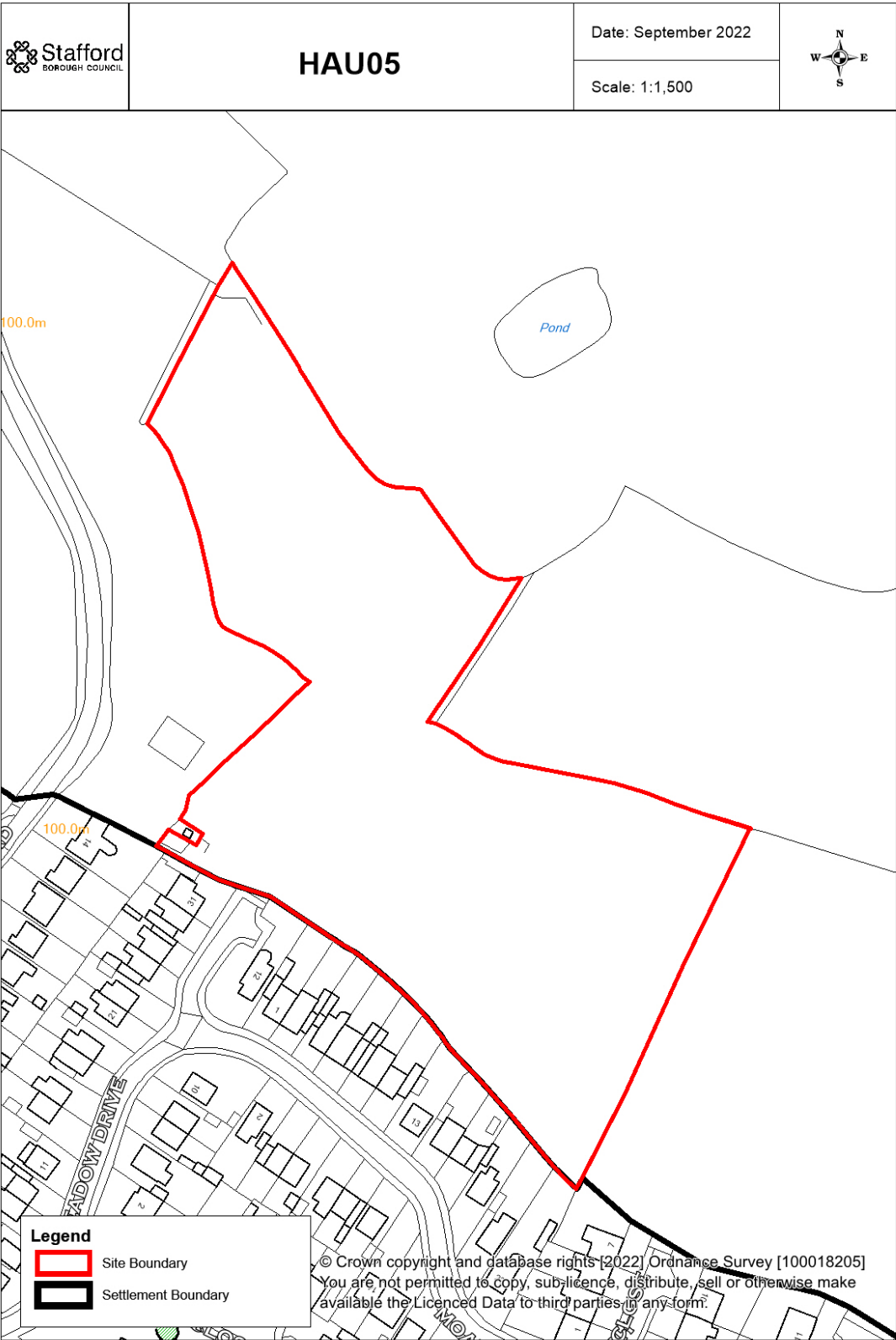
Site Size (hectares): 2.09

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Haughton St. Giles CE Primary Academy. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Site should be achievable if access to highway is demonstrated. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Primary school capacity constraint is unlikely to be able to be resolved.



SHELAA ID Code: HAU06

Site Name: Land on north side of Park Lane

Adjoining / nearby settlement: Haughton

Ward: Seighford and Church Eaton

Parish: Haughton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 17

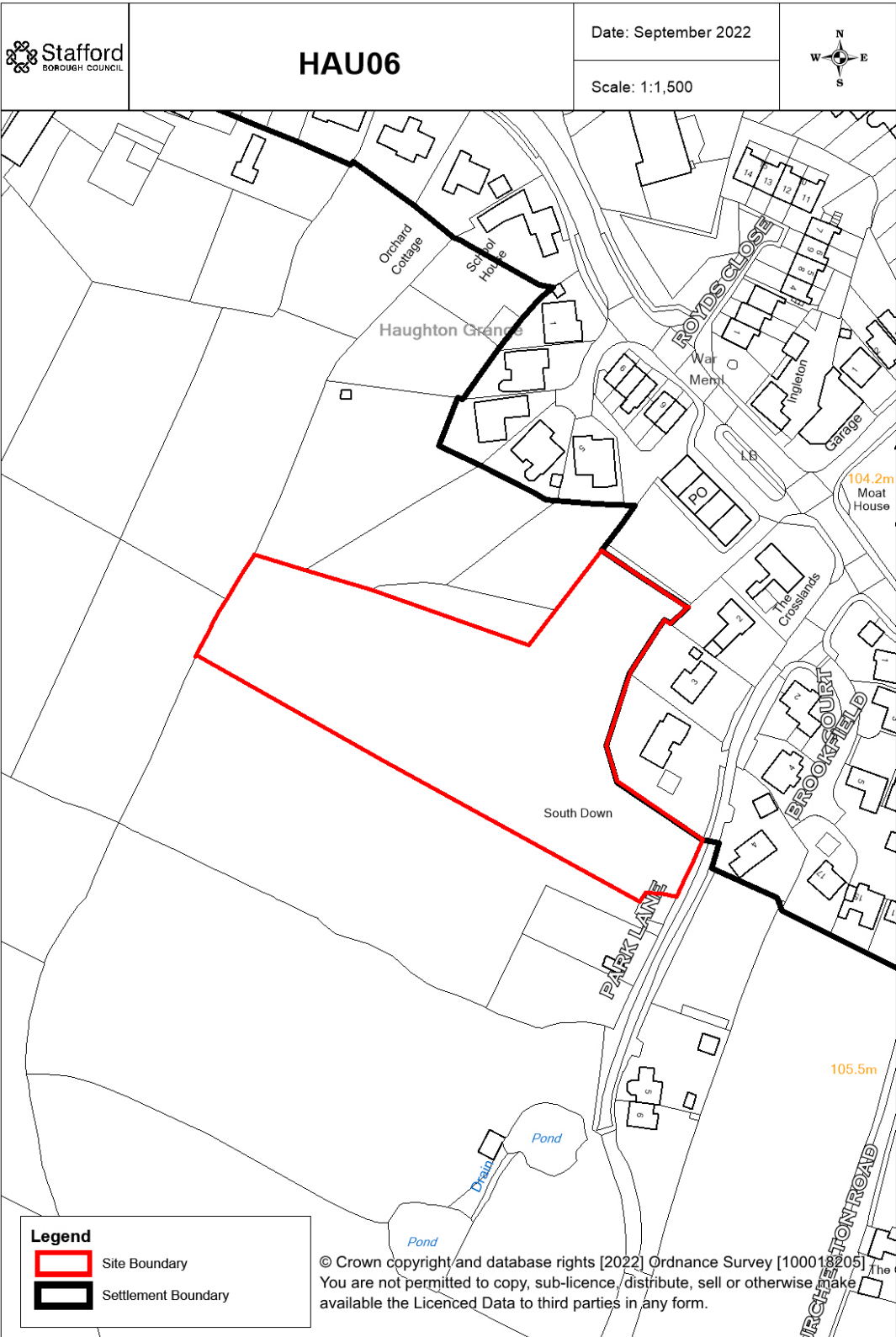
Site Size (hectares): 0.81

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Haughton St. Giles CE Primary Academy. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Only potential access point is via Park Lane, which is substandard, site is undevelopable. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns cannot be suitably resolved.



SHELAA ID Code: HIG05

Site Name: Oldhouse Farm

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 62

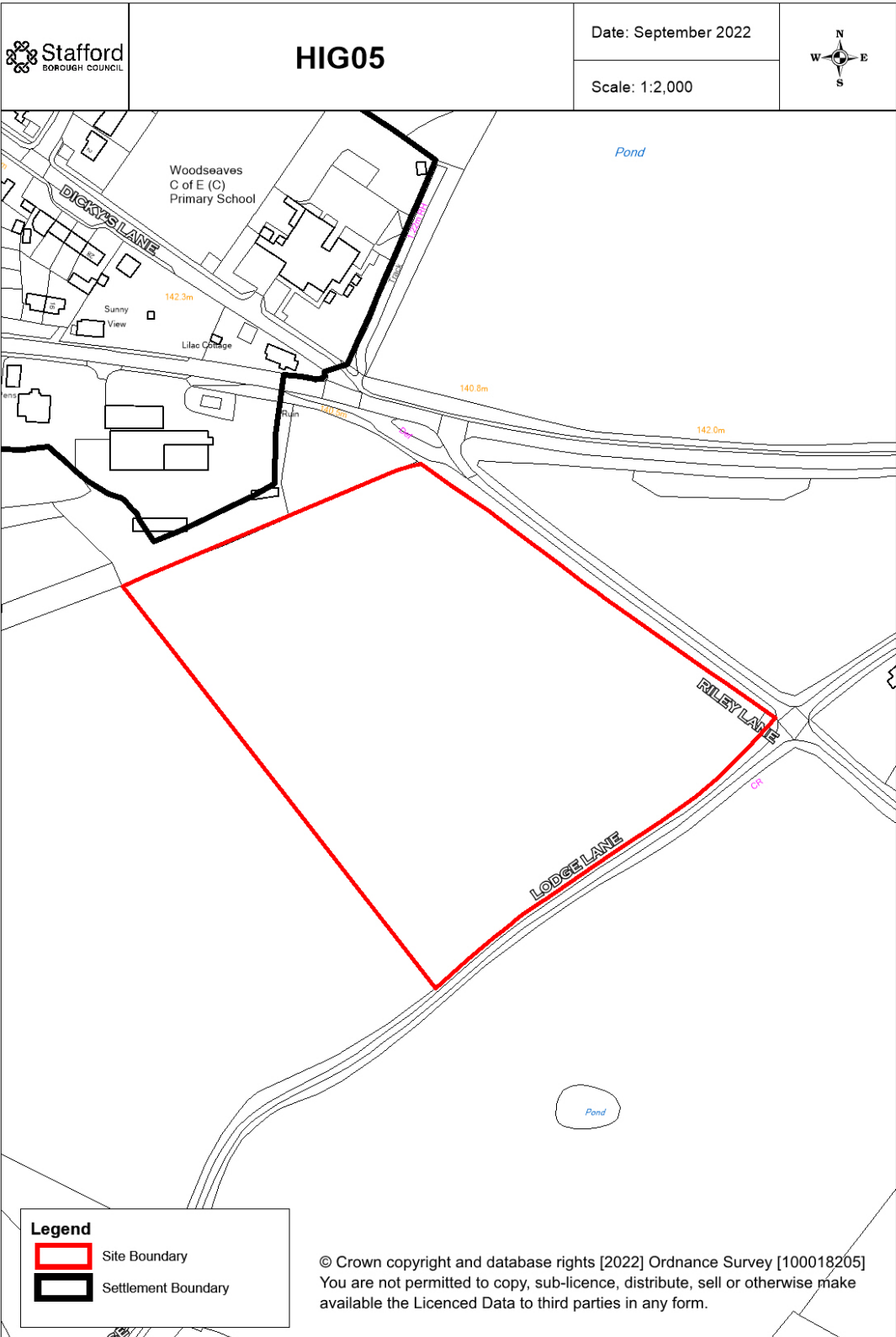
Site Size (hectares): 2.95

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Developable site with achievable access via Stafford Road, but Riley Lane would need widening as well as other pedestrian facilities being added. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Landscape and transport concerns would need to be resolved.



SHELAA ID Code: HIG07

Site Name: Garage off A519

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 2

Site Size (hectares): 0.06

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Site has acceptable existing access and could have potential legal right of access from Moscow Lane. Could provide access to Site 07 located behind. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: HIG08

Site Name: Land south of The Cottage

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 57

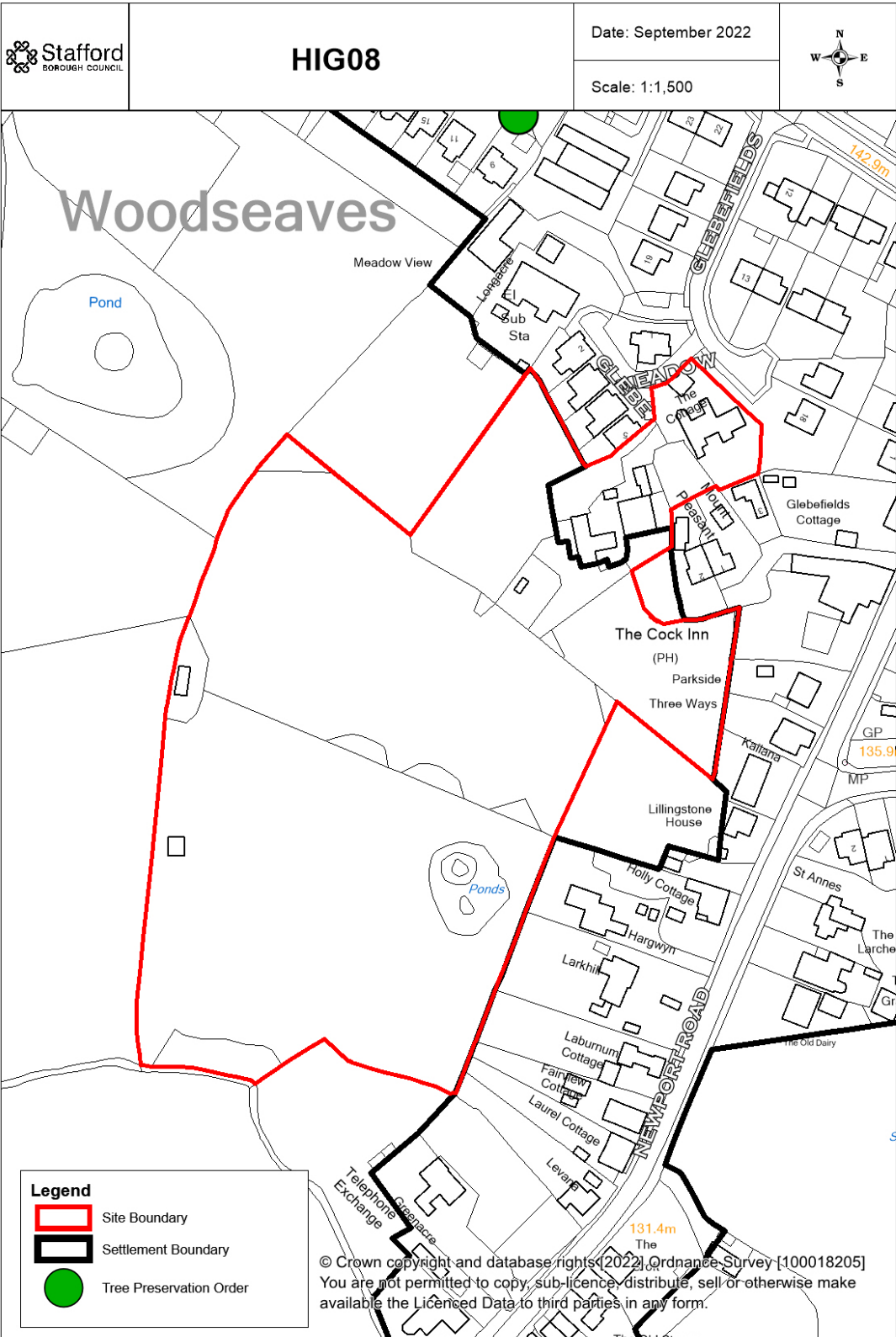
Site Size (hectares): 2.7

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not developable as the site has no access to the adopted highway. Accessibility Score: 2/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site has no access to the adopted highway so cannot be developed.



SHELAA ID Code: HIG09

Site Name: Land to rear of Woodseaves School

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 173

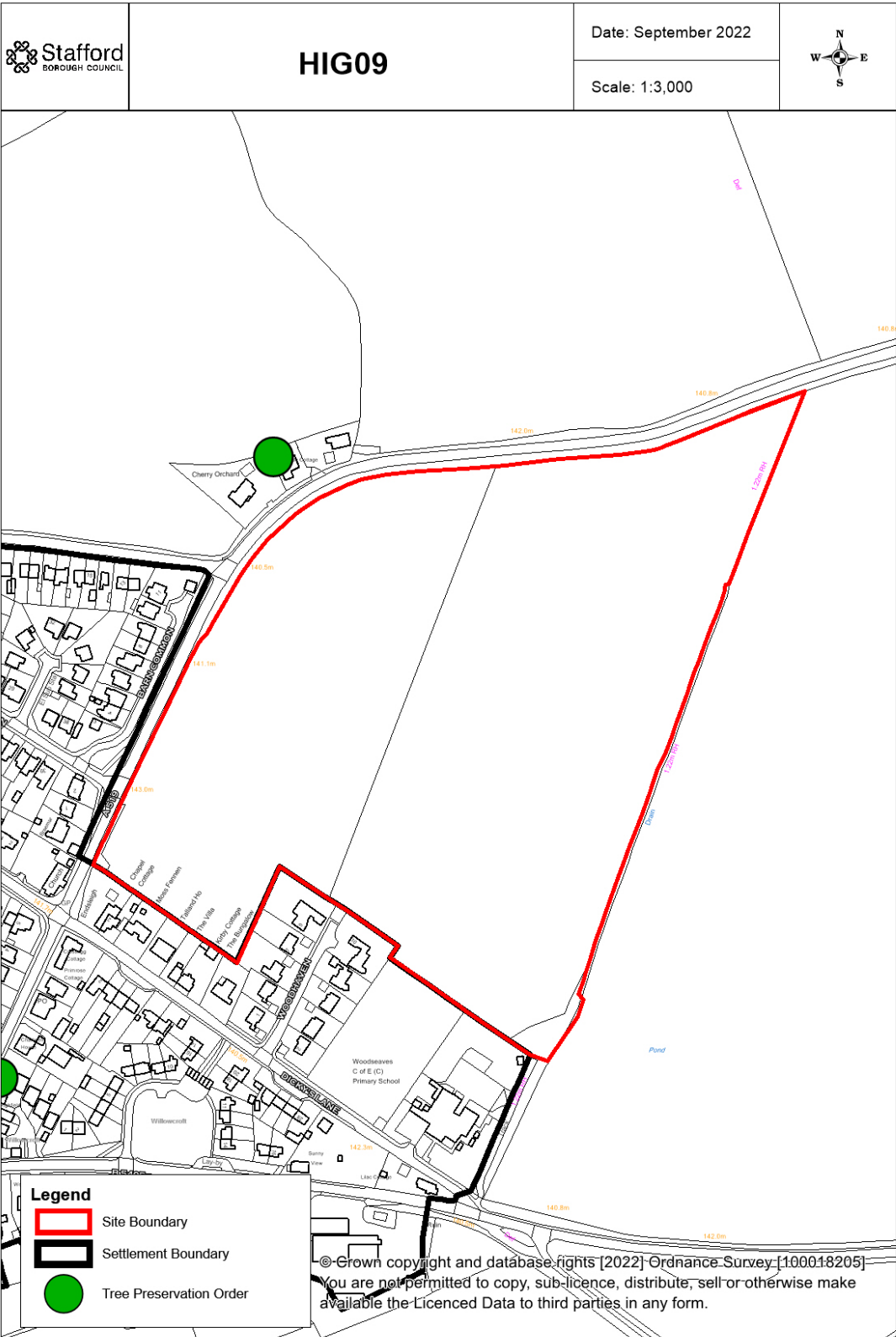
Site Size (hectares): 9.63

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	One access point required. Contributions towards home to school transport likely. Currently infrequent bus service. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Primary school capacity constraint is unlikely to be able to be resolved. Additionally, landscape and water concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: HIG10

Site Name: Land adjacent to The Croft

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 25

Site Size (hectares): 1.2

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Developable site with access directly off Newport Road. Site access has good visibility. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: HIG11

Site Name: Land off A519 opposite B5405 (HIG11)

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 5

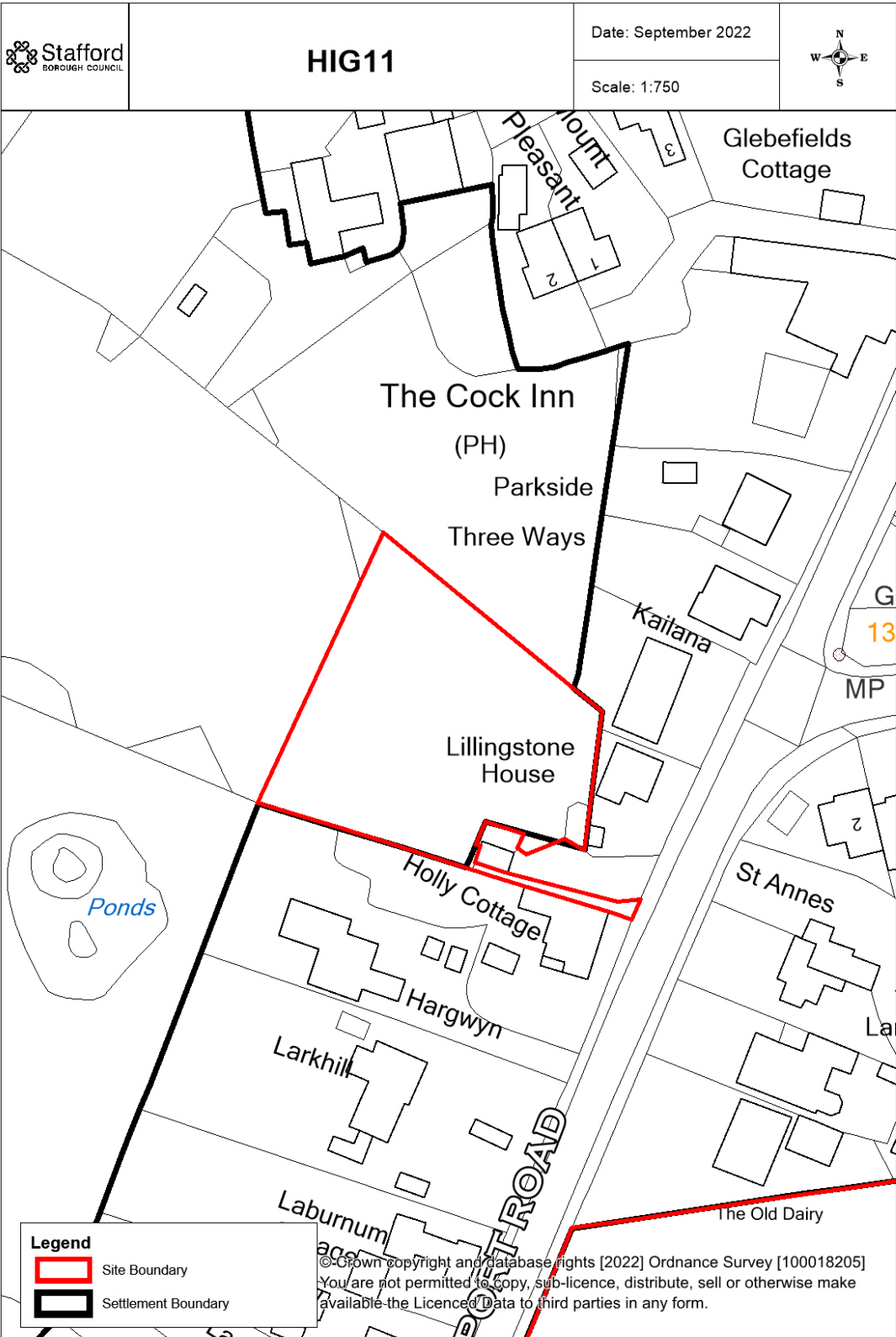
Site Size (hectares): 0.17

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Possibly developable with existing dropped kerb and access onto Main Road. Access point is a sufficient width but will need to demonstrate acceptable visibility splay. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: HIG13

Site Name: Land to rear of Woodseaves School

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 88

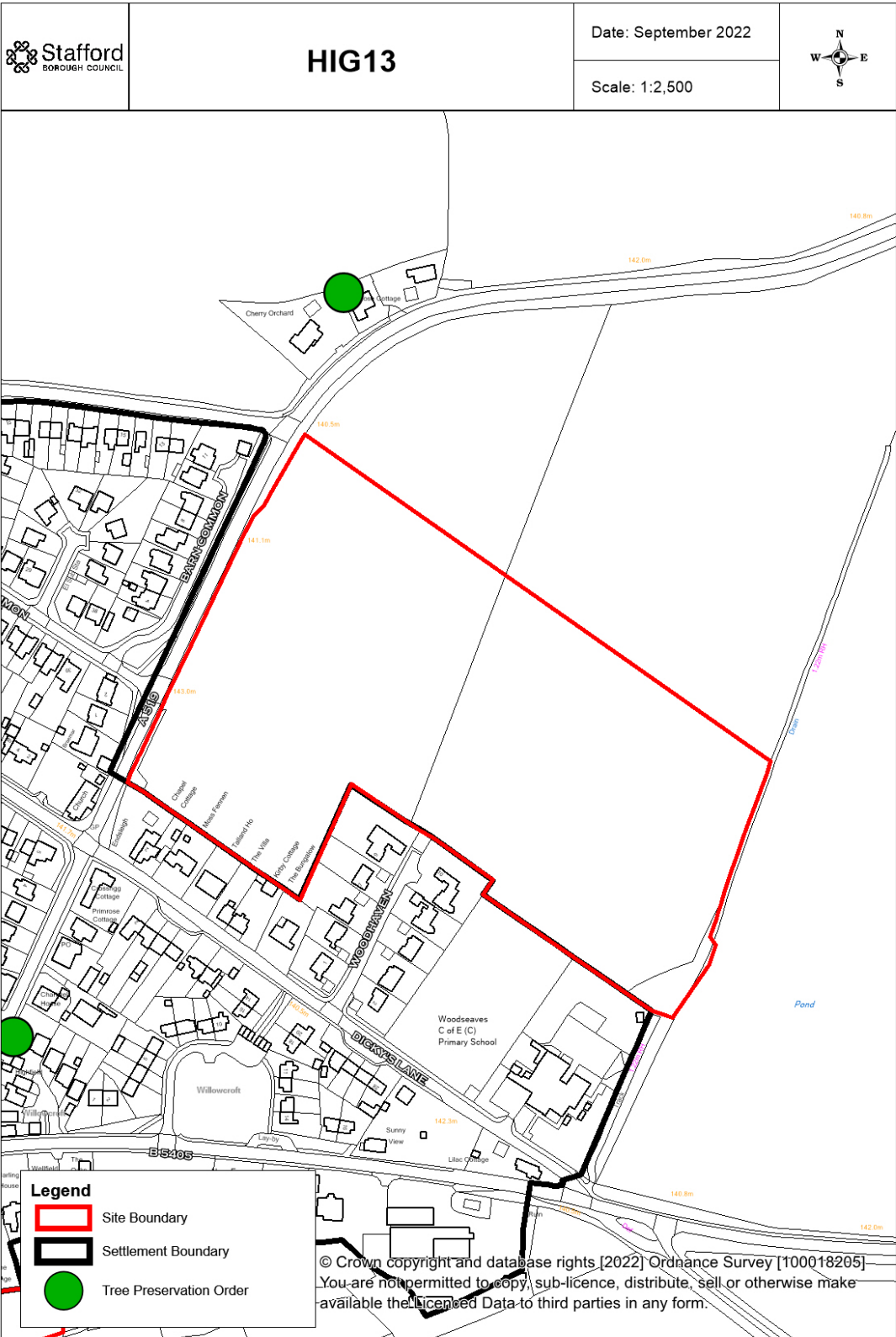
Site Size (hectares): 4.9

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Developable site with vehicle access from Eccleshall Road / A519. Ideally, need to secure pedestrian and cycle access onto farm track to provide pedestrian link to primary school. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: Site 06A

Site Name: Land south of The Cottage

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 1

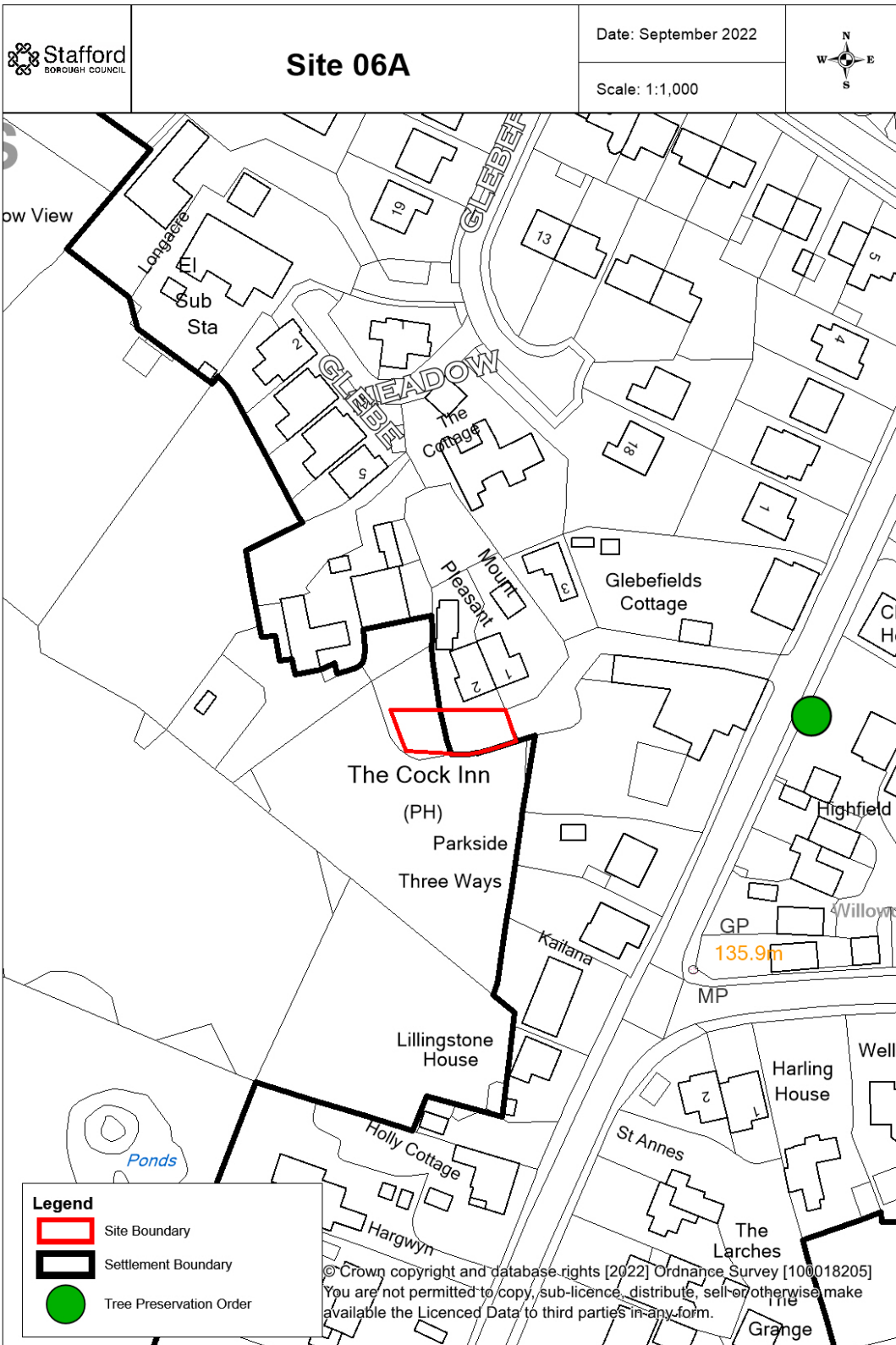
Site Size (hectares): 0.02

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not developable as site has no access to the adopted highway. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site has no access to the adopted highway so cannot be developed.



SHELAA ID Code: Site 07

Site Name: Land off Moscow Lane

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 5

Site Size (hectares): 0.18

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Potentially developable via HIG07 and / or Moscow Lane. Would ideally be developed in conjunction with HIG07. Junction ok to main road, would need to demonstrate access rights. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: Site 11

Site Name: Land adjacent to Lodge Lane

Adjoining / nearby settlement: Woodseaves

Ward: Gnosall and Woodseaves

Parish: High Offley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 5

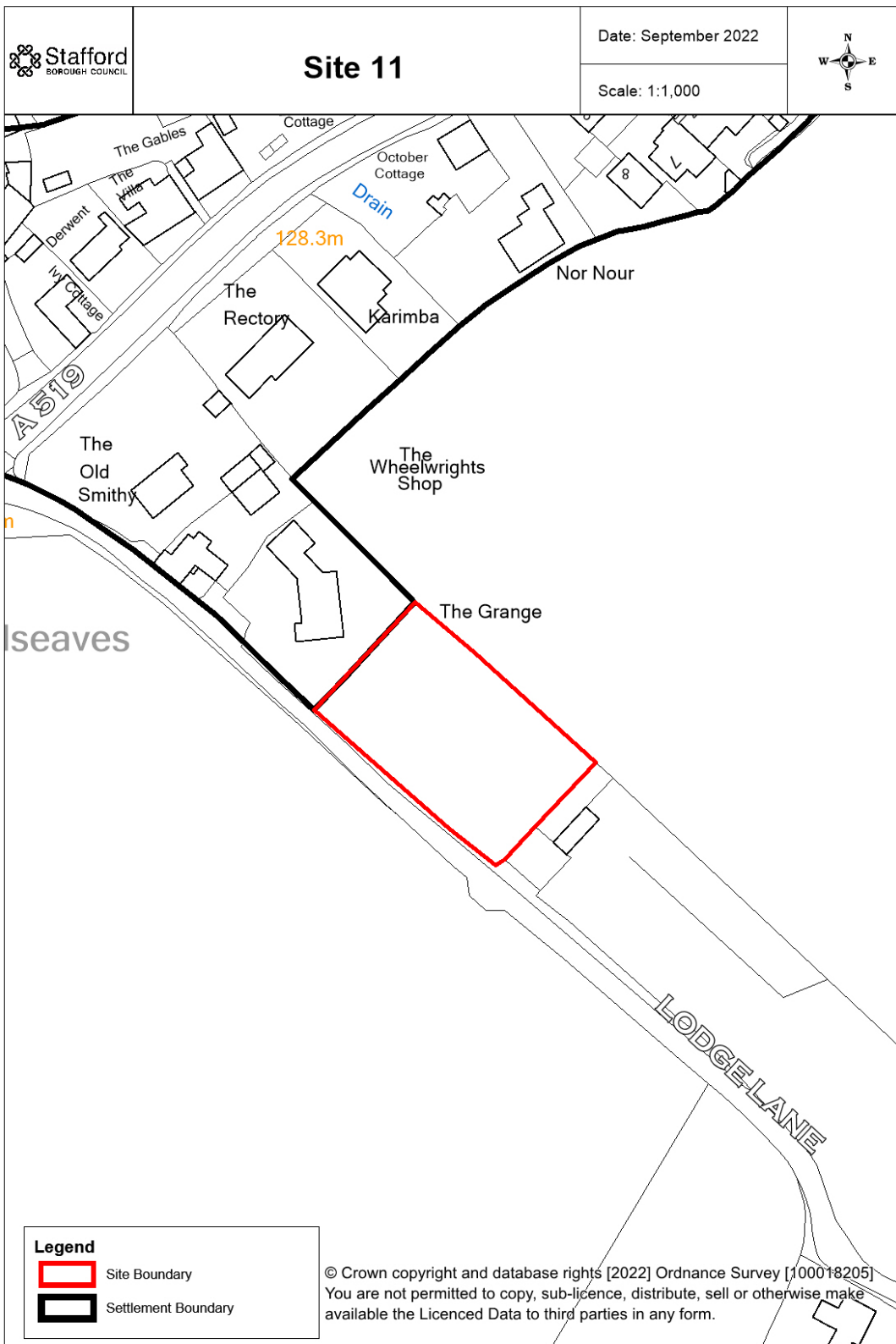
Site Size (hectares): 0.15

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Woodseaves CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Not a desirable site due to highway safety concerns. Lodge Lane is a single-track road and there is restricted visibility at the junction where Lodge Lane meets Main Road. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX01

Site Name: Grange Hill Farm

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 47

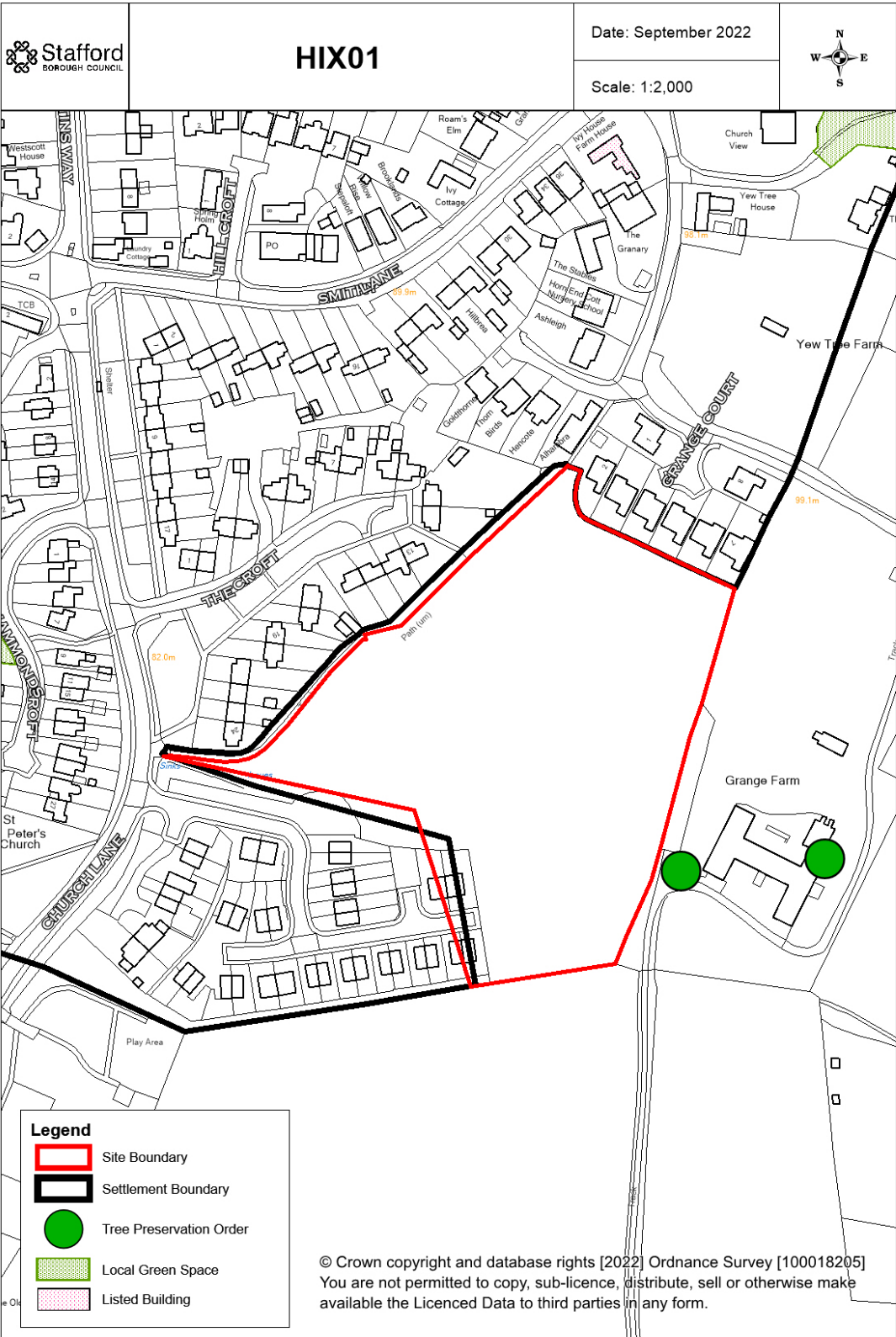
Site Size (hectares): 2.25

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Developable site with access from Church Lane via St Peter's View. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Secondary school capacity constraint would need to be resolved.



SHELAA ID Code: HIX03

Site Name: Land east of Church Lane

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 8

Site Size (hectares): 0.26

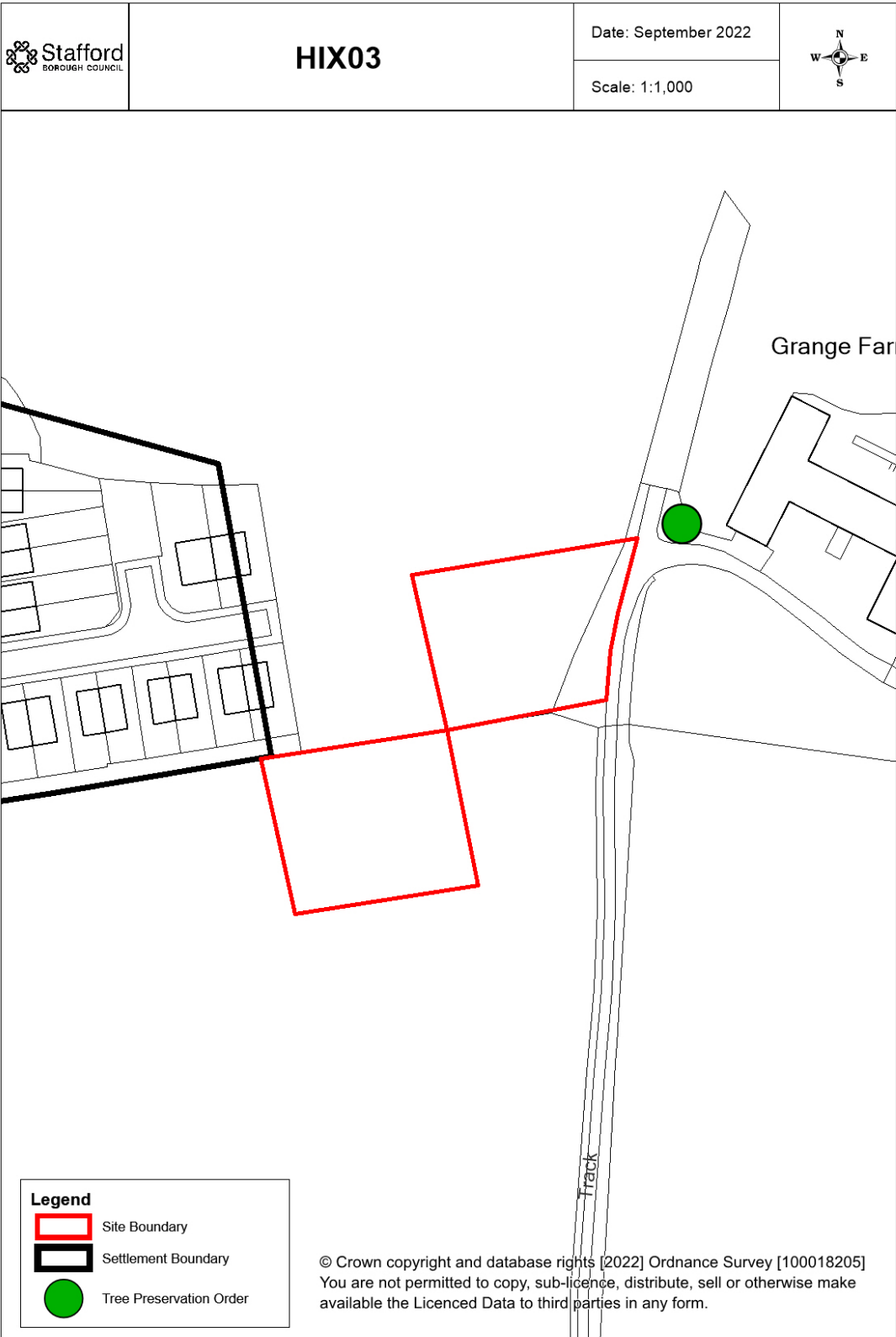
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	North land parcel should be developed in conjunction with HIX01 to provide suitable highway access. South land parcel would as a result have no highway access. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Site would need to be developed in conjunction with HIX01, and the secondary school capacity constraint would need to be resolved to allow this to happen.

NB: Only the north land parcel if being considered further in conjunction with HIX01. The south land parcel has no highway access so is not developable.



SHELAA ID Code: HIX04

Site Name: Land west of Egg Lane

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 35

Site Size (hectares): 1.64

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Could be acceptable with only suitable access via St Peter's View and neighbouring land. Access from Egg Lane would be unacceptable. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Site would need to be developed in conjunction with HIX01, and the secondary school capacity constraint would need to be resolved to allow this to happen.



SHELAA ID Code: HIX05

Site Name: Land to the north of Hixon

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 85

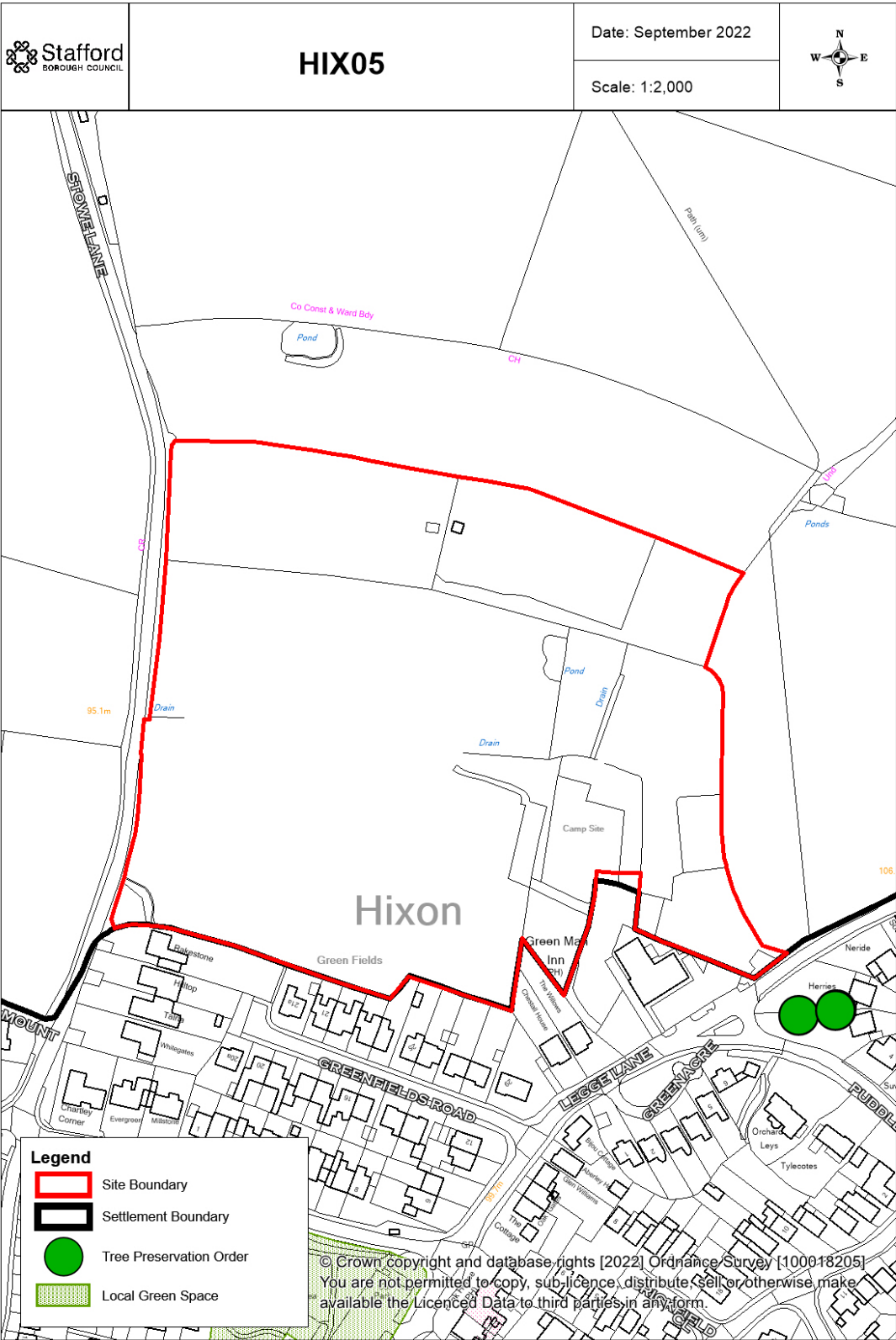
Site Size (hectares): 4.73

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Current accesses are unlikely to be suitable due to poor visibility. Pedestrian facilities would need to be added but may not be possible. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX07

Site Name: Former Hixon Airfield

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 1,630

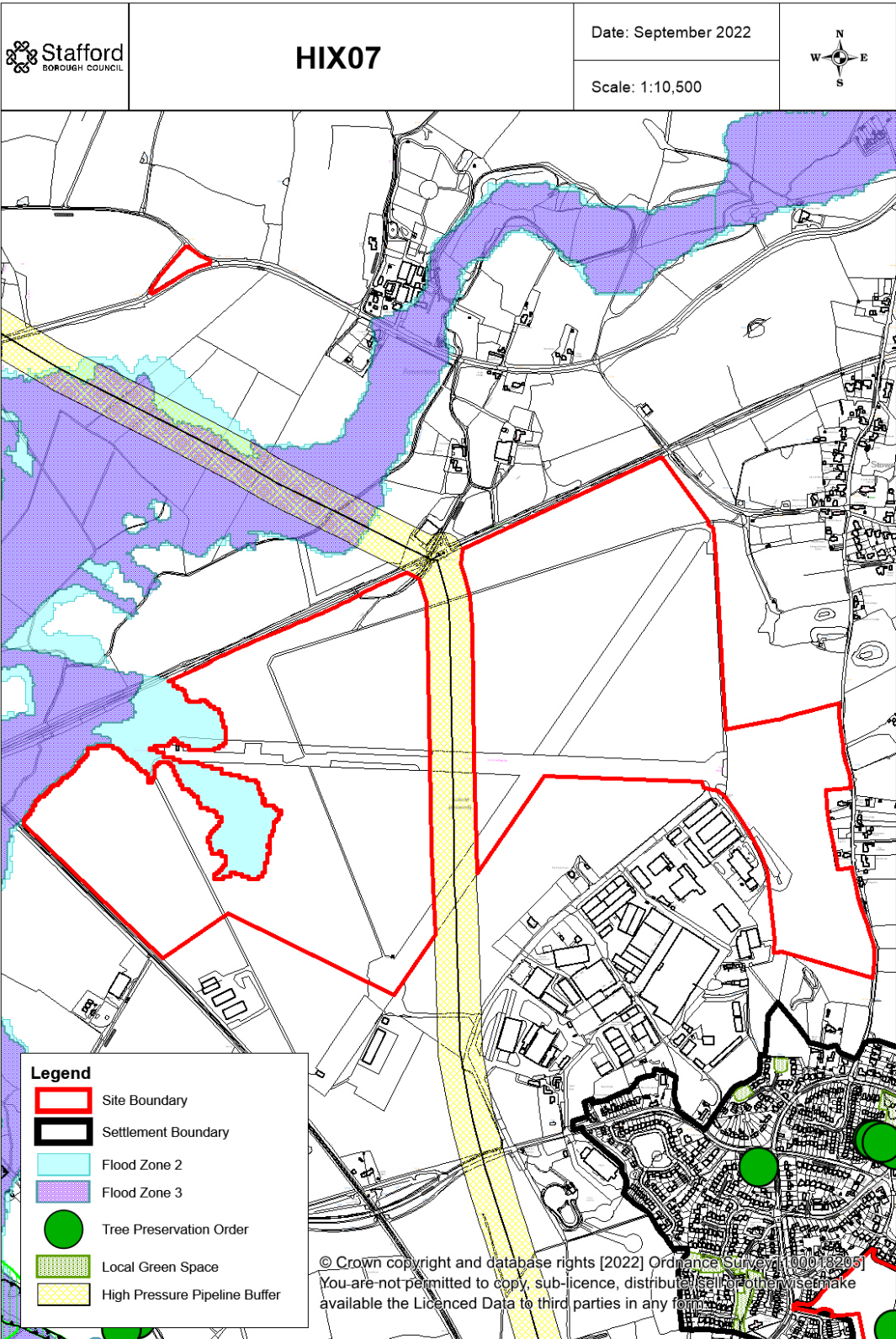
Site Size (hectares): 90.57

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development cannot be accommodated within existing capacity, school could potentially be expanded, or a new primary school would be required. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from Stowe Lane and the visibility at the point Stowe Lane intercepts with A518. Further assessment is required. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need to be resolved. Additionally, the transport, ecology and water concerns that have been raised would need to be resolved and suitably mitigated for.



SHELAA ID Code: HIX08

Site Name: Former Hixon Airfield

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 235

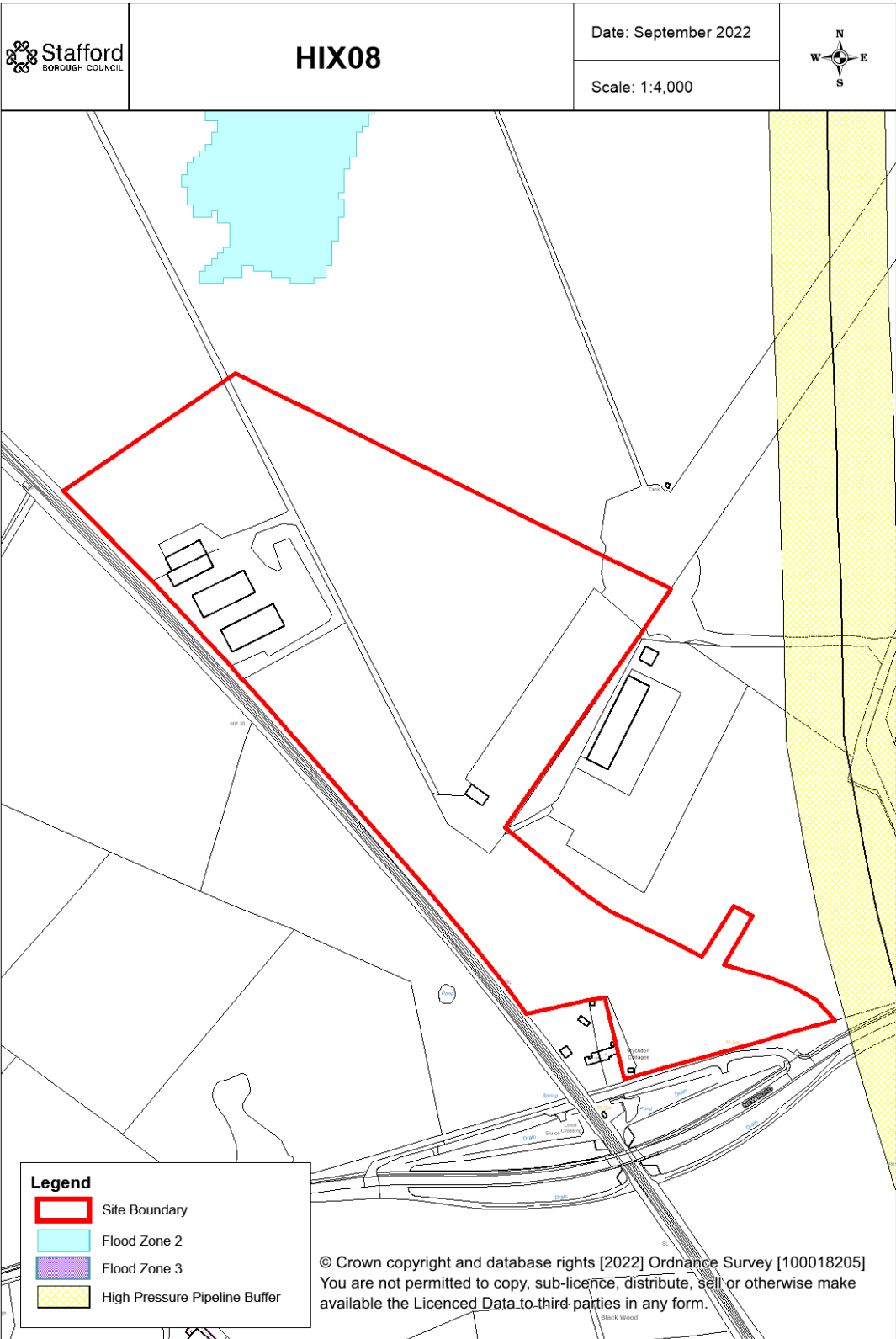
Site Size (hectares): 13.07

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development cannot be accommodated within existing capacity, school could potentially be expanded, or a new primary school would be required in conjunction with development of HIX07. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from New Road and the visibility at this point. Further assessment is required. If developed in conjunction with HIX07, this would provide HIX07 with another access point. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need to be resolved. Additionally, the transport, ecology and water concerns that have been raised would need to be resolved and suitably mitigated for.



SHELAA ID Code: HIX09

Site Name: Land off Puddle Hill

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 5

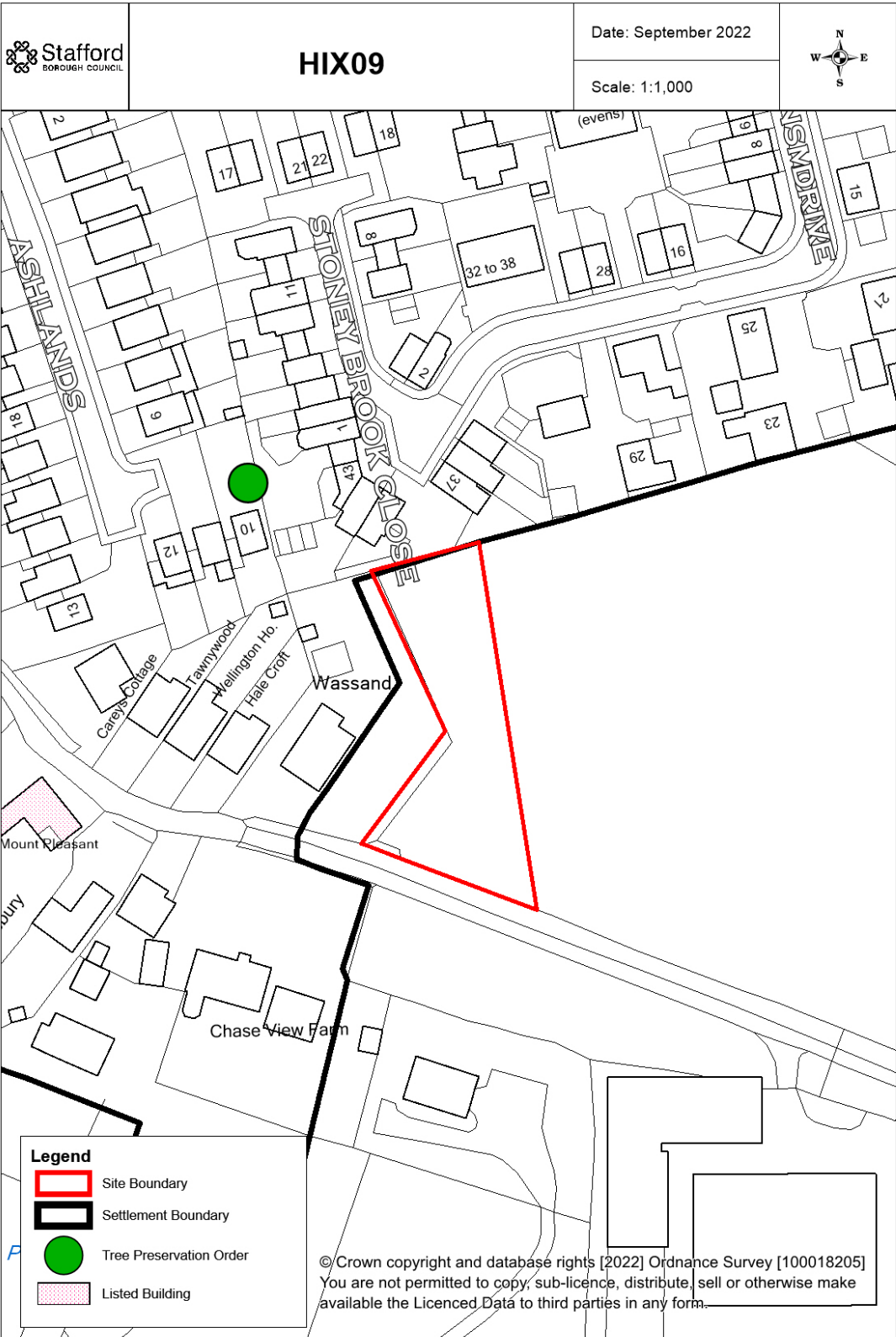
Site Size (hectares): 0.15

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from Puddle Hill as it becomes single track beyond acceptable highway. Little scope for providing necessary improvements, not an ideal site for development. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX10

Site Name: Land off Puddle Hill

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 39

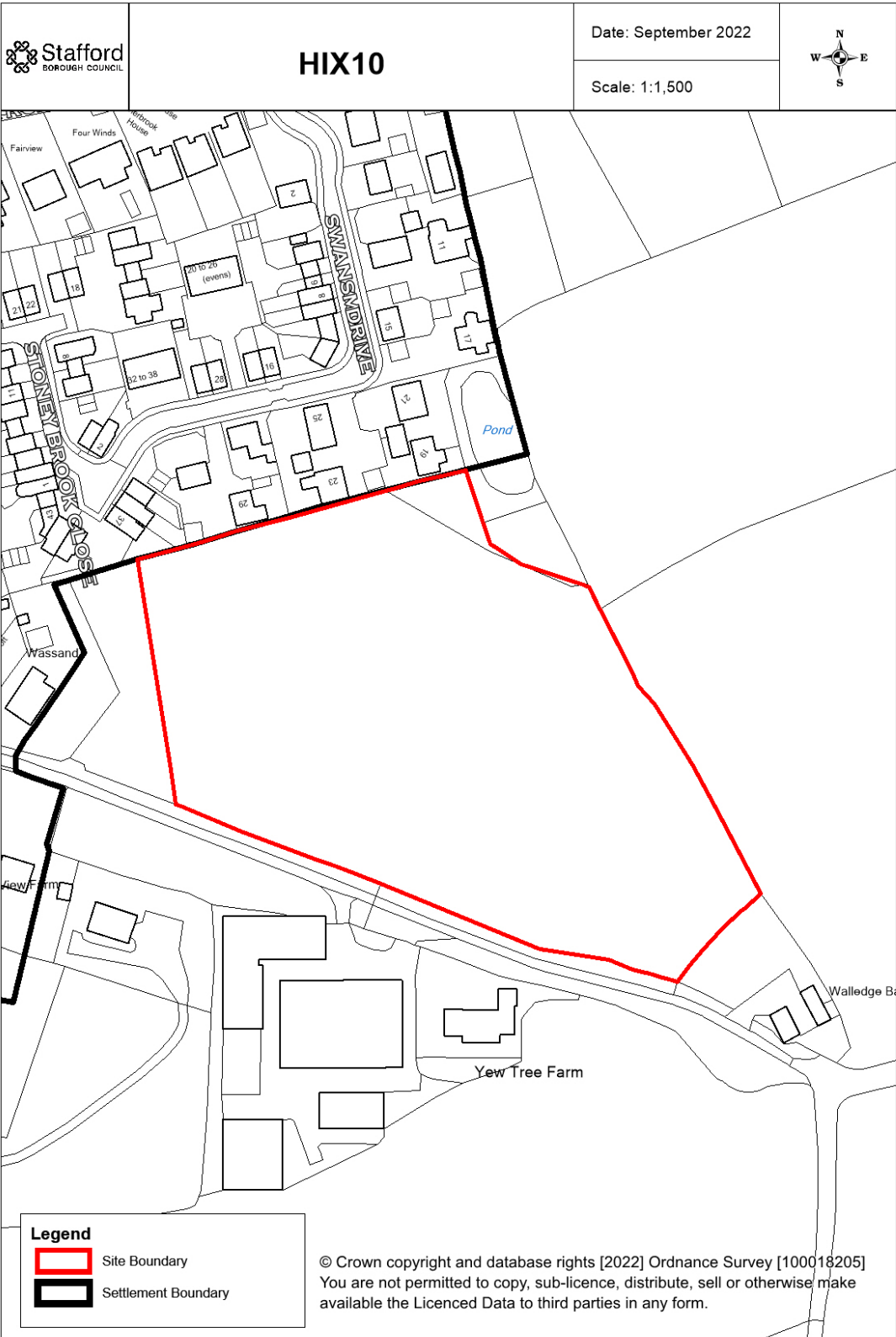
Site Size (hectares): 1.84

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from Puddle Hill as it becomes single track beyond acceptable highway. Little scope for providing necessary improvements, not an ideal site for development. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX12

Site Name: Land northwest of Church Lane

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 114

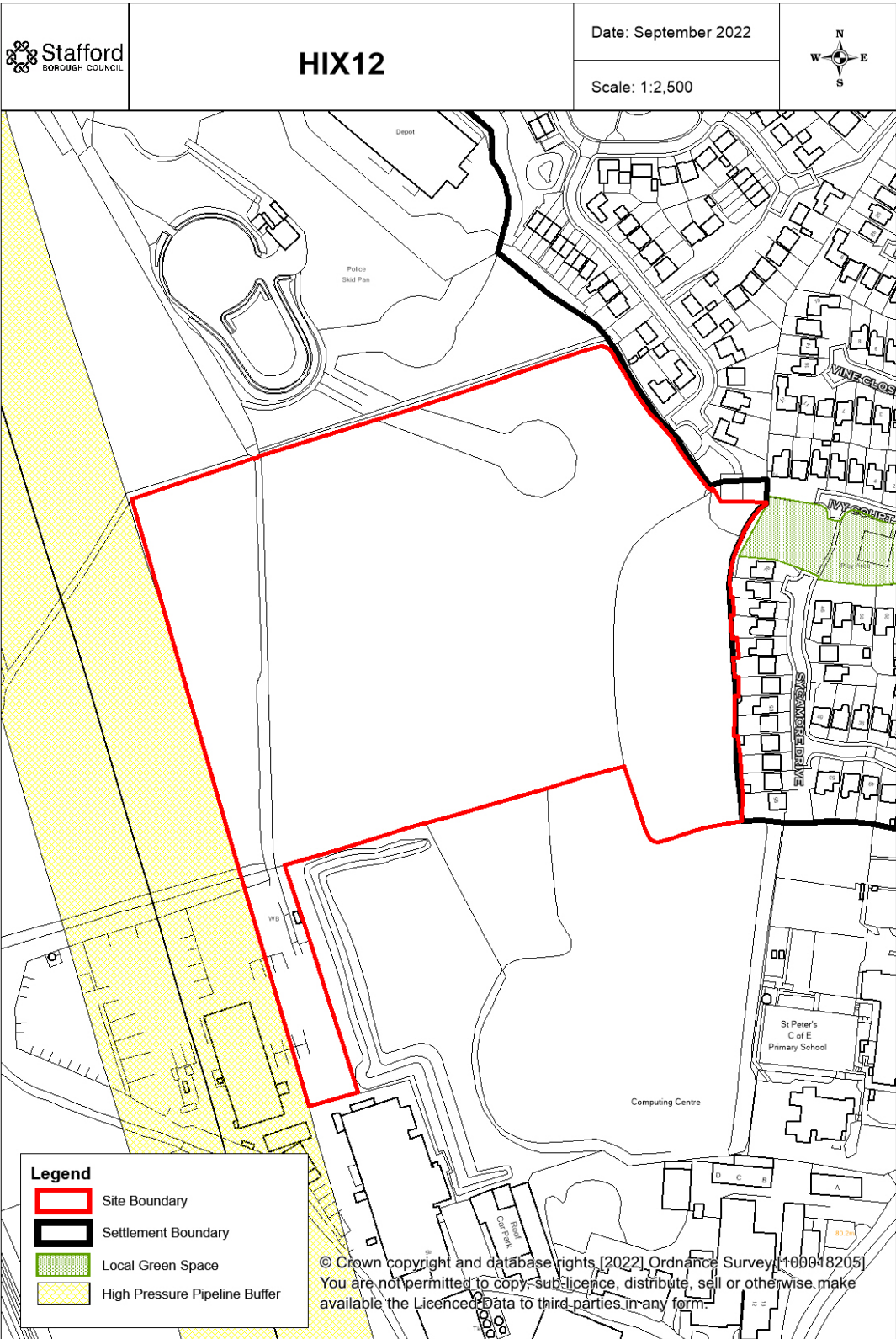
Site Size (hectares): 6.36

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access to site needs to be investigated. Access via new housing estate may not be possible due to ransom strip, access from Ivy Court may be prevented by Local Green Space. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX13

Site Name: Land off Puddle Hill

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 17

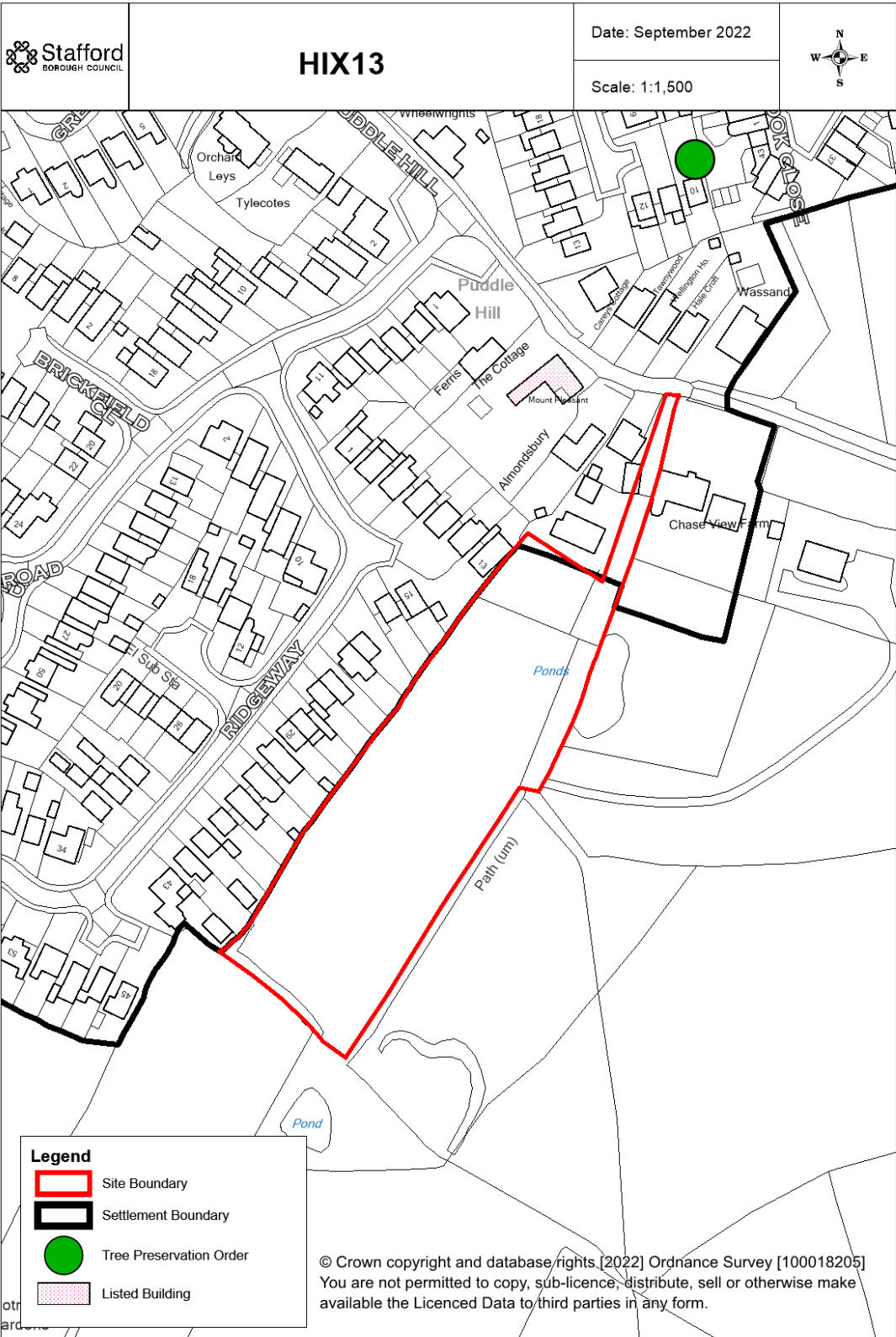
Site Size (hectares): 0.8

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from Puddle Hill as it becomes single track beyond acceptable highway. Little scope for providing necessary improvements, not an ideal site for development. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX14

Site Name: Land off Puddle Hill

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 22

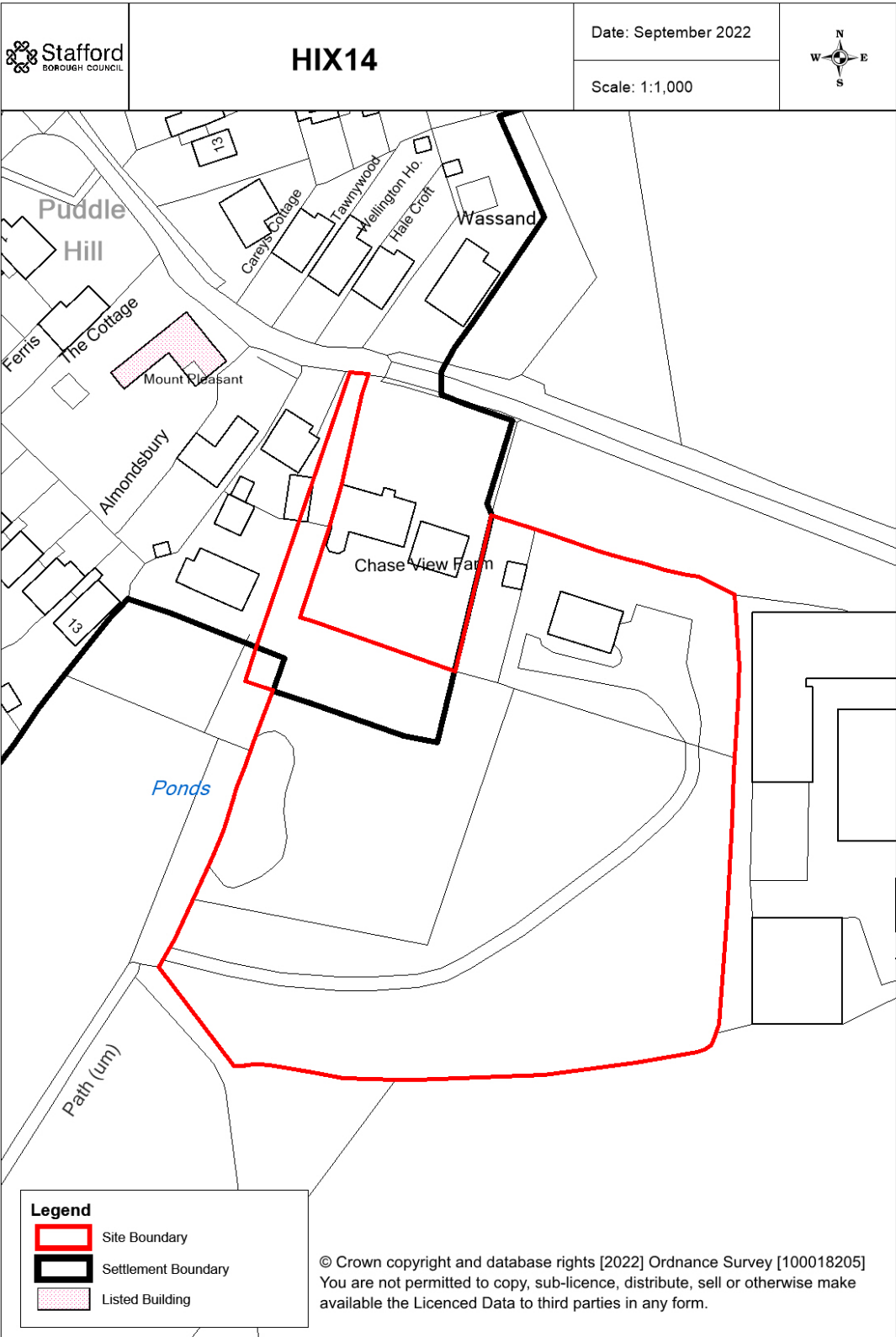
Site Size (hectares): 1.07

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Concerns over access from Puddle Hill as it becomes single track beyond acceptable highway. Little scope for providing necessary improvements, not an ideal site for development. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: HIX15

Site Name: Yew Tree Farm

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 24

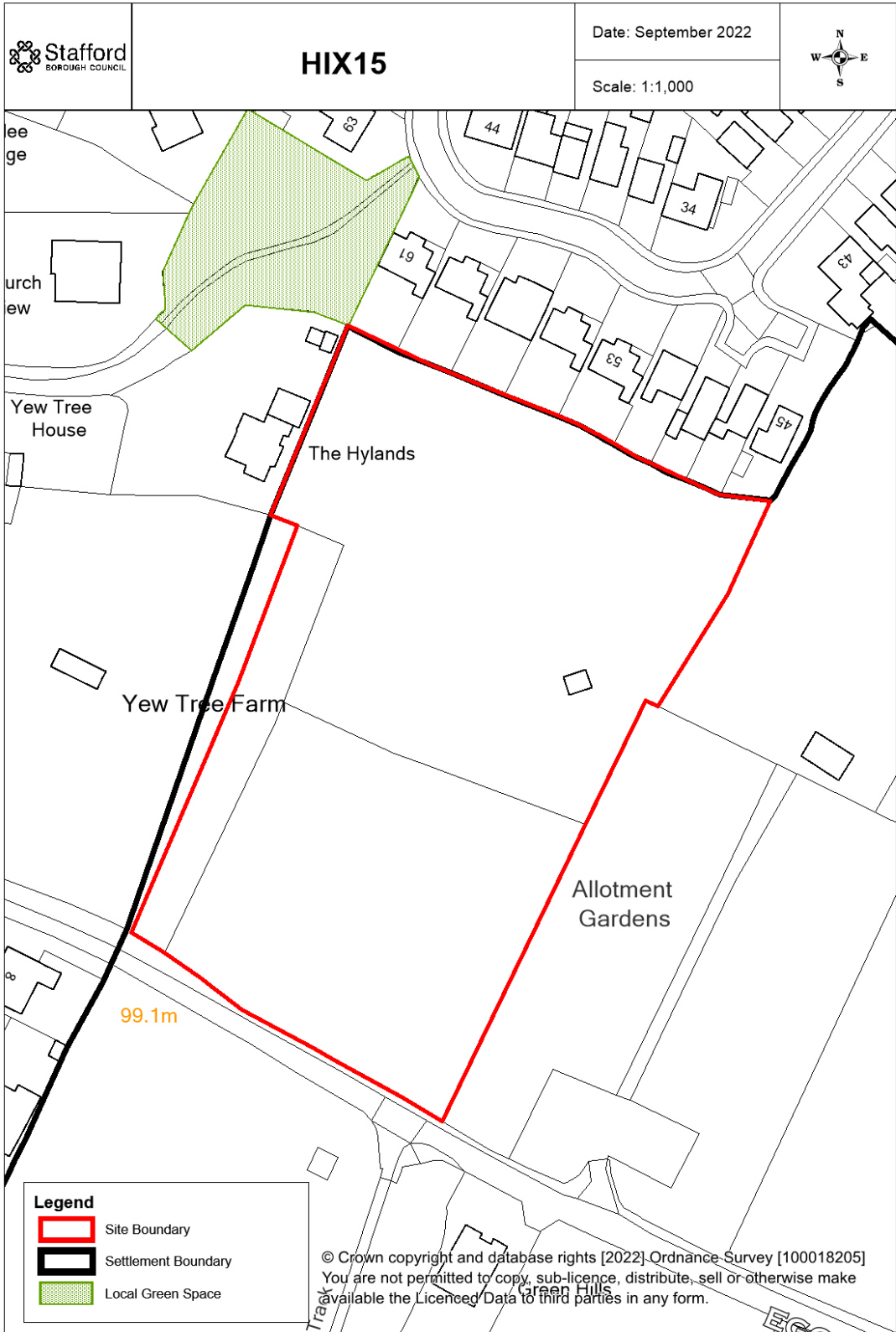
Site Size (hectares): 1.14

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Not developable as access from Egg Lane would be unacceptable. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: HIX16

Site Name: Land north of Lea Road

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 45

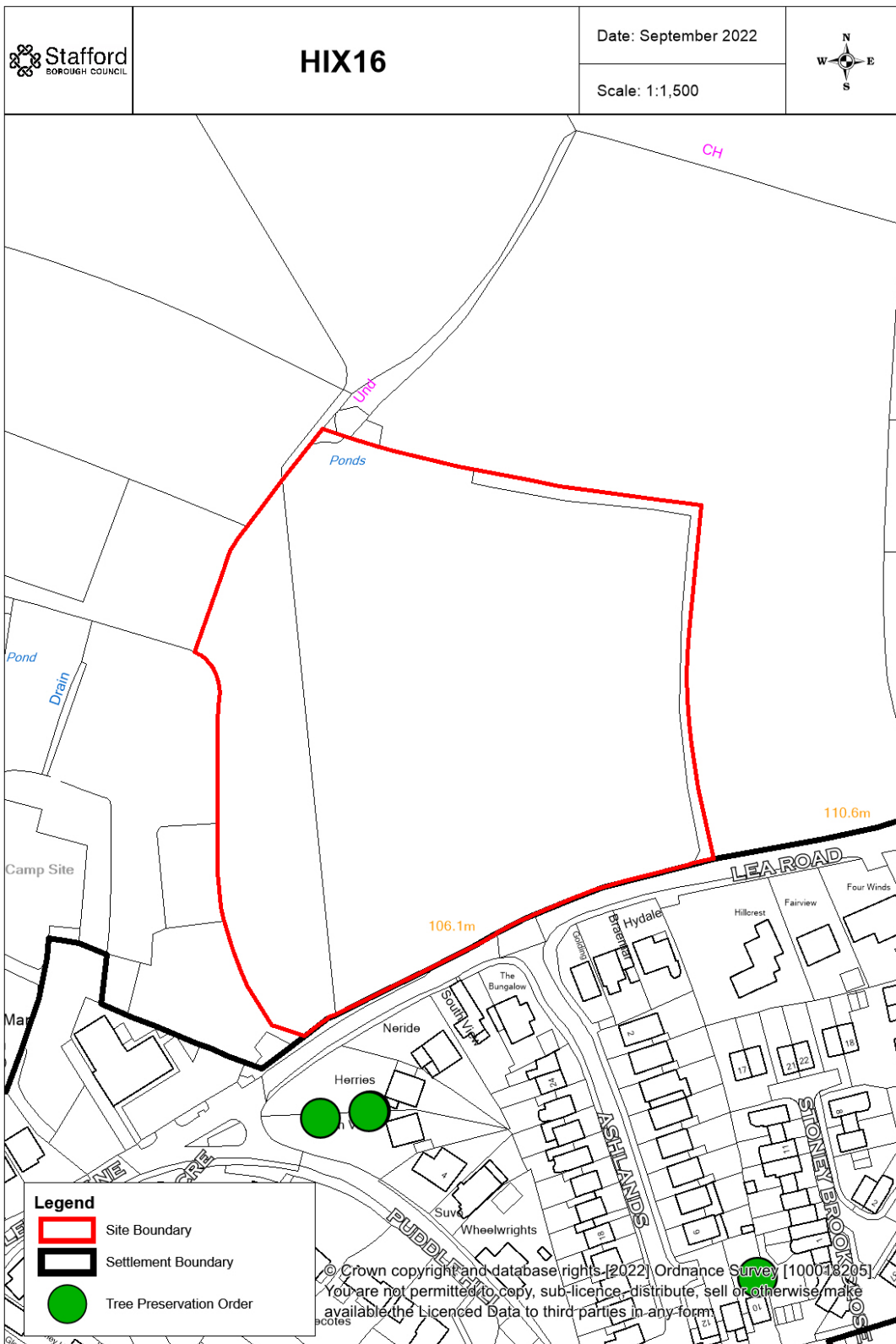
Site Size (hectares): 2.15

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Potentially developable, would need to provide acceptable visibility and ensure a minimum road width of 5.5m and a 2m footway. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Secondary school capacity constraint and transport concerns would need to be resolved.



SHELAA ID Code: HIX17

Site Name: Land adjacent to Hixon Airfield Industrial Estate

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 120

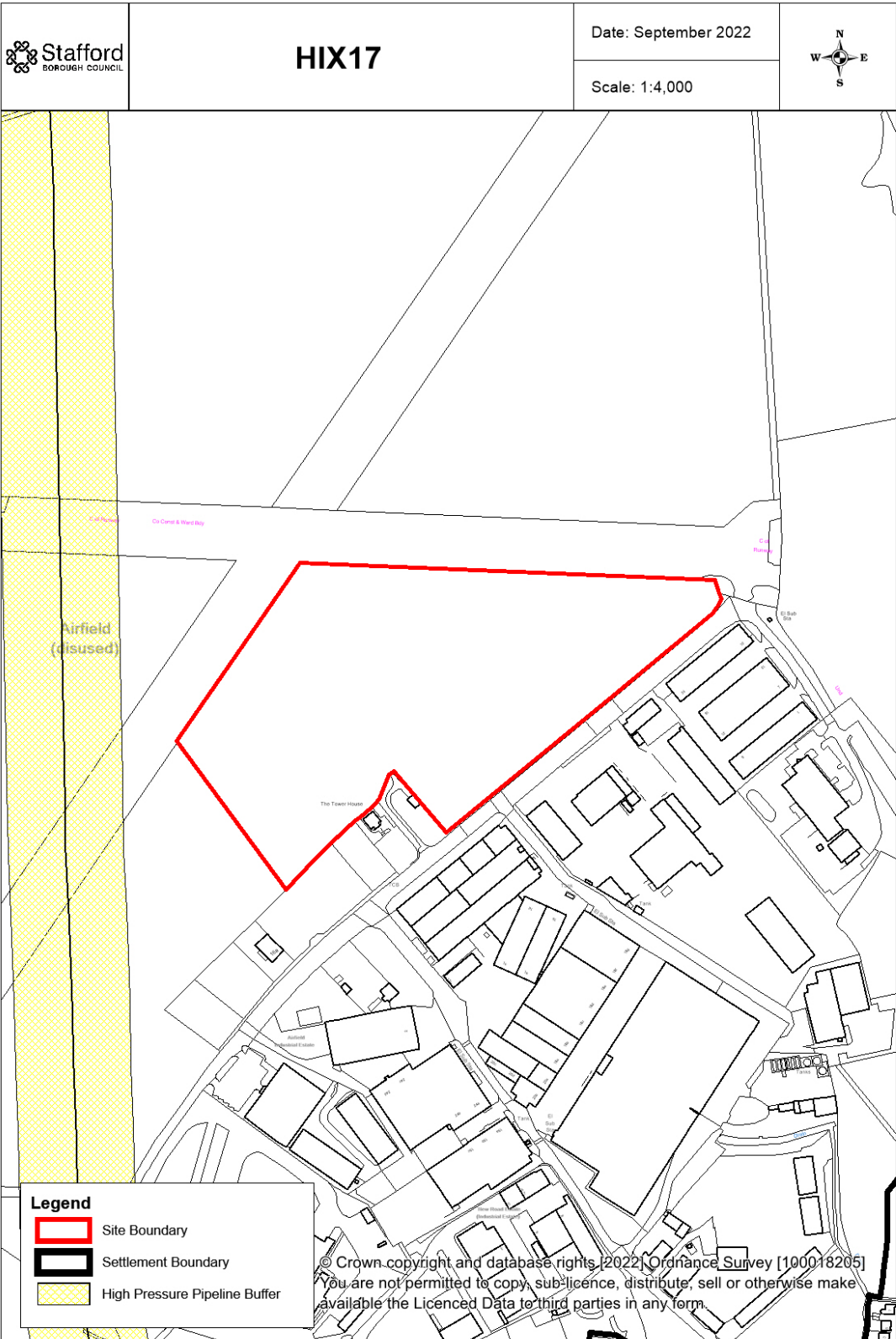
Site Size (hectares): 6.69

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access can only be provided if HIX07 is developed. Concerns over access to HIX07, see HIX07 assessment. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Could only be developed in conjunction with HIX07. Transport concerns and education capacity constraints associated with HIX07 would need resolving.



SHELAA ID Code: HIX18

Site Name: Land north of Halls Farm Close

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 20

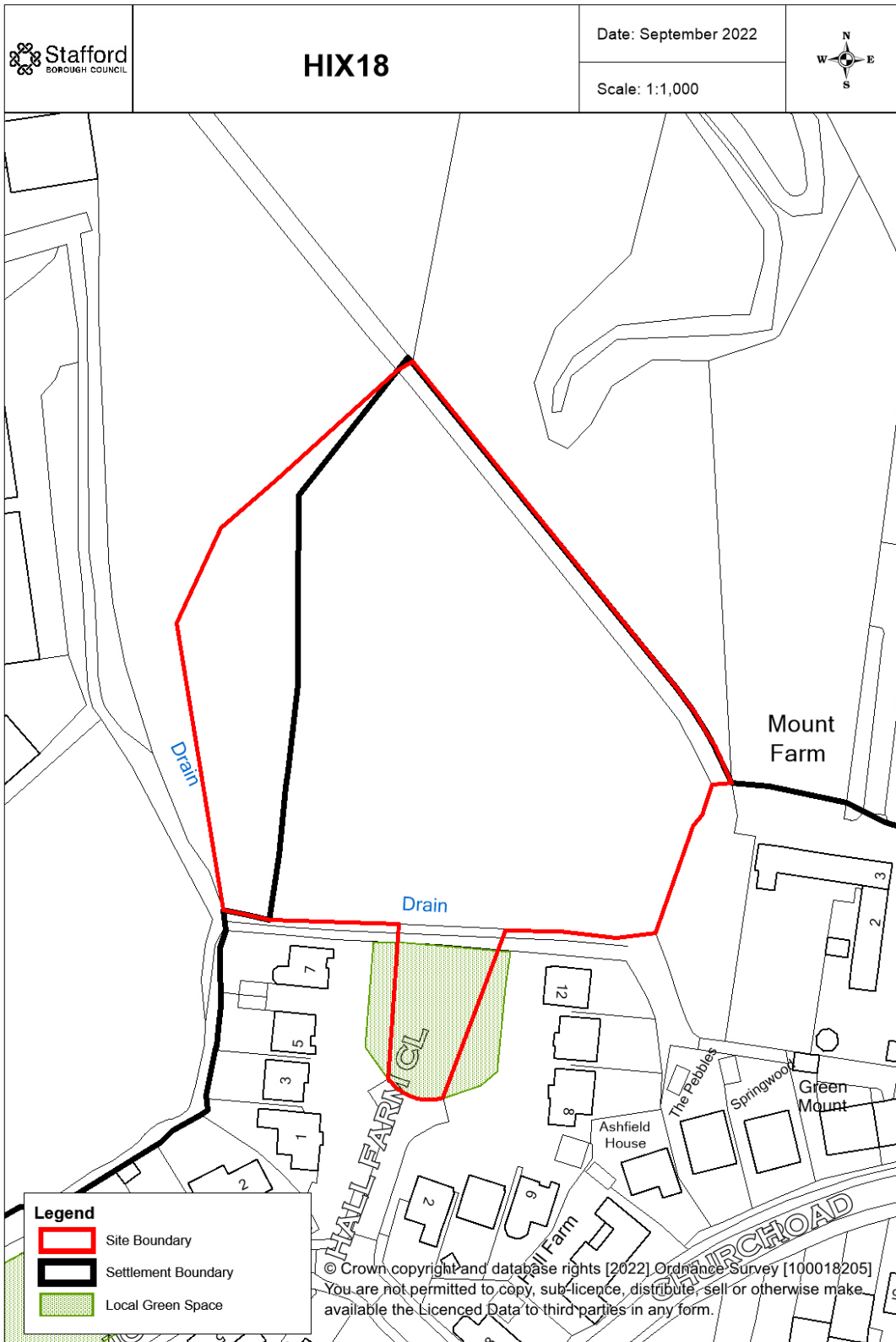
Site Size (hectares): 0.95

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Not developable as site does not have access to the adopted highway. Old Hall Farm Close has private drives surrounding an area of Local Green Space which is unable to be crossed. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access issues raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: HOP02

Site Name: Land off Beacon Farm Lane

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 133

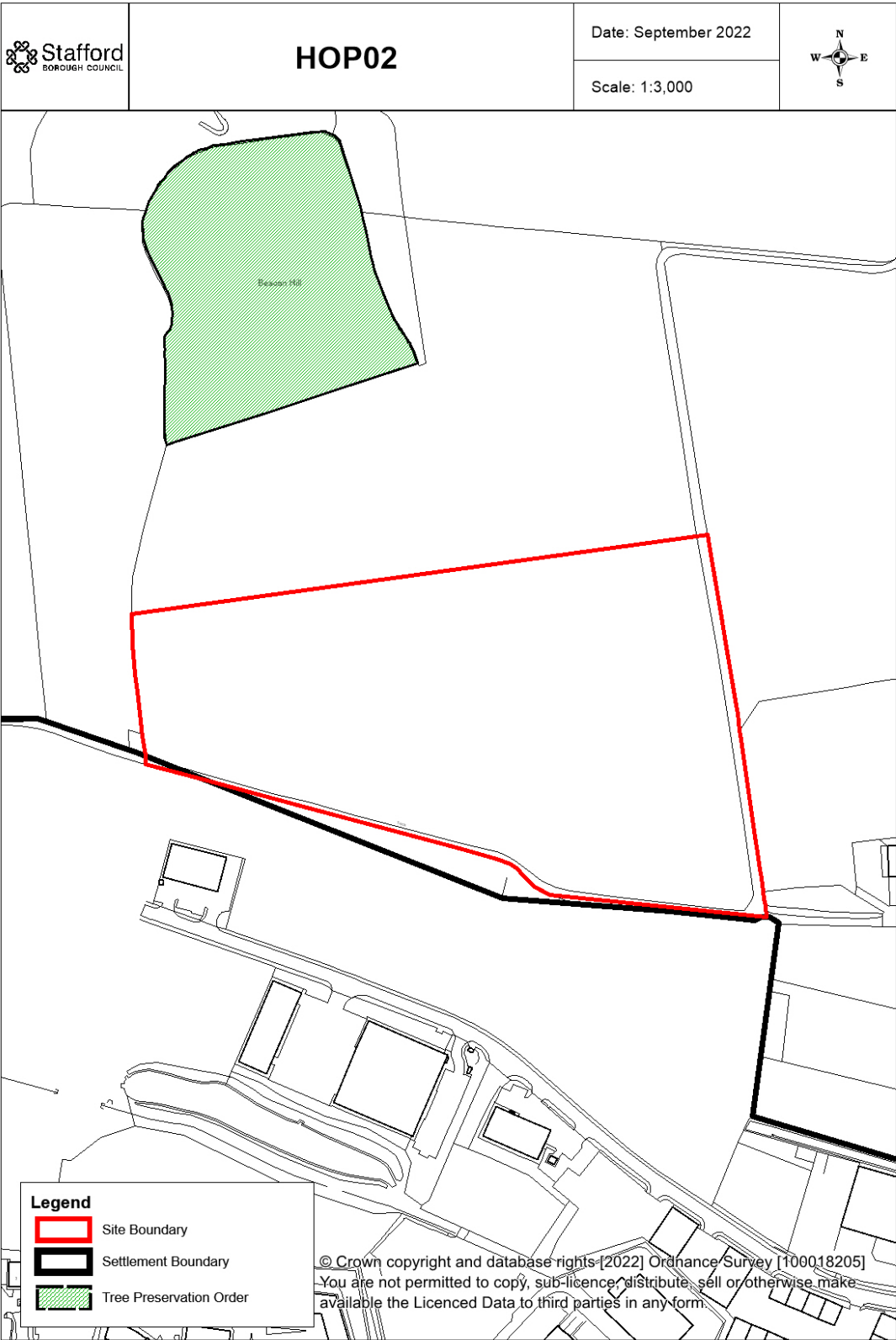
Site Size (hectares): 6.33

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity; a new school would be required in conjunction with development of adjacent sites. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Would need to be developed in conjunction with HOP04 so sufficient access can be provided to the site. If HOP04 is not developed, site cannot be accessed. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Site would need to be developed in conjunction with HOP04, and the education capacity constraints would need to be resolved to allow this to happen.



SHELAA ID Code: HOP03

Site Name: Former Staffordshire University Campus

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 98

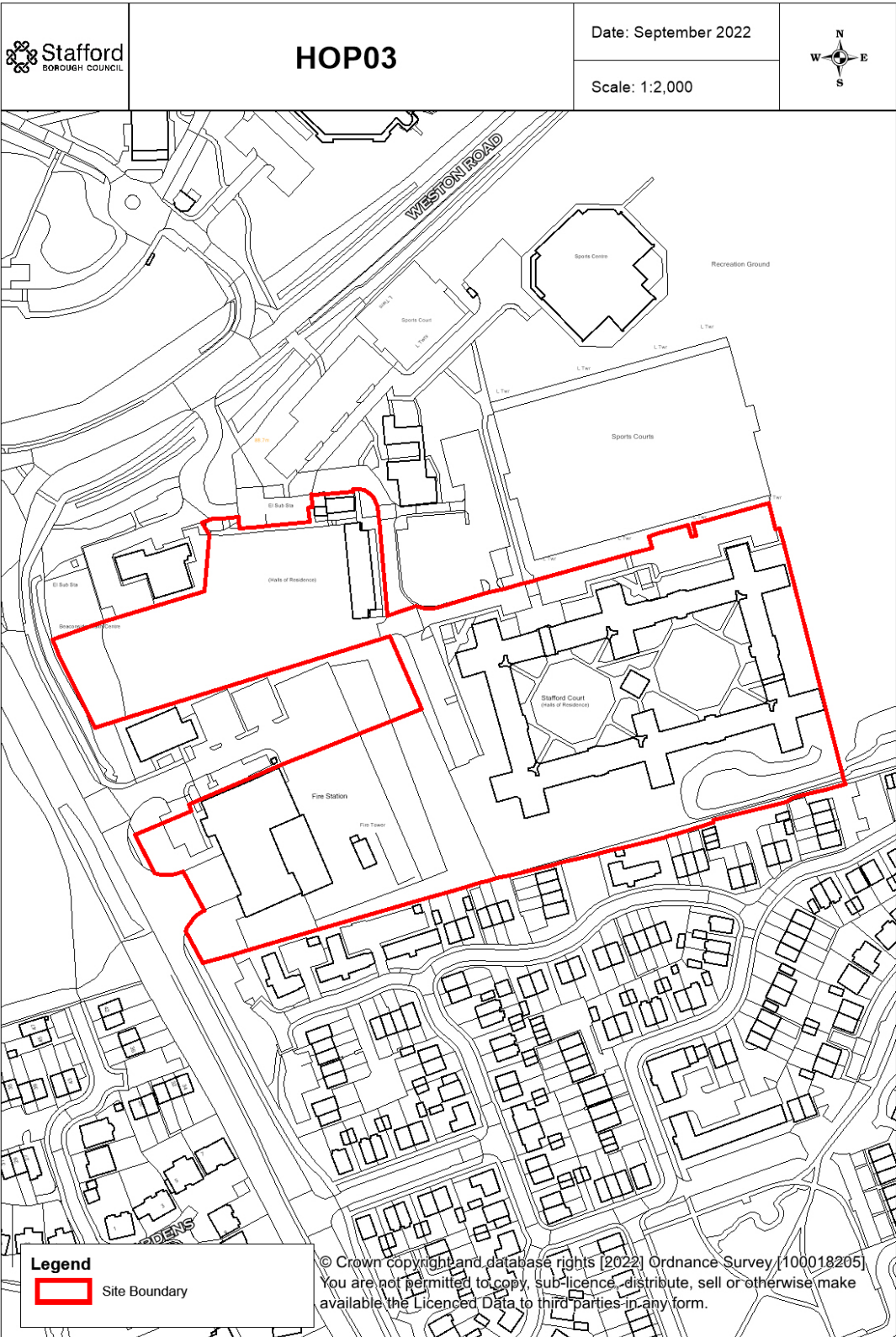
Site Size (hectares): 3.43

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Use of existing accesses which will require improvement but are suitable. Impact on surrounding roads and roundabouts needs to be assessed. Accessibility Score: 6/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: Please note, education capacity constraints need resolving.



SHELAA ID Code: HOP04

Site Name: Land to west of A518 and north of Brick House Farm

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 969

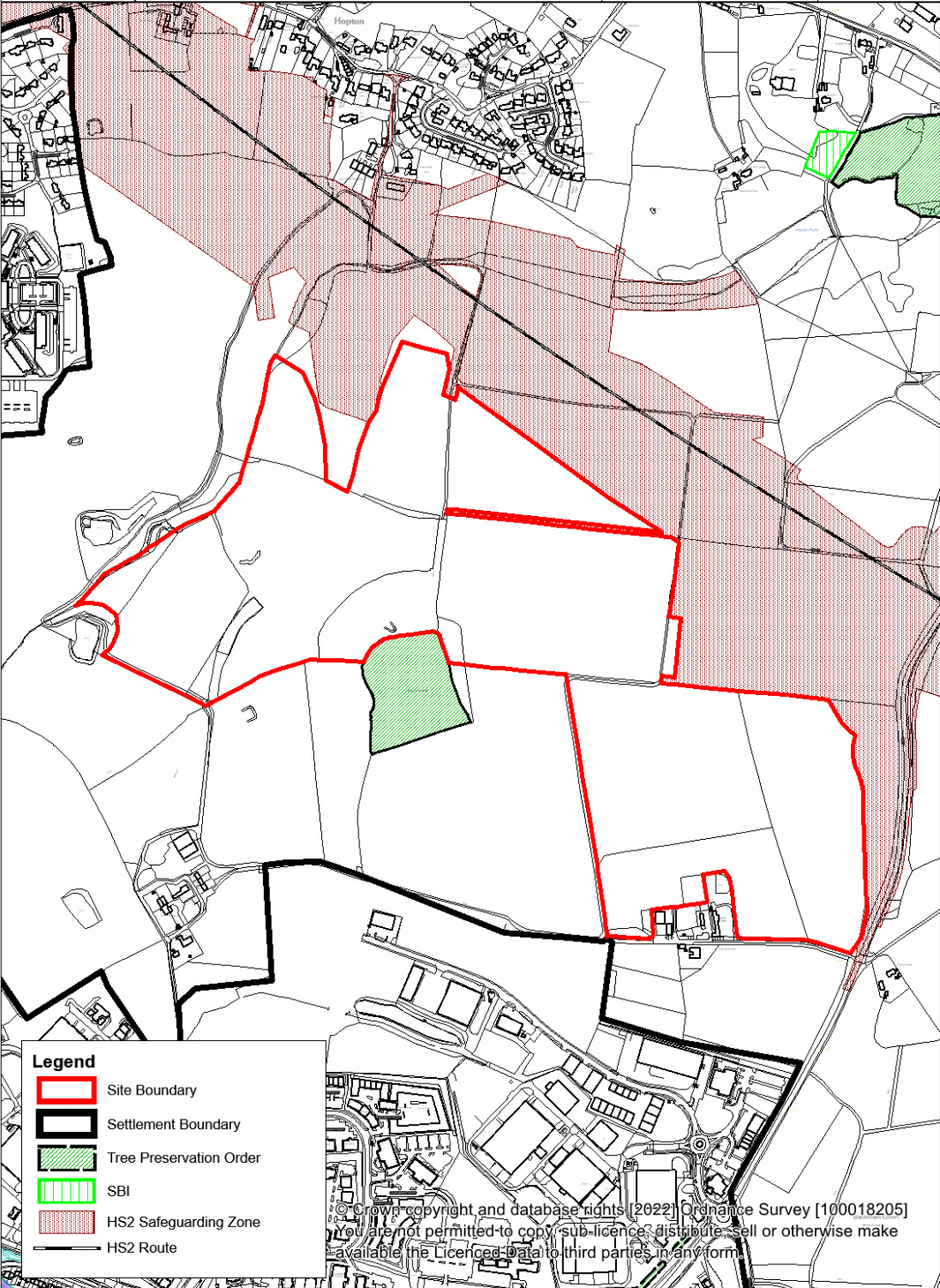
Site Size (hectares): 46.16

Site Selection Assessment







Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity; a new school would be required in conjunction with development of adjacent sites. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Two access points required. Could be developed in conjunction with HOP02. Impact on surrounding roads and roundabouts would need to be assessed. Any proposed allocation would require dialogue with Highways England due to the proximity to their network. Accessibility Score: 3/6
Ecology	Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need to be resolved in conjunction with development of adjacent sites. Additionally, landscape concerns would need to be considered and suitably mitigated for.



Legend

-  Site Boundary
-  Settlement Boundary
-  Tree Preservation Order
-  SBI
-  HS2 Safeguarding Zone
-  HS2 Route

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SHELAA ID Code: HOP05

Site Name: Land to west of Brick House Farm

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 1,319

Site Size (hectares): 62.81

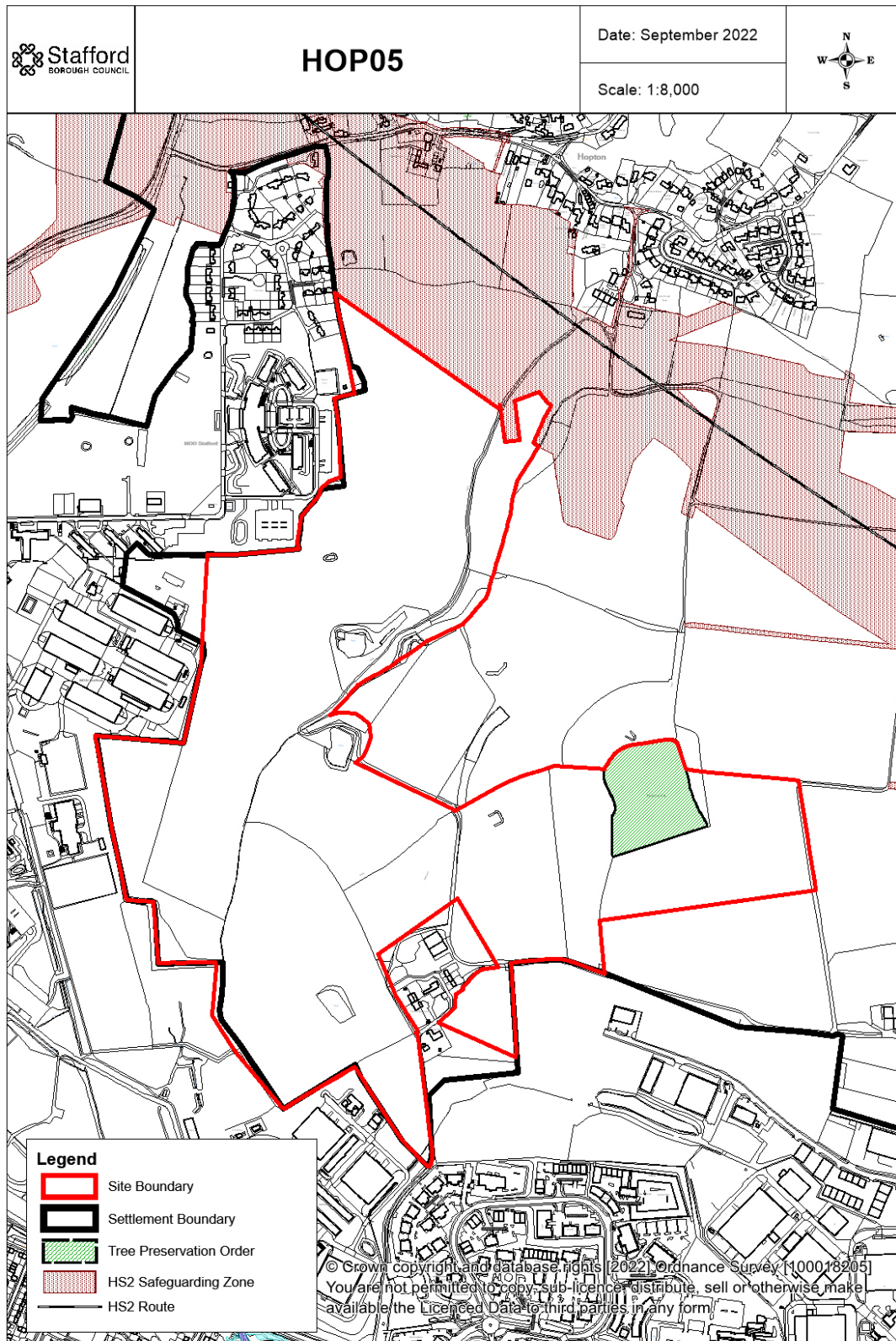
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity; a new school would be required in conjunction with development of adjacent sites. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Site is land locked and is only accessible if HOP04 is developed. Impact on surrounding roads and roundabouts would need to be assessed. Any proposed allocation would require dialogue with Highways England due to the proximity to their network. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Could only be developed in conjunction with HOP04. Education capacity constraints would need to be resolved in conjunction with development of

adjacent sites. Additionally, ecology, landscape and water concerns would need to be considered and suitably mitigated for.



SHELAA ID Code: HOP07

Site Name: Land at Wilmore Hill Lane

Adjoining / nearby settlement: Hopton

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 44

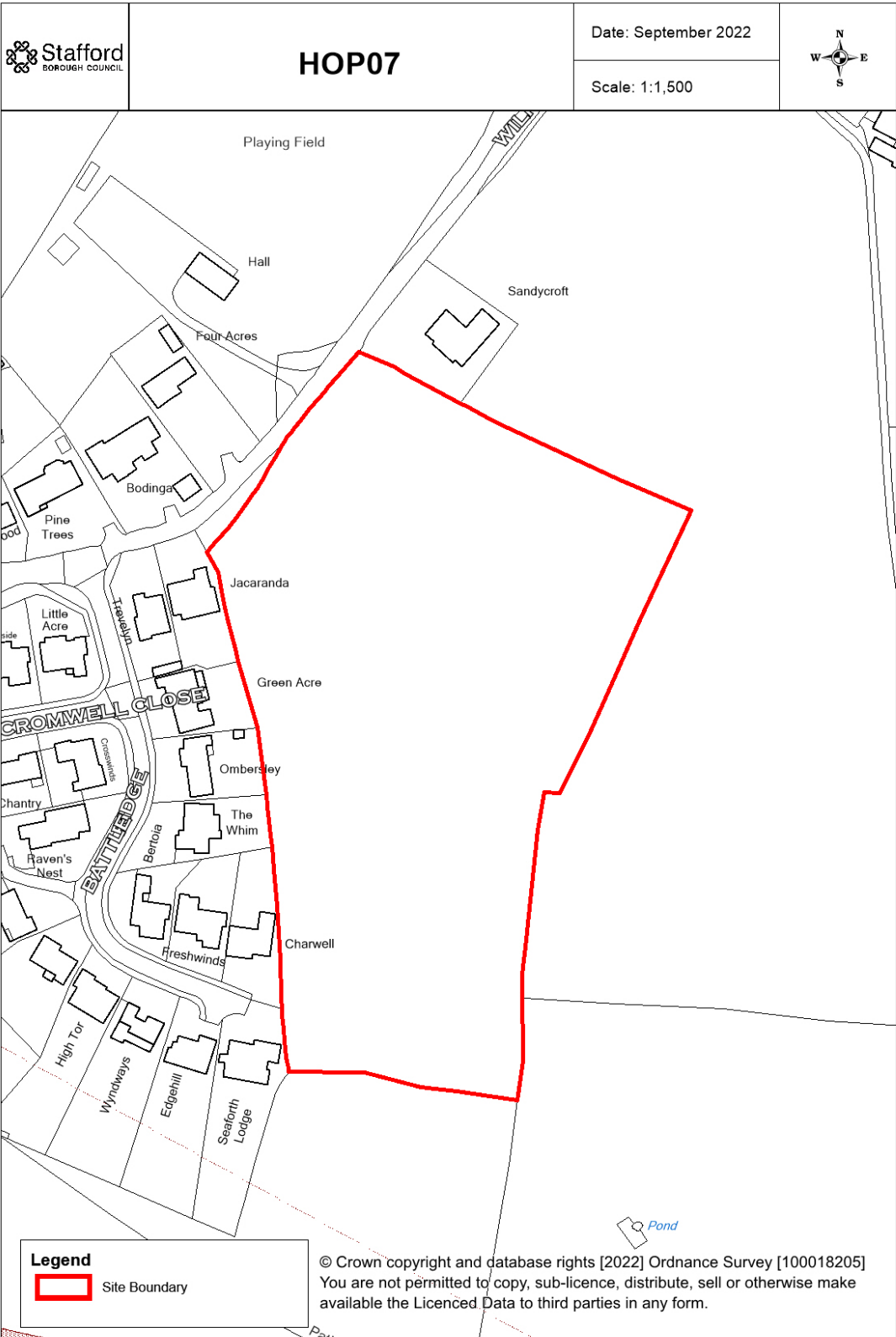
Site Size (hectares): 2.1

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Not developable as site is only accessible via Wilmore Hill Lane which is too narrow so is unacceptable. Accessibility Score: 1/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: HOP08

Site Name: MOD 4 Site

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 396

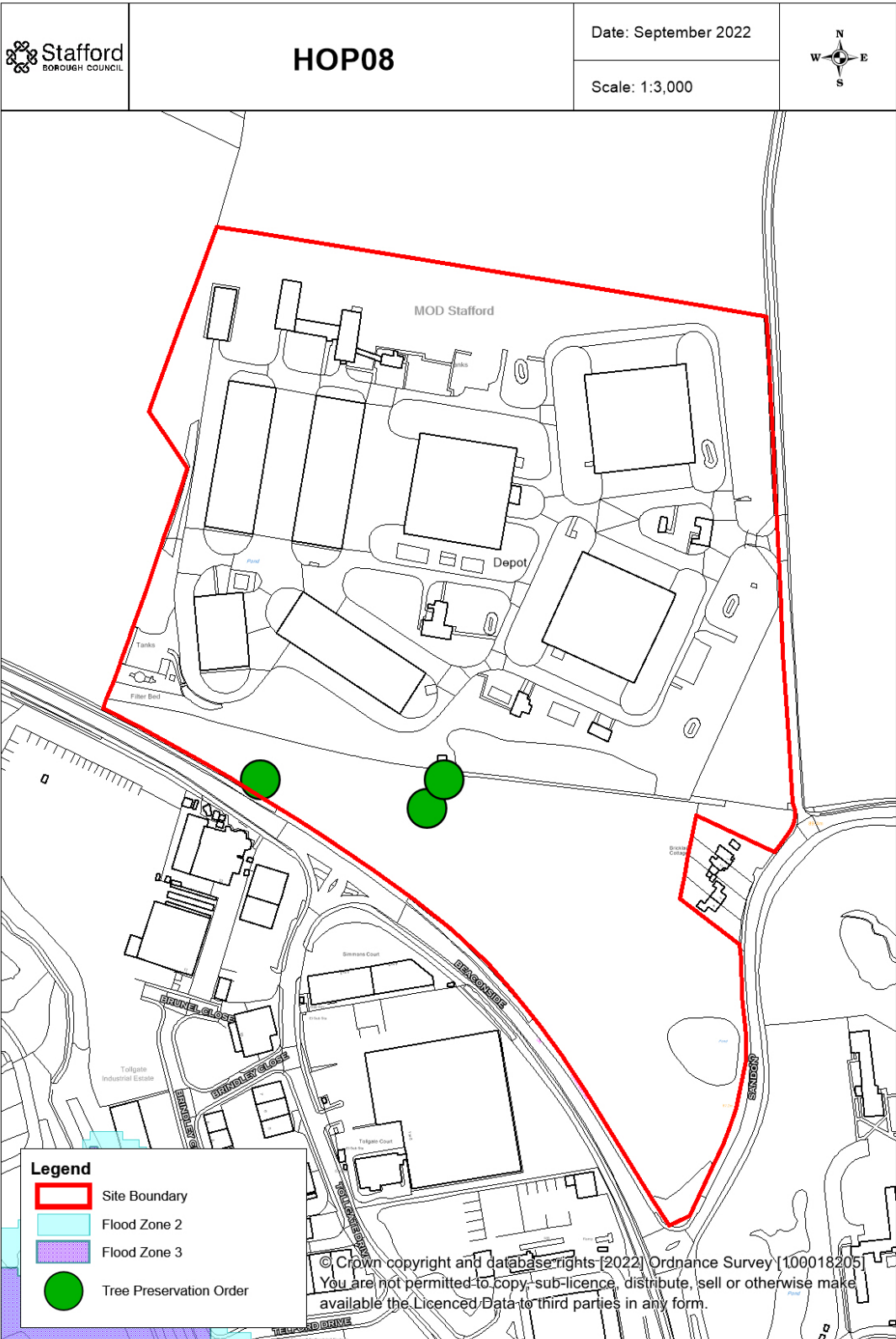
Site Size (hectares): 16.1

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Development can potentially be accommodated at Stafford North SDL Primary School. To be confirmed. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access of the site needs further assessment, with access potentially being provided off Beaconside or via housing developments to the north. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: Please note, education capacity constraints need resolving.



SHELAA ID Code: HOP09

Site Name: Land to west of A518

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 117

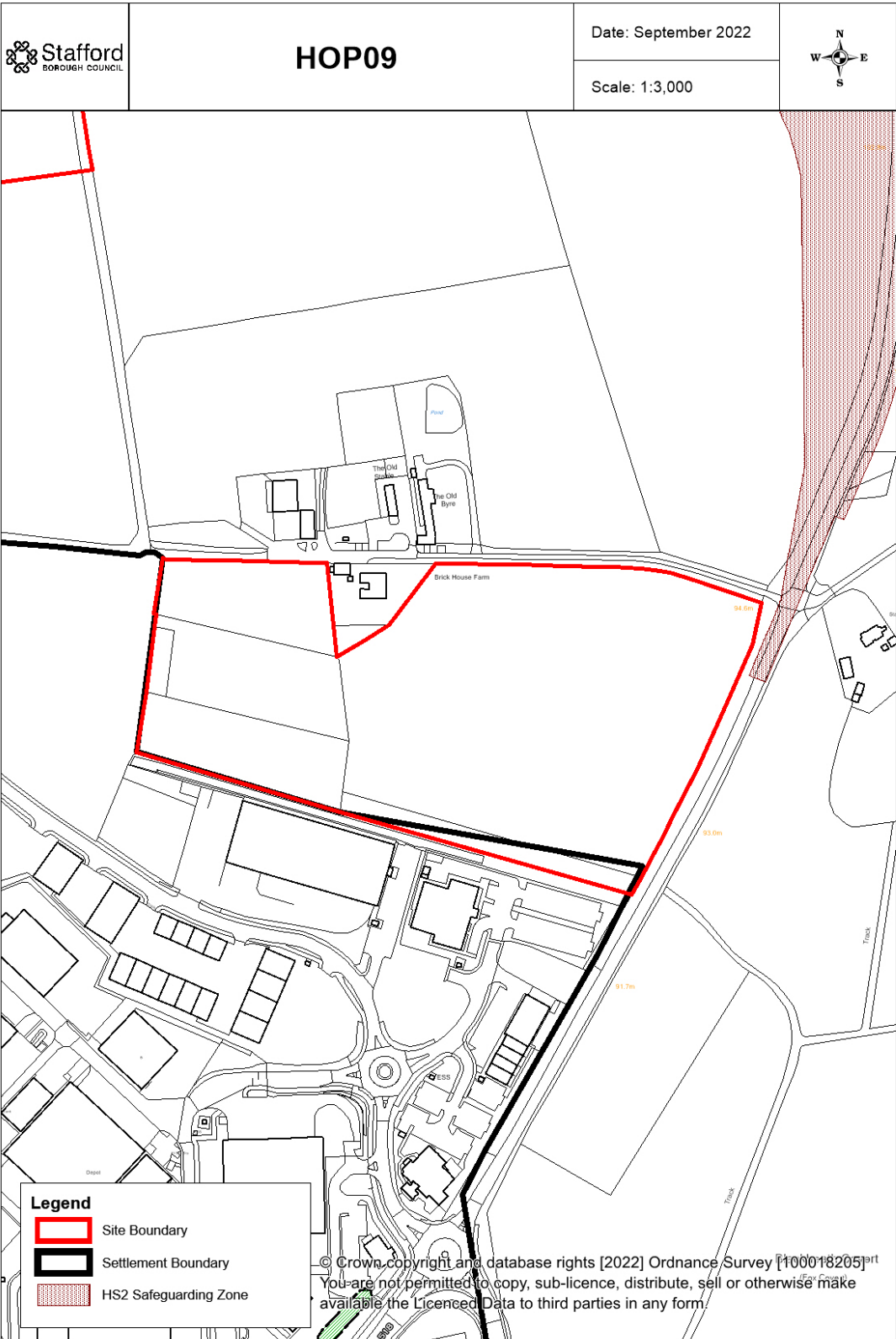
Site Size (hectares): 5.56

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity; a new school would be required in conjunction with development of adjacent sites. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Site is developable. Access preferred from business park but could be achieved from A518 which would require improvements. Ideally would be developed in conjunction with HOP02 and HOP04. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need to be resolved in conjunction with development of adjacent sites.



SHELAA ID Code: HOP10

Site Name: Land at Wilmore Hill Lane

Adjoining / nearby settlement: Hopton

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 56

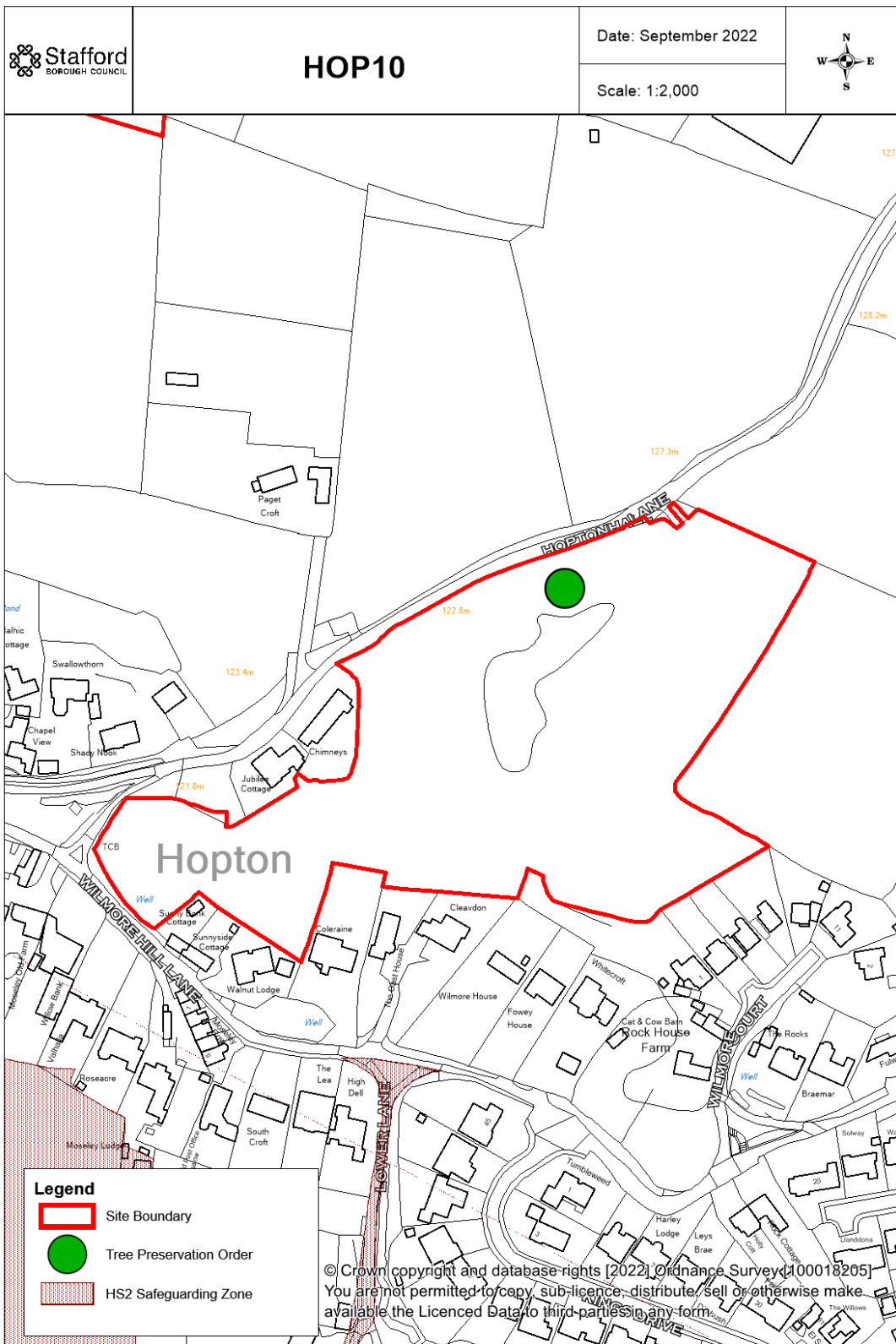
Site Size (hectares): 2.69

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Not developable as site is only accessible via Wilmore Hill Lane which is too narrow so is unacceptable. Accessibility Score: 1/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: MIL02

Site Name: Land between Cromer Lodge and Milwich Hall

Adjoining / nearby settlement: Milwich

Ward: Milwich

Parish: Milwich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 8

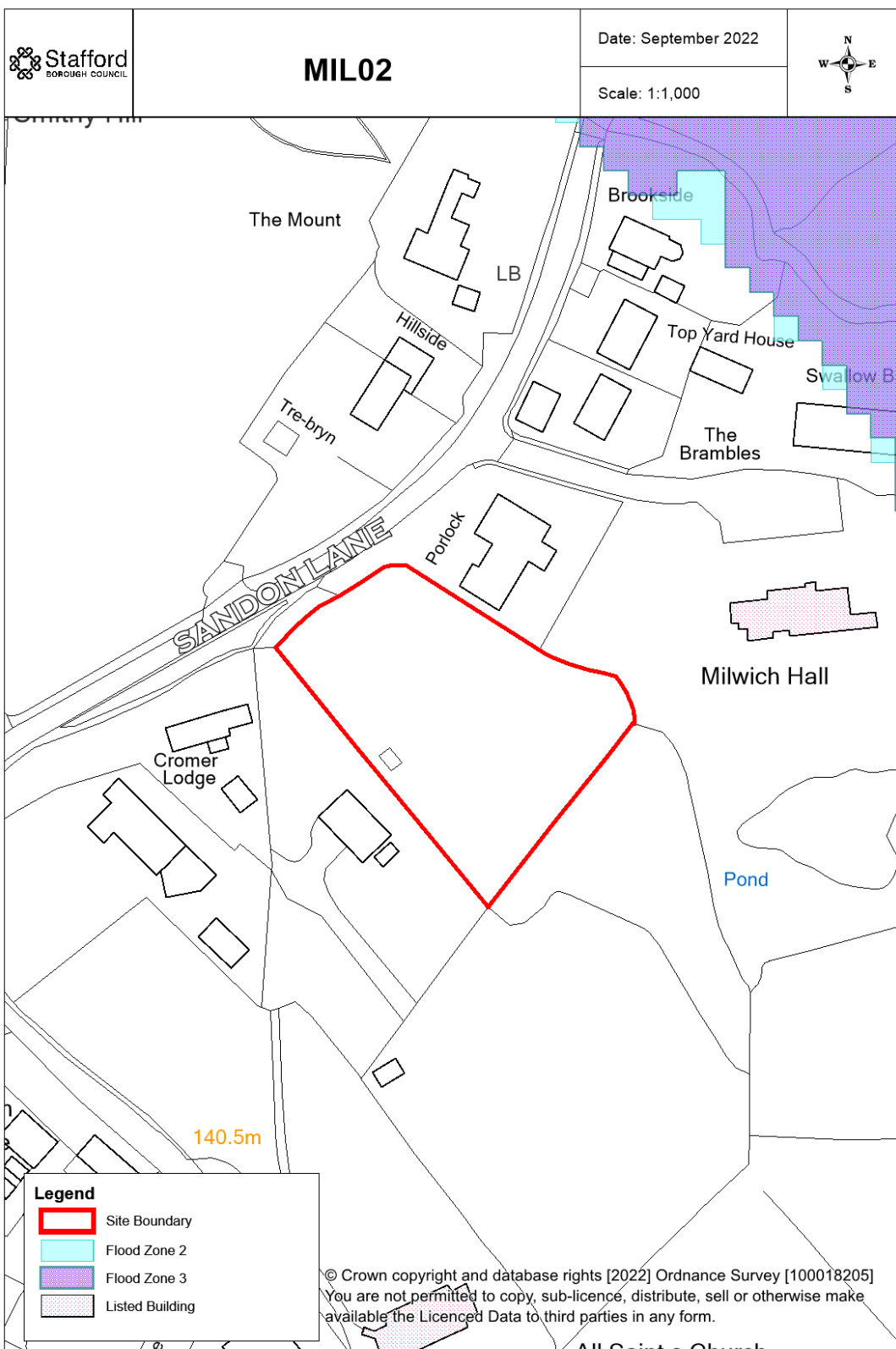
Site Size (hectares): 0.26

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Green Lea First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Possible to achieve access but the pedestrian facilities are poor. Accessibility Score: 1/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Ecology, landscape and heritage concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: MIL04

Site Name: Land adjacent to Ivy House

Adjoining / nearby settlement: Milwich

Ward: Milwich

Parish: Milwich

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 30

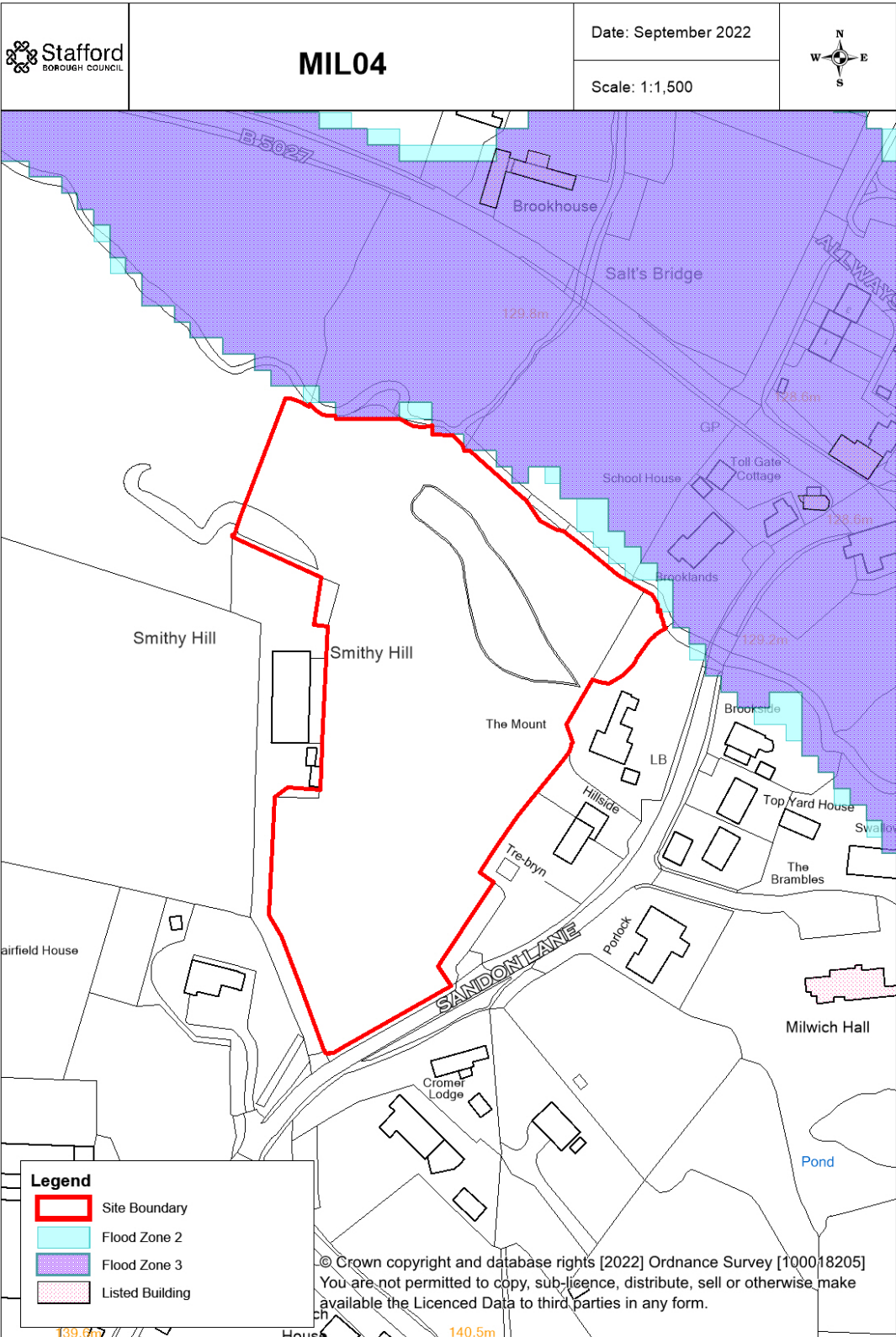
Site Size (hectares): 1.42

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Green Lea First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Further investigation is needed into access of the site to establish visibility and acceptable gradient. The site is high above the road creating a difference in ground levels, could also have potential drainage issues onto highway. Accessibility Score: 1/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport, ecology and landscape concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: SAL01

Site Name: Land to the west of The Meadows

Adjoining / nearby settlement: Salt

Ward: Milwich

Parish: Salt and Enson

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 13

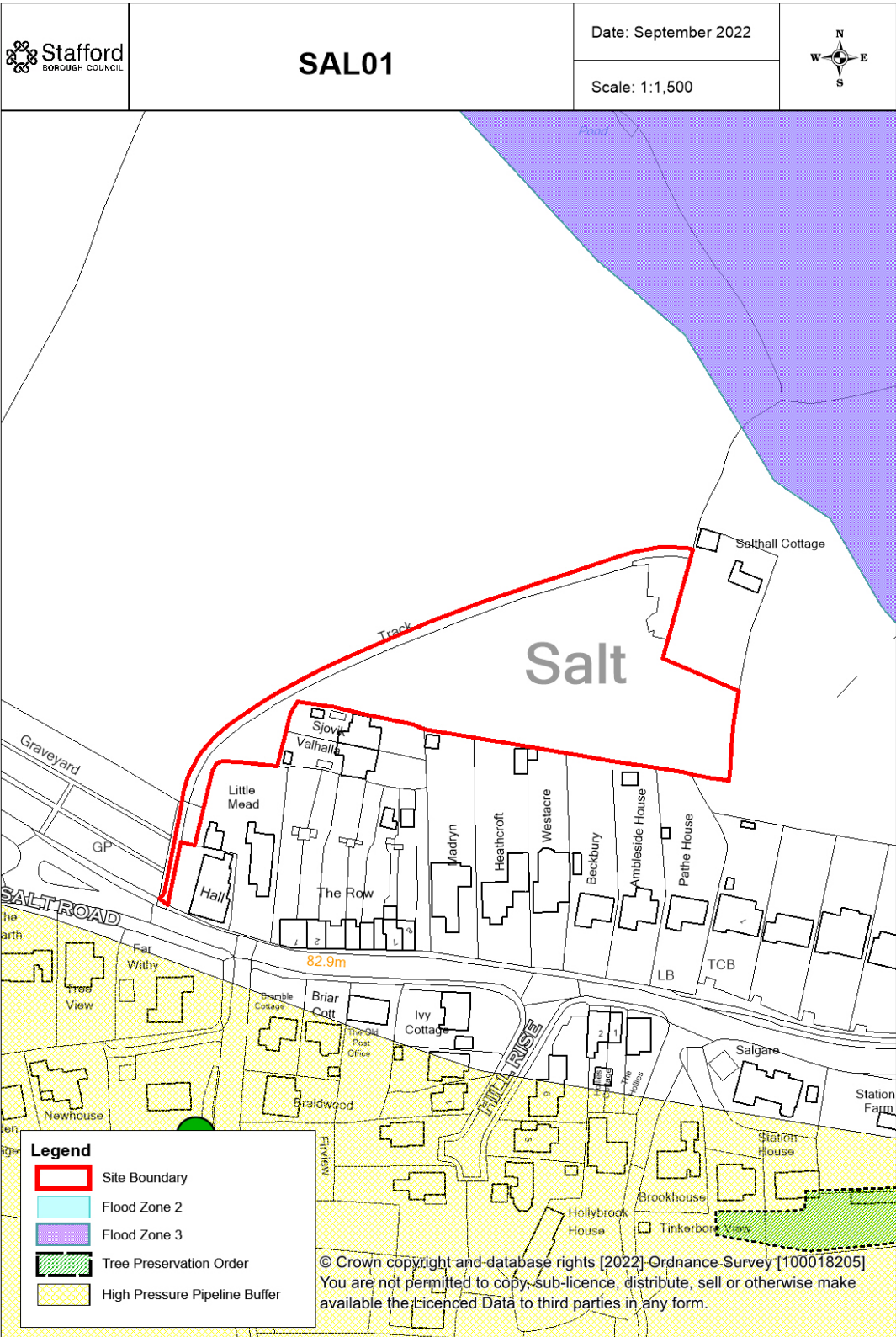
Site Size (hectares): 0.61

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access to site appears to be unachievable due to narrow highway in front of village hall and onto junction. No clear solution to resolve highway issues so site is undevelopable. Accessibility Score: 2/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: SEI01

Site Name: Land to the east of Ladfordfields

Adjoining Recognised Industrial Estate: Ladfordfields

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): N/A – proposed for employment use only

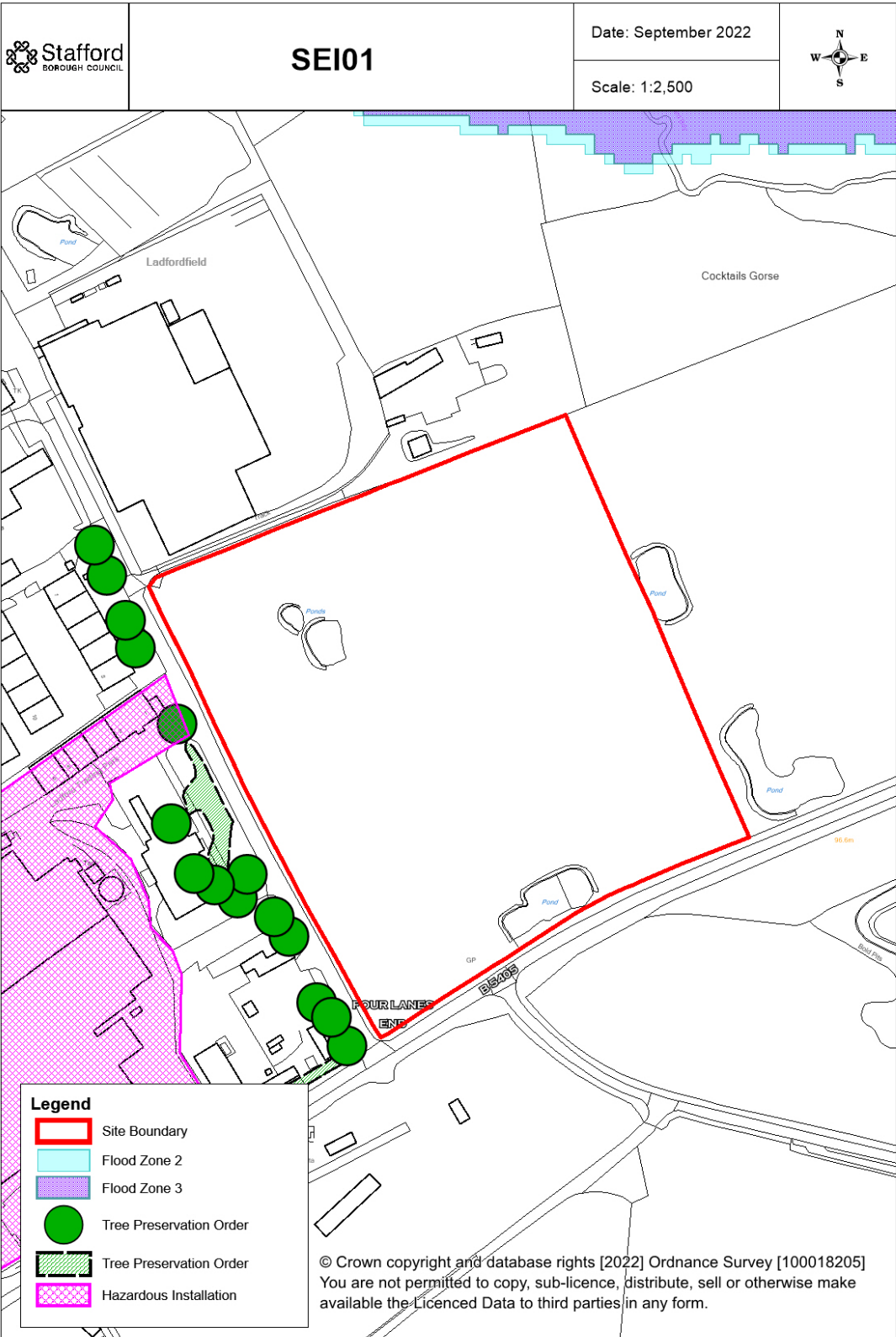
Site Size (hectares): 5.61

Site Selection Assessment

Topic Area	Evaluation
Transport	Developable site which would be an extension to Ladfordfields Industrial Estate. Access can be provided via existing industrial estate. There would be improvements required at the junction to B5045 which are achievable.
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site generally, need to be mindful of types of employment which are an electricity drain such as sites with heavy server usage or heavy industrial usage.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: SEI03

Site Name: Vicarage Paddock

Adjoining / nearby settlement: Seighford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 10

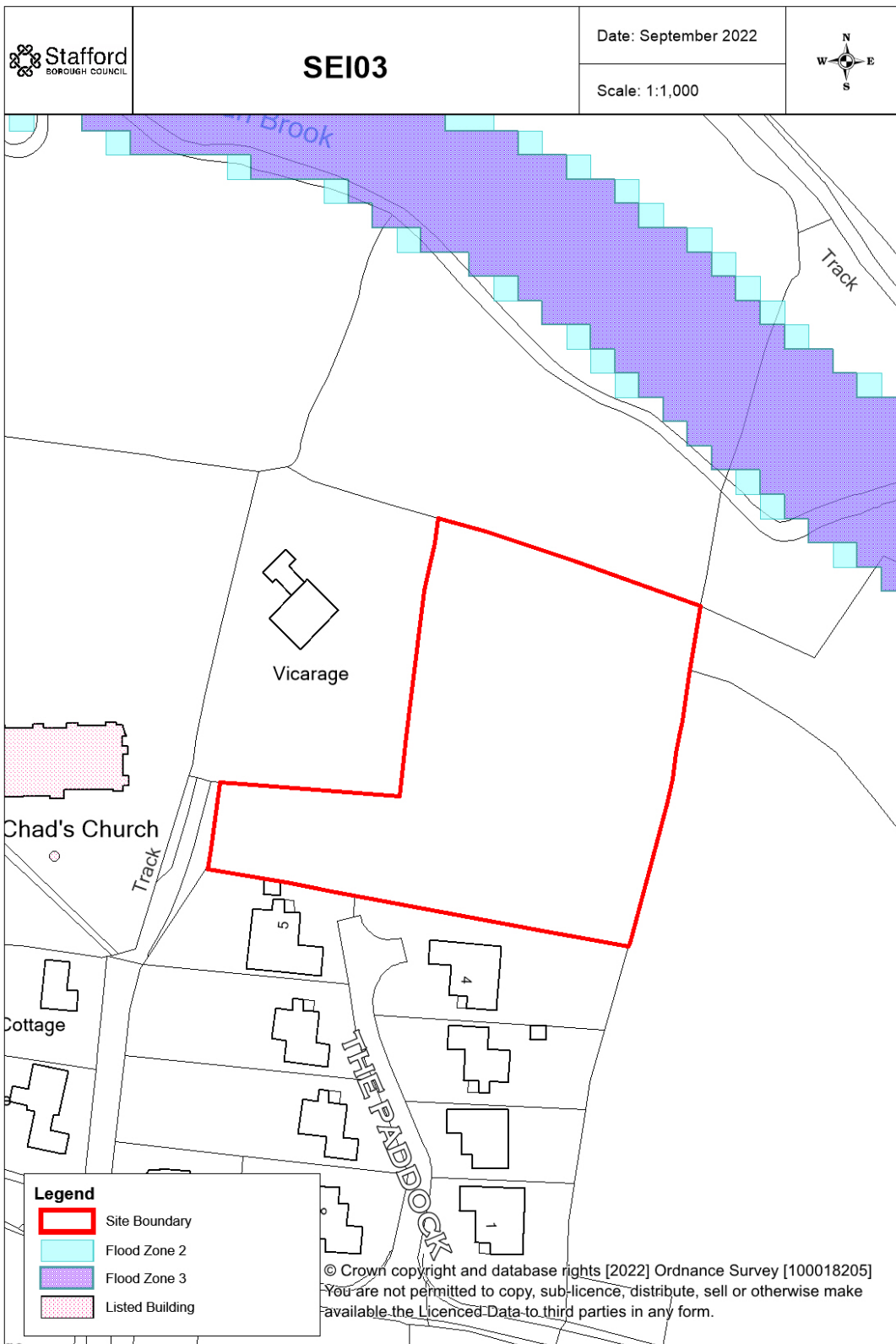
Site Size (hectares): 0.49

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Site does not have direct access to the adopted highway, so the site is undevelopable. Accessibility Score: 2/6
Ecology	High overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no highway access. Additionally, the education capacity constraints, ecology and heritage concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: SEI04

Site Name: Land at Bridgeford Hurst

Adjoining / nearby settlement: Great Bridgeford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 620

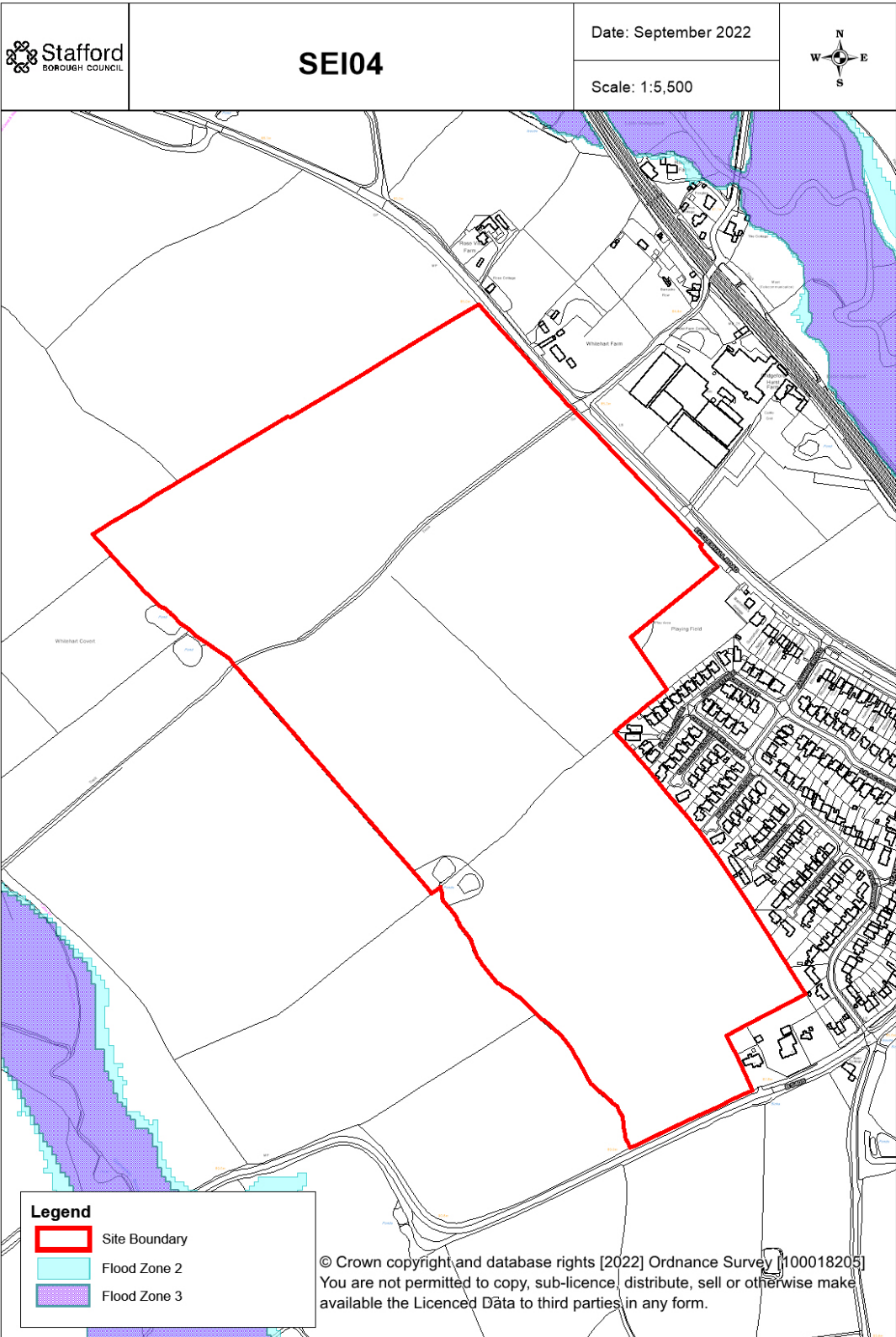
Site Size (hectares): 34.45

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Two access points required. Contributions to bus service required. Contributions towards home to school transport likely. Accessibility Score: 1/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints, landscape and water concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: SEI05

Site Name: Land to southeast of B5405

Adjoining / nearby settlement: Great Bridgeford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 5

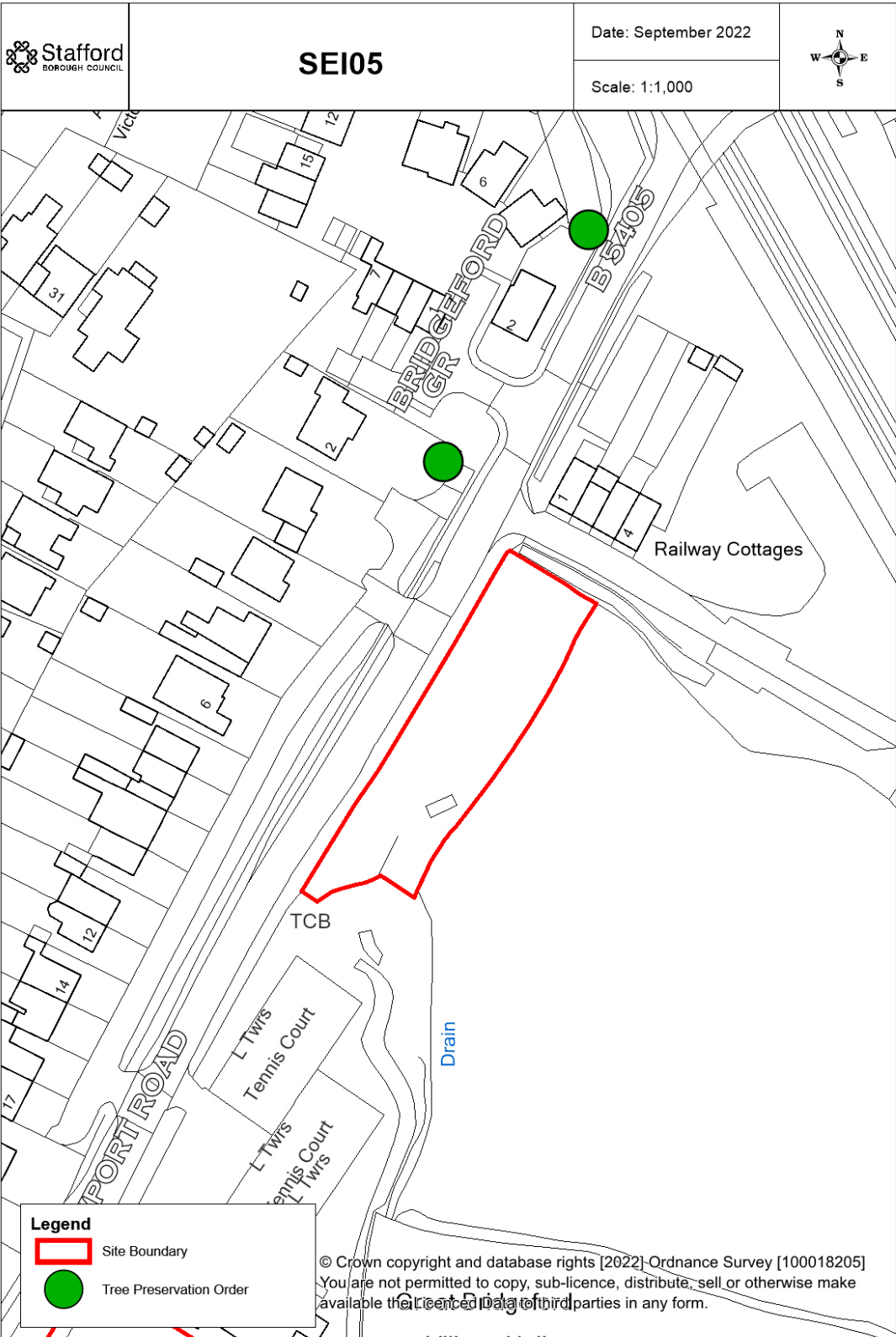
Site Size (hectares): 0.16

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Achievable site but requires turning facilities and footway provision. Accessibility Score: 3/6
Ecology	High overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: The education capacity constraints, ecology and landscape concerns are unlikely to be able to be suitably resolved and mitigated for.



SHELAA ID Code: SEI08

Site Name: Land on the outskirts of Great Bridgeford

Adjoining / nearby settlement: Great Bridgeford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 14

Site Size (hectares): 0.66

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Concerns over access and visibility. Limited funds from 14 dwellings to deliver the required infrastructure, not a desirable site. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns and education capacity constraints are unlikely to be able to be suitably resolved.



SHELAA ID Code: SEI09

Site Name: Land to south of the Village Hall

Adjoining / nearby settlement: Great Bridgeford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 43

Site Size (hectares): 2.05

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Achievable site but access would need adequate visibility. Access from Main Road via existing allotments, development would be subject to relocation of these. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be suitably resolved.



SHELAA ID Code: SEI10

Site Name: Land at Smithy Lane

Adjoining / nearby settlement: Seighford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 10

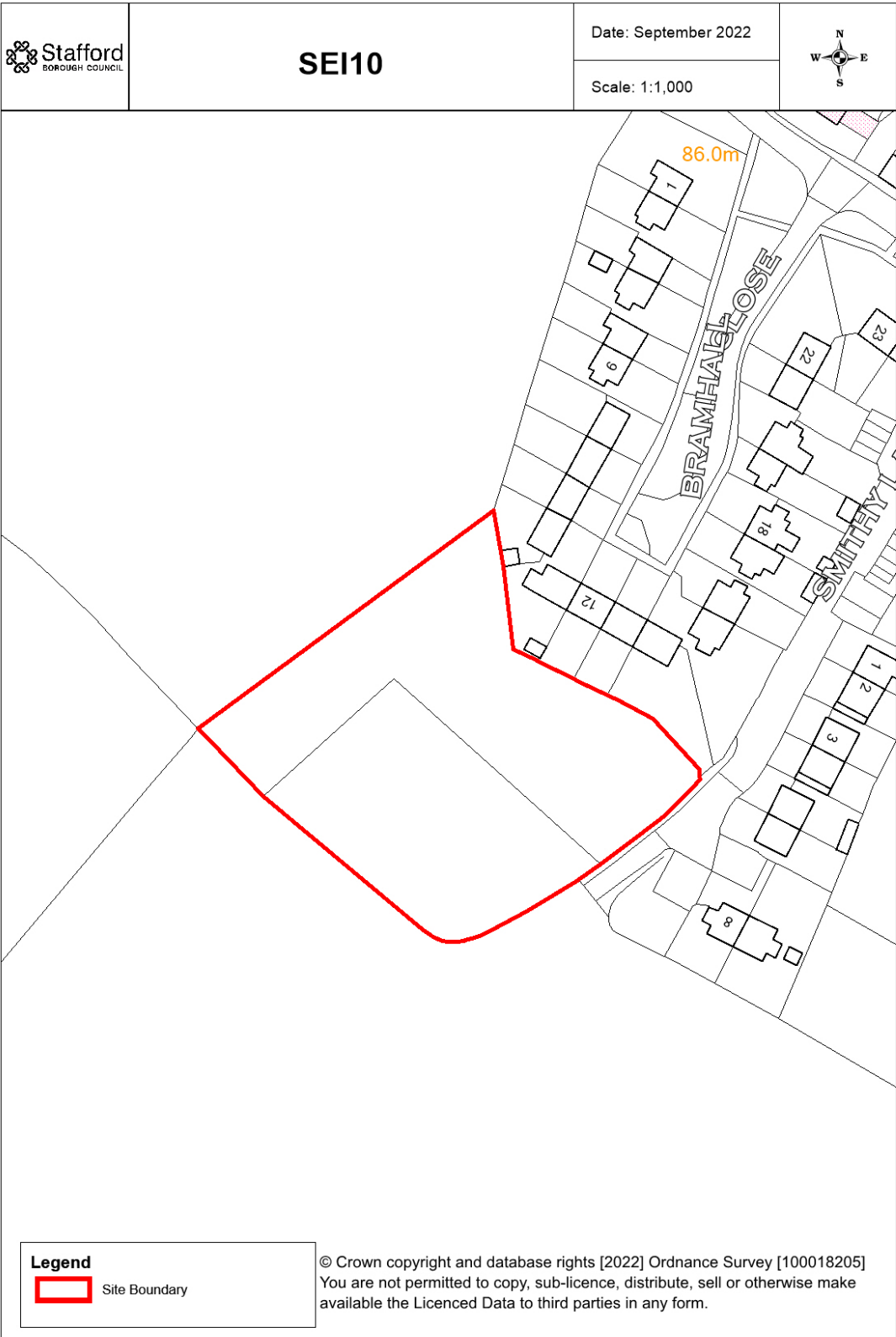
Site Size (hectares): 0.46

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Not developable as only access to site is via a private road. Accessibility Score: 2/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no access to the adopted highway.



SHELAA ID Code: SEI11

Site Name: Land to east of The Paddock

Adjoining / nearby settlement: Seighford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 8

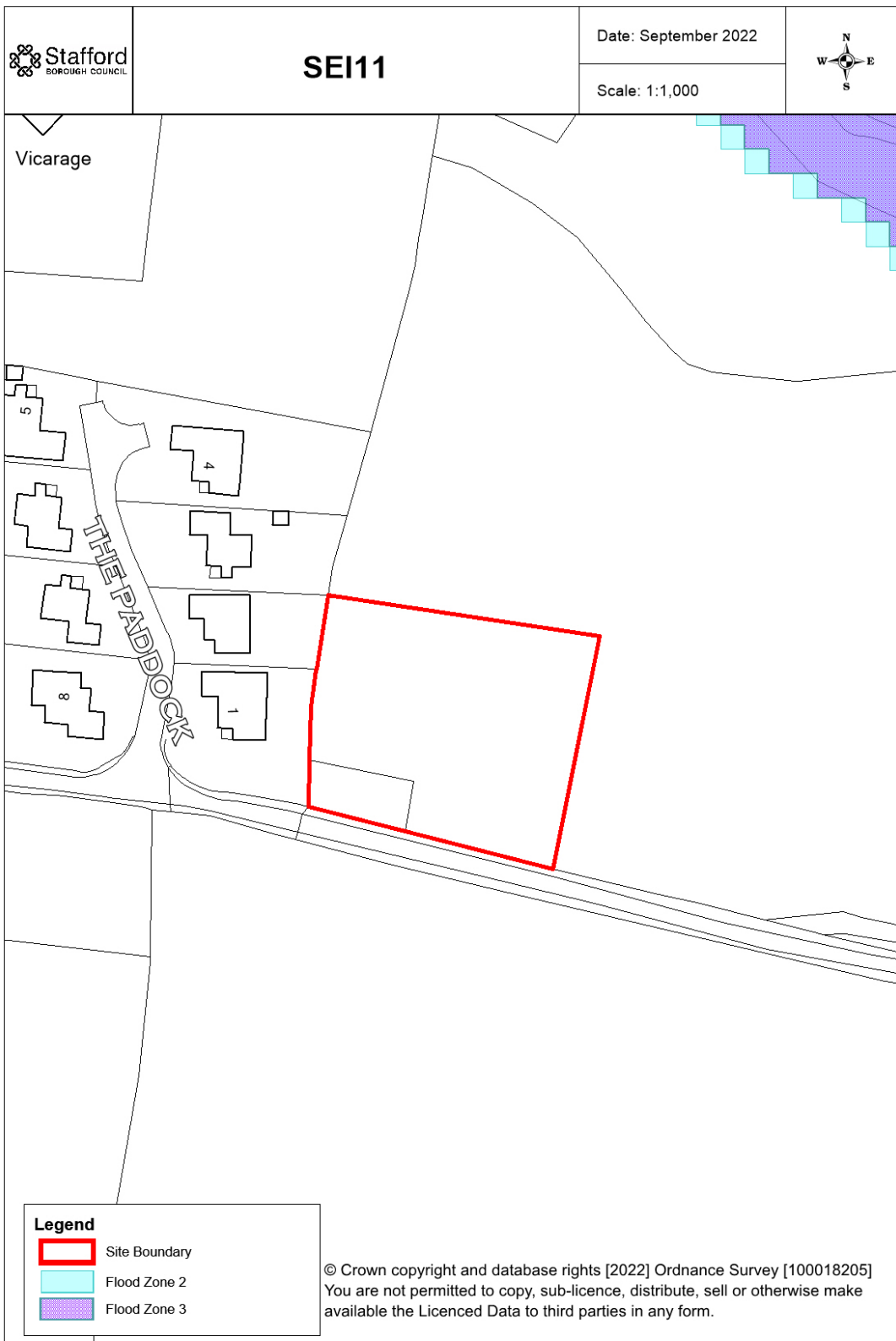
Site Size (hectares): 0.25

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Not developable as no access to the adopted highway. Accessibility Score: 2/6
Ecology	Medium overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no access to the adopted highway.



SHELAA ID Code: SEI12

Site Name: Land to south of The Paddock

Adjoining / nearby settlement: Seighford

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 7

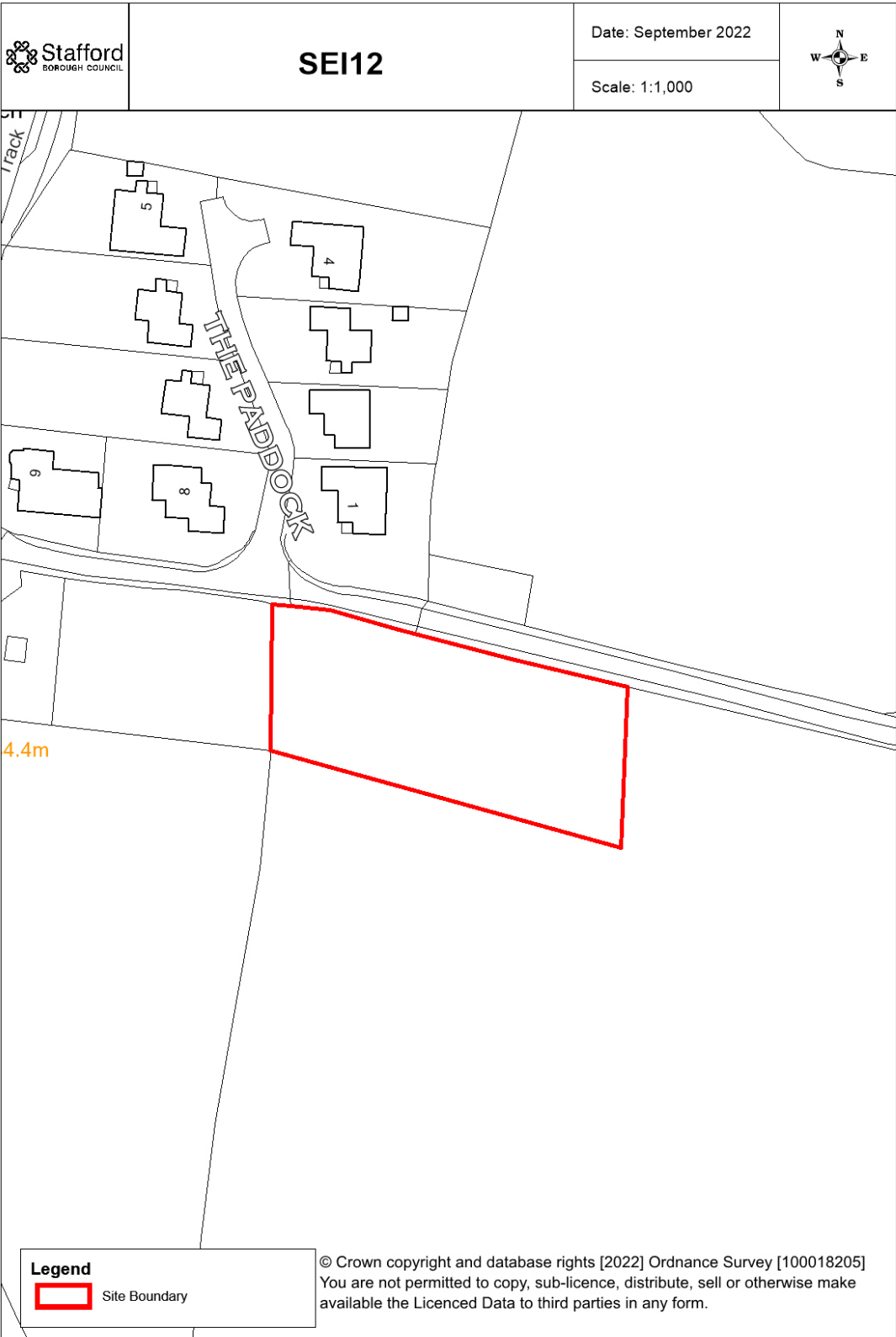
Site Size (hectares): 0.24

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Not developable as no access to the adopted highway. Accessibility Score: 2/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no access to the adopted highway.



SHELAA ID Code: SEI14

Site Name: Land off Blackhole Lane

Adjoining / nearby settlement: Derrington

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 158

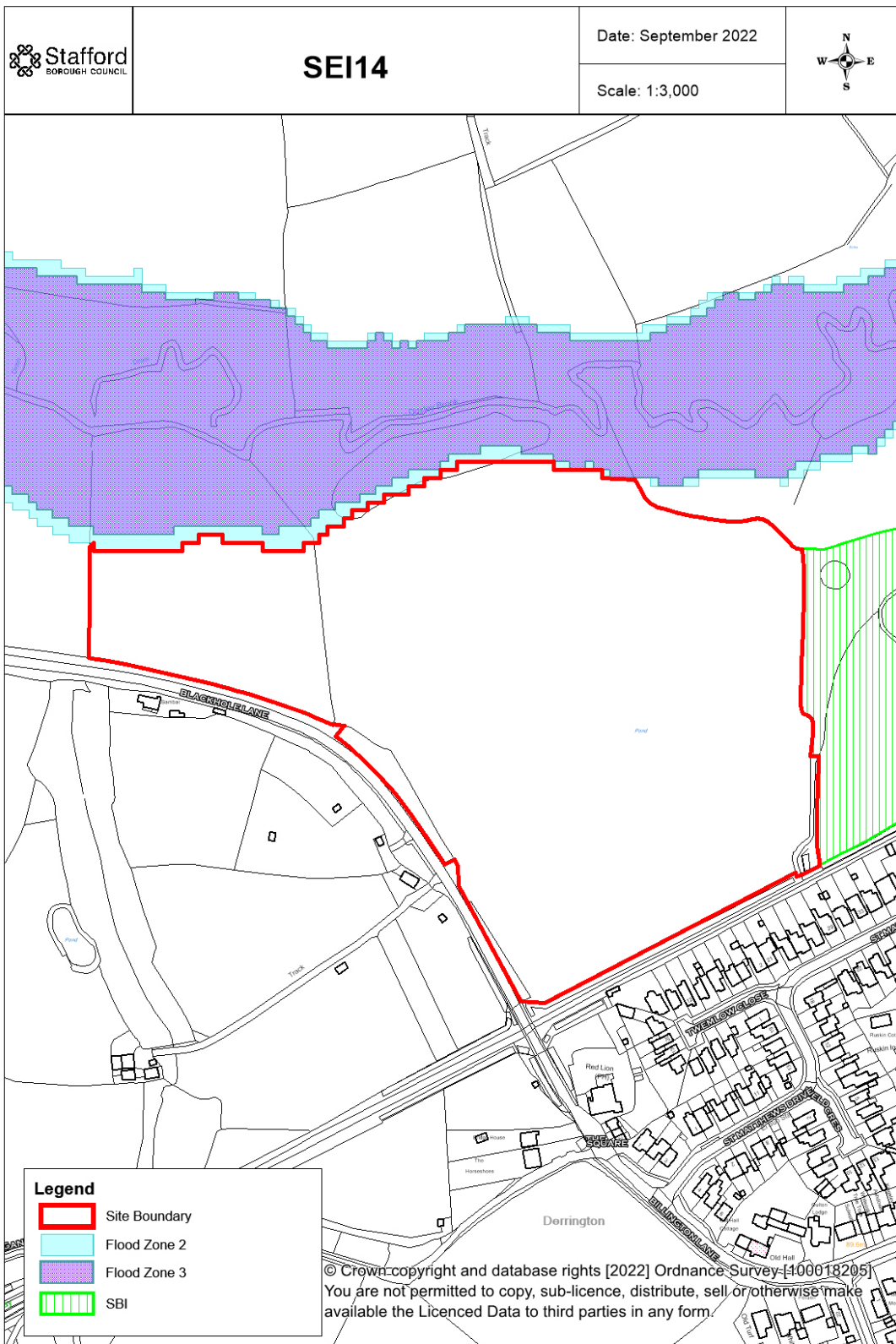
Site Size (hectares): 8.76

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	One access needed from Blackhole Lane. Need to assess impact on A518 Newport Road / Derrington lane junction. Accessibility Score: 1/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints, ecology and landscape concerns are unlikely to be able to be suitably resolved and mitigated for. Additionally, Derrington has limited services and facilities so could be viewed as an unsuitable location.



SHELAA ID Code: SRUR01

Site Name: Midfields Nurseries Garden Centre

Adjoining / nearby settlement: Oulton Heath

Ward: Swynnerton and Oulton

Parish: Stone Rural

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 10

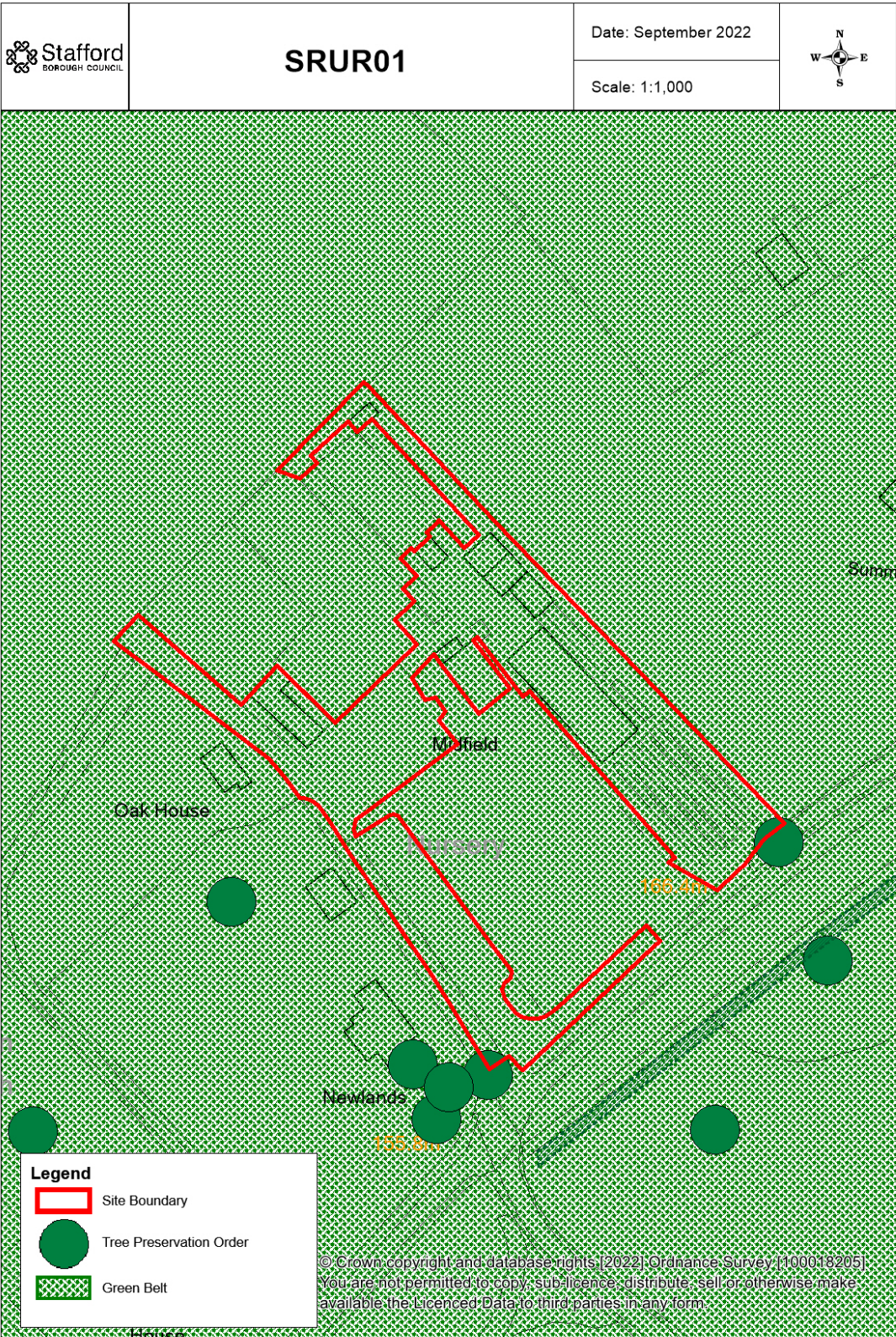
Site Size (hectares): 0.43

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Oulton CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Given the existing use of this site as a garden nurse, this site could be acceptable as housing would deliver less traffic movements. Access improvements would be required. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site is washed over by the Green Belt.



SHELAA ID Code: SRUR02

Site Name: Land at Bowers Lane

Adjoining / nearby settlement: Aston-by-Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 12

Site Size (hectares): 0.4

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not desirable due to impact of additional traffic to A34. Access via a single-track lane with no footpath. Site is also remote from services and facilities so limited connectivity. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: SRUR03

Site Name: Silver Birches, Stone Road

Adjoining / nearby settlement: None

Ward: Swynnerton and Oulton

Parish: Stone Rural

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 24

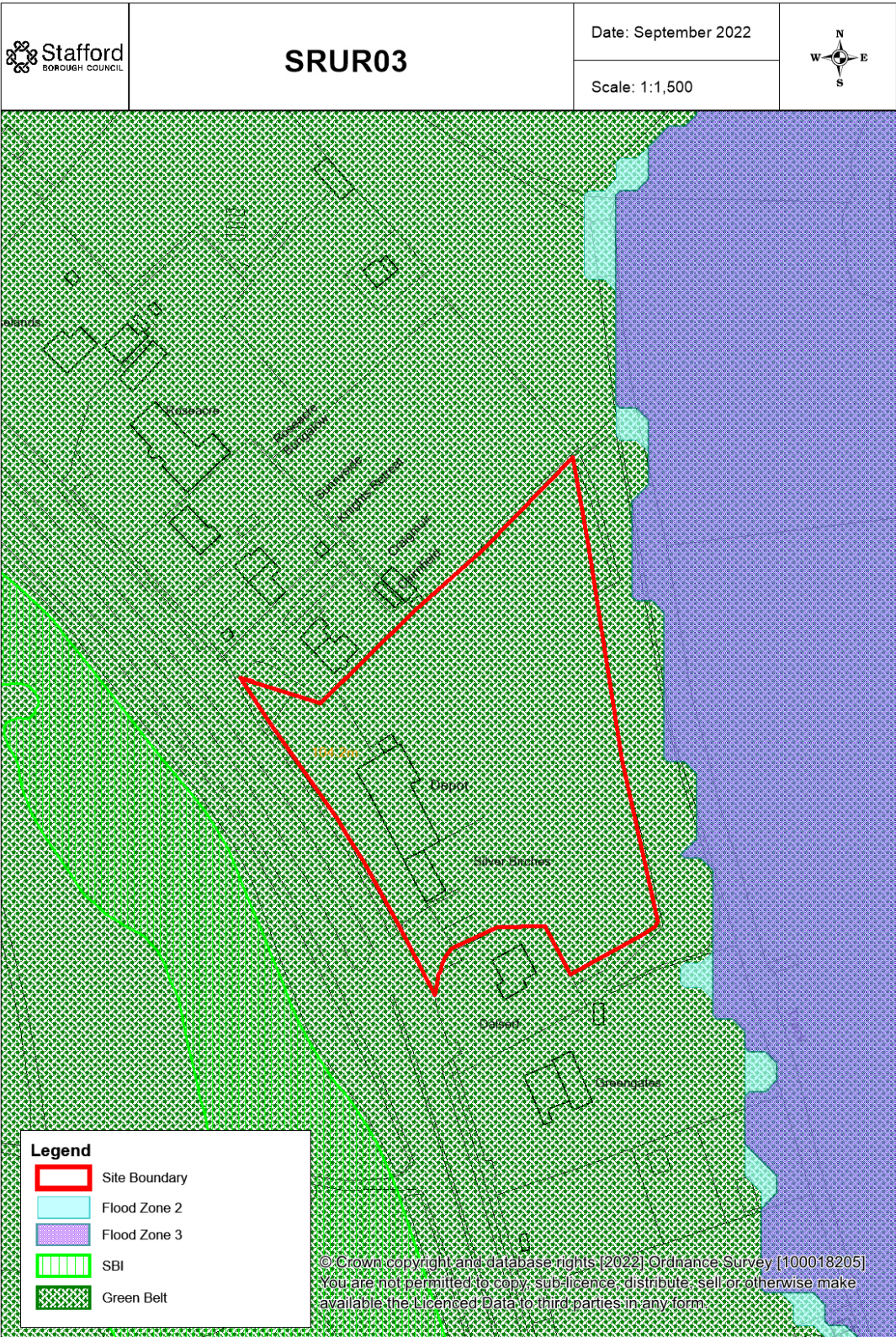
Site Size (hectares): 1.05

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Tittensor CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not desirable but could offer a reduction in traffic. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	This development is located in an area which is not currently served by public sewerage. The closest network is 1km south at Meaford.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site is located away from public sewerage and would not be an ideal location for development. Additionally, site is washed over by the Green Belt.



SHELAA ID Code: SRUR04

Site Name: Land to south and west of Stone

Adjoining / nearby settlement: Stone

Ward: Walton

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 2,801

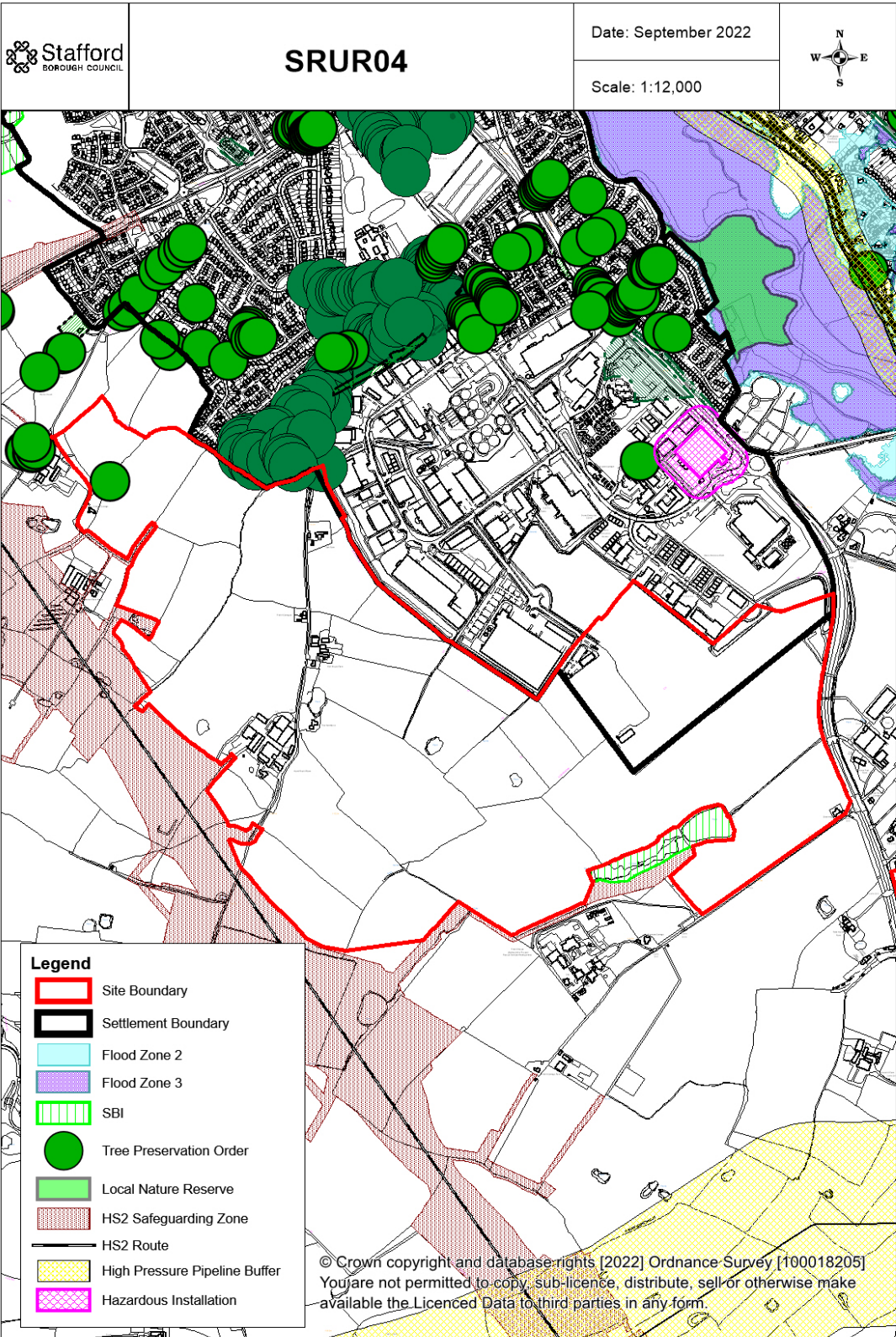
Site Size (hectares): 133.38

Site Selection Assessment

Topic Area	Evaluation
Education	None of the existing First, Middle or High schools in Stone would be able to accommodate a development of this scale. New schools would be required at all levels for this site to be developed.
Transport	At least two access points required, one should be new a roundabout junction onto A34. A local distributor road should be provided through the site to allow for future connection between A34 and B5026. New bus service required. Accessibility Score: 2/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	High potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	Data to be supplied.

Outcome of Assessment: Rejected Site

Reasoning: Site would require a significant amount of infrastructure, of particular importance would be the delivery of new schools which may not be feasible or viable.



SHELAA ID Code: SRUR06

Site Name: Land at Aston Marina

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 167

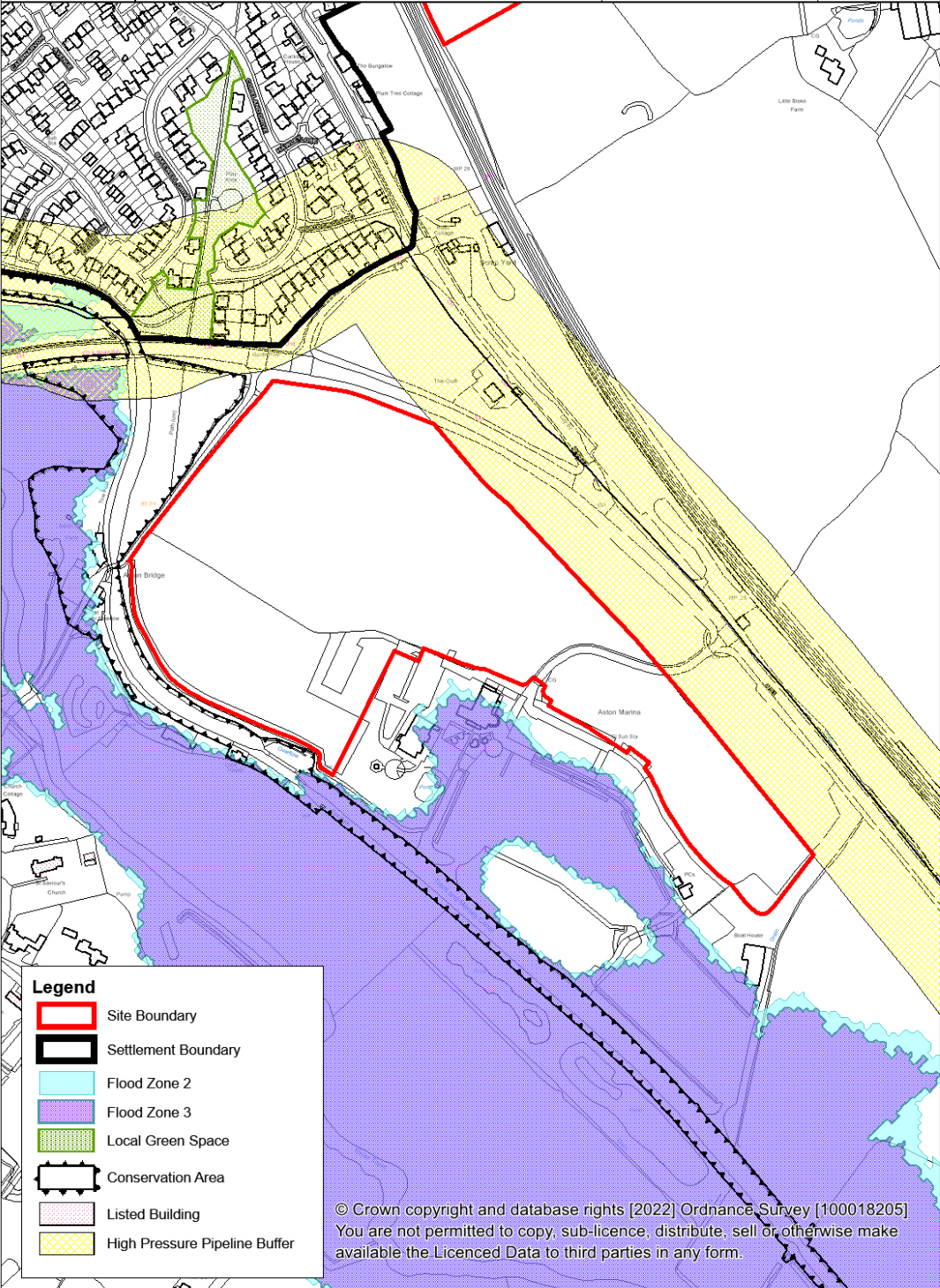
Site Size (hectares): 8.41

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	One point of access required from A51. A crossing facility across A51 would be needed to maintain pedestrian connectivity. Traffic regulation order required between Lichfield Road and Aston roundabout to reduce speed limit. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Location of site south of A51 may deem this site less suitable compared to the other potential sites in Stone.



SHELAA ID Code: SRUR10

Site Name: Yarlet (2), County Farm

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 469

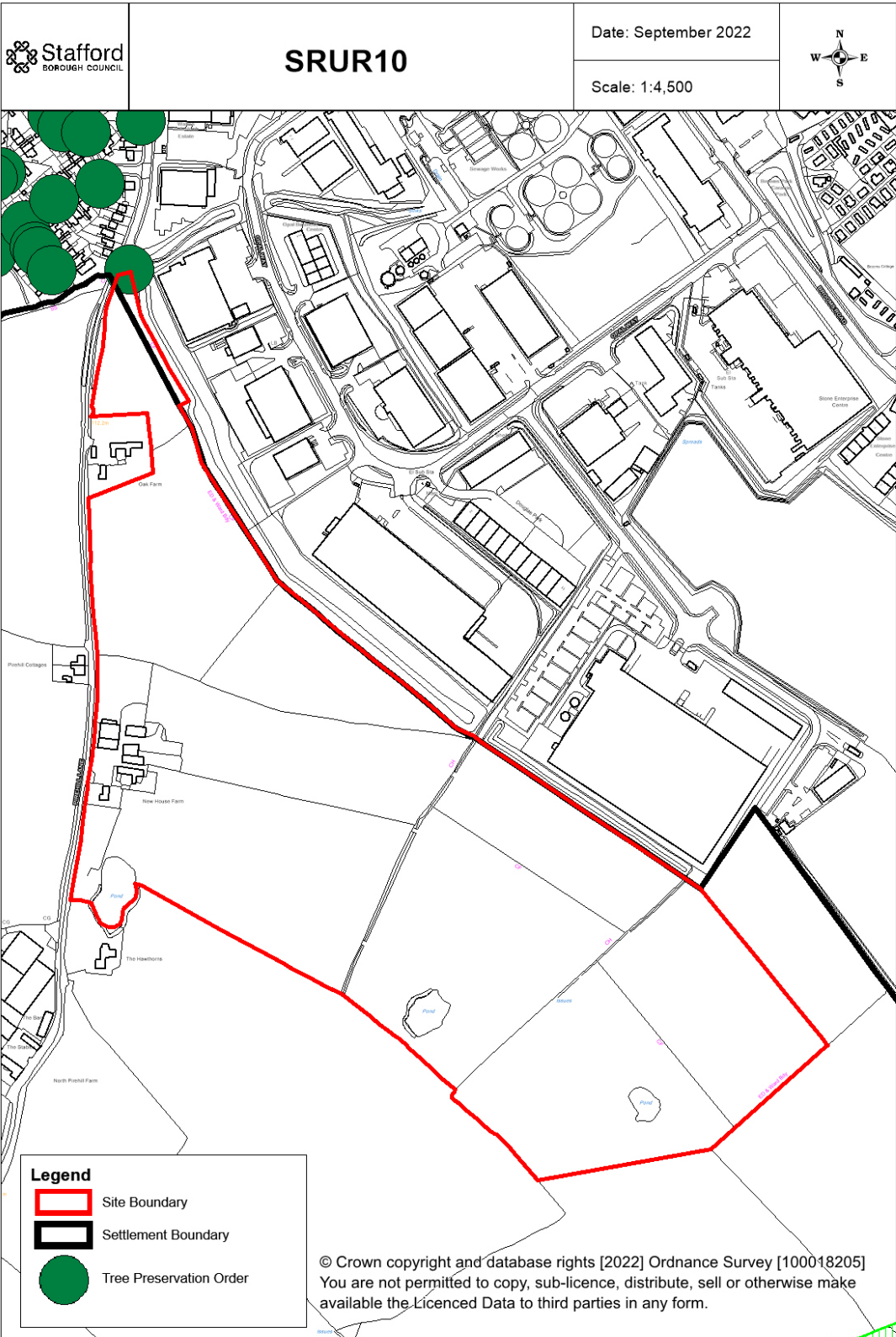
Site Size (hectares): 22.32

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Pirehill First School. Development cannot be accommodated within existing capacity; school cannot be expanded. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Two access points required, only one appears achievable. Contributions to bus service likely. Could be developed in conjunction with SRUR04. Accessibility Score: 6/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints and transport concerns are unlikely to be able to be suitably resolved.



SHELAA ID Code: SRUR11

Site Name: Site at Forge Farm

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 59

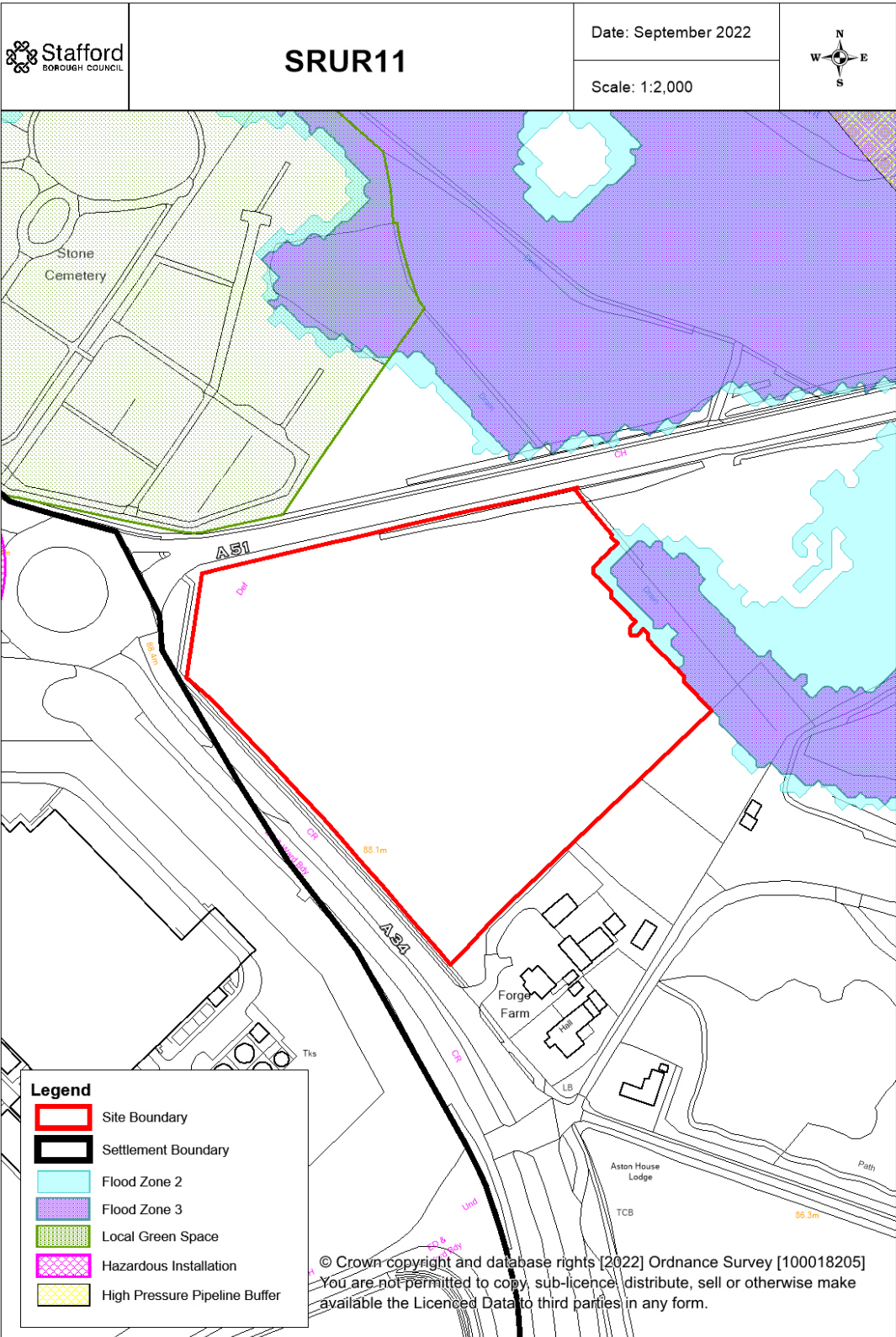
Site Size (hectares): 2.42

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable with access from A51. Would need a pedestrian crossing and right turn facility. Some capacity provided with recent upgrade to nearby roundabout. Accessibility Score: 6/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Location of site south of A51 may deem this site less suitable compared to the other potential sites in Stone.



SHELAA ID Code: SRUR12

Site Name: Land at Aston Lane

Adjoining / nearby settlement: Aston-by-Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 62

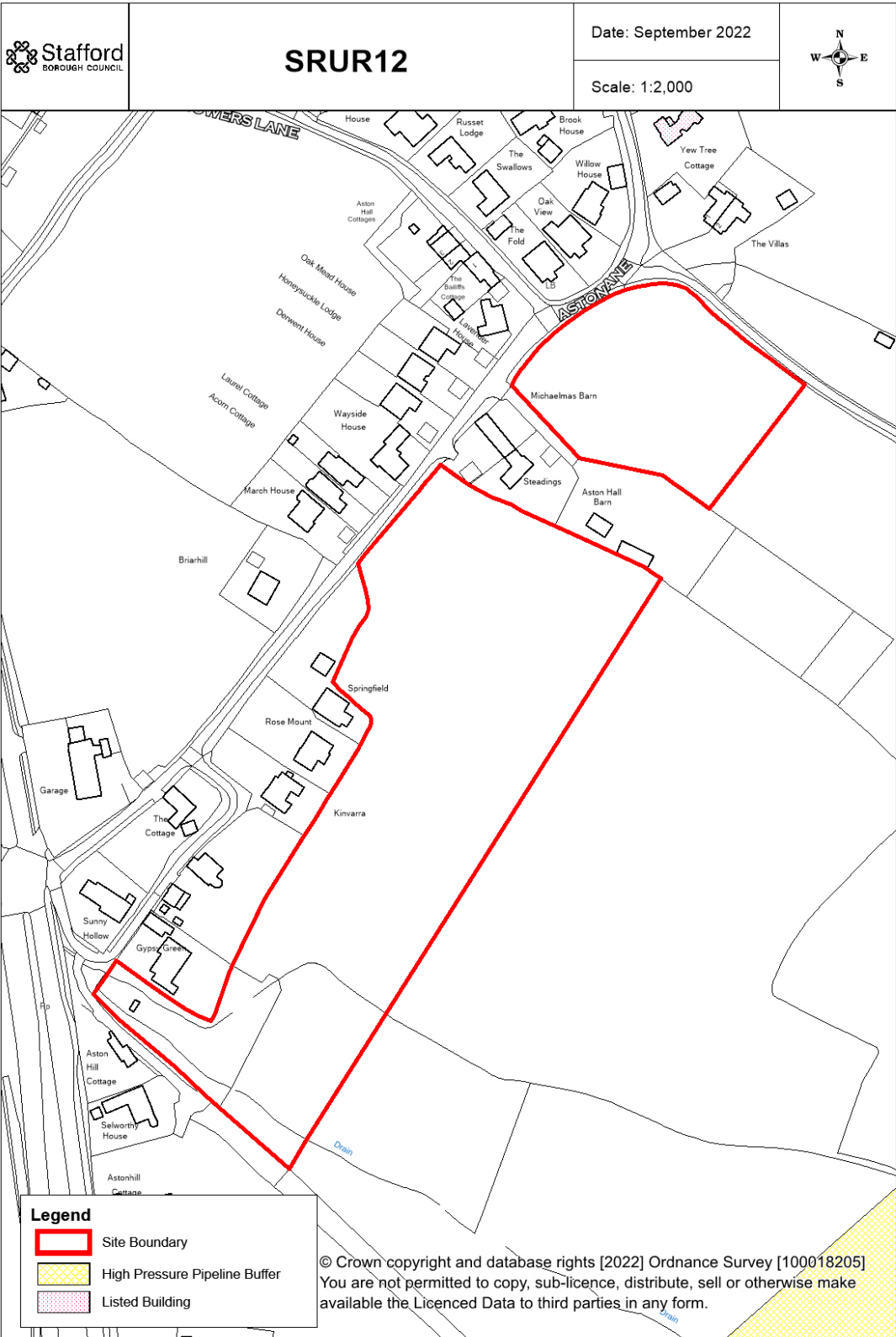
Site Size (hectares): 2.95

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not desirable due to impact of additional traffic to A34. Access via a single-track lane with no footpath. Site is also remote from services and facilities so limited connectivity. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	High direct impacts, Low setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved. Additionally, heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: SRUR14

Site Name: Land at Bowers Lane

Adjoining / nearby settlement: Aston-by-Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 37

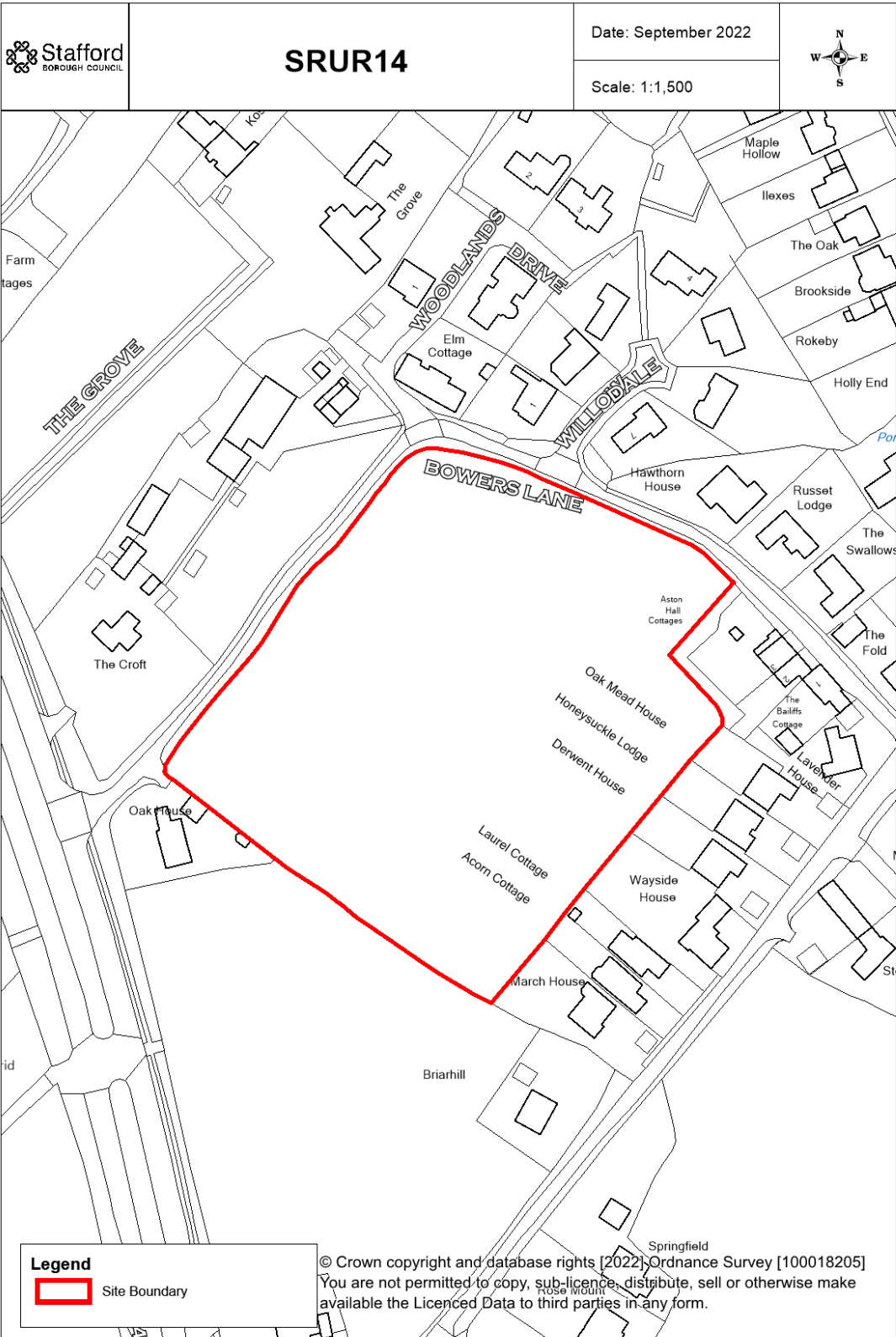
Site Size (hectares): 1.78

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not desirable due to impact of additional traffic to A34. Access via a single-track lane with no footpath. Site is also remote from services and facilities so limited connectivity. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: STAFMB01

Site Name: Land off Old Rickerscote Lane

Adjoining / nearby settlement: Stafford

Ward: Penkside

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 104

Site Size (hectares): 4.95

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Silkmore Primary Academy. Development can be accommodated within existing capacity. Secondary School: Stafford Manor High School. Development can be accommodated within existing capacity.
Transport	Not developable due to lack of connectivity to off-site services, access to these is unachievable either side of railway bridge. Accessibility Score: 5/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved. Additionally, heritage concerns are unlikely to be able to be suitably mitigated for.

SHELAA ID Code: STAFMB03

Site Name: Land at Ashflats

Adjoining / nearby settlement: Stafford

Ward: Manor

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 268

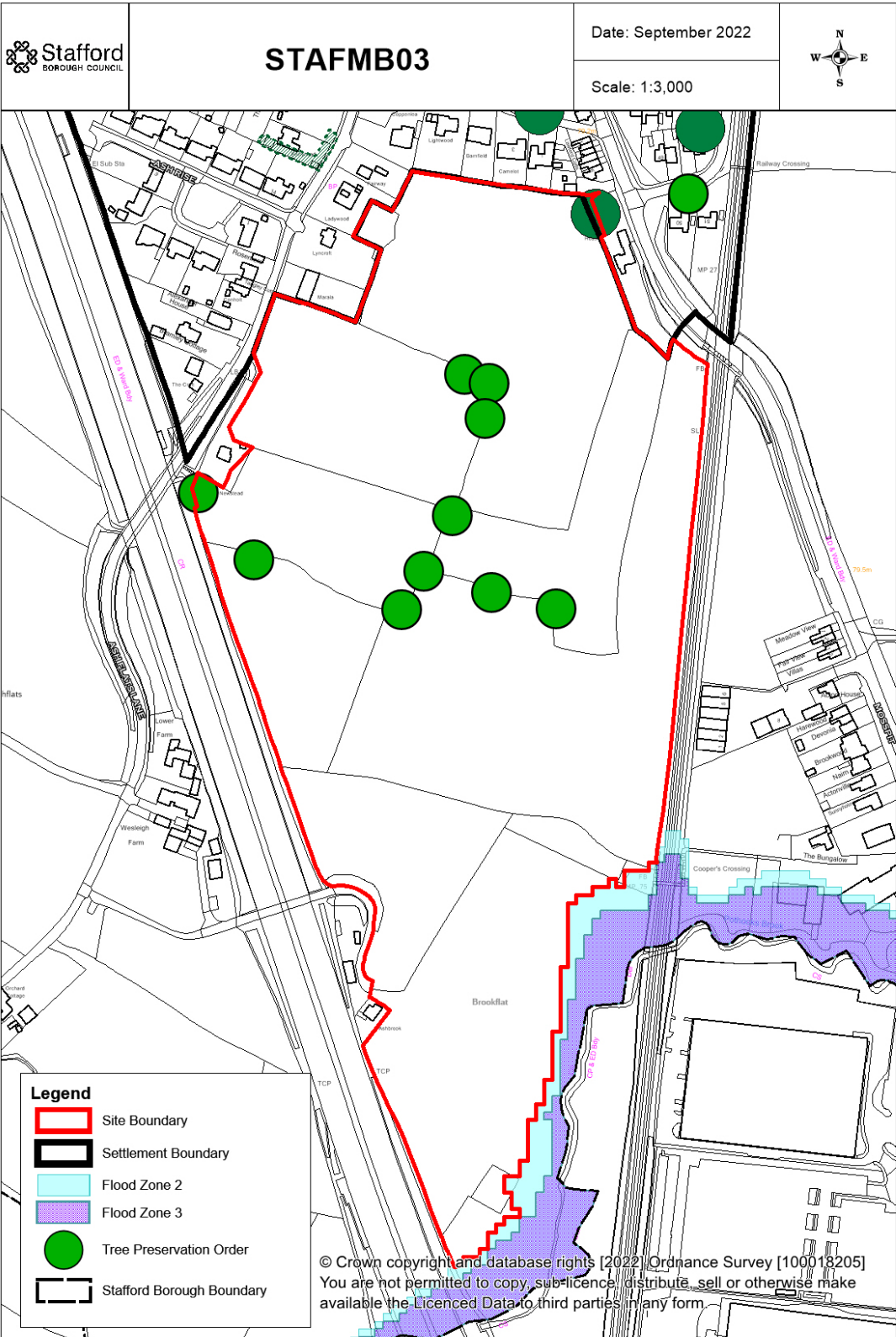
Site Size (hectares): 12.76

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Flash Ley Primary School. Development can be accommodated within existing capacity. Secondary School: Stafford Manor High School. Development can be accommodated within existing capacity.
Transport	One access point required from A449, access to be provided by demolition of Lawford House (does appear to be outside site boundary so would need further investigation). Previous planning application was considered acceptable in highway terms, access was proposed via priority junction. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STAFMB07

Site Name: Land at Hydrant Way

Adjoining / nearby settlement: Stafford

Ward: Littleworth

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 36

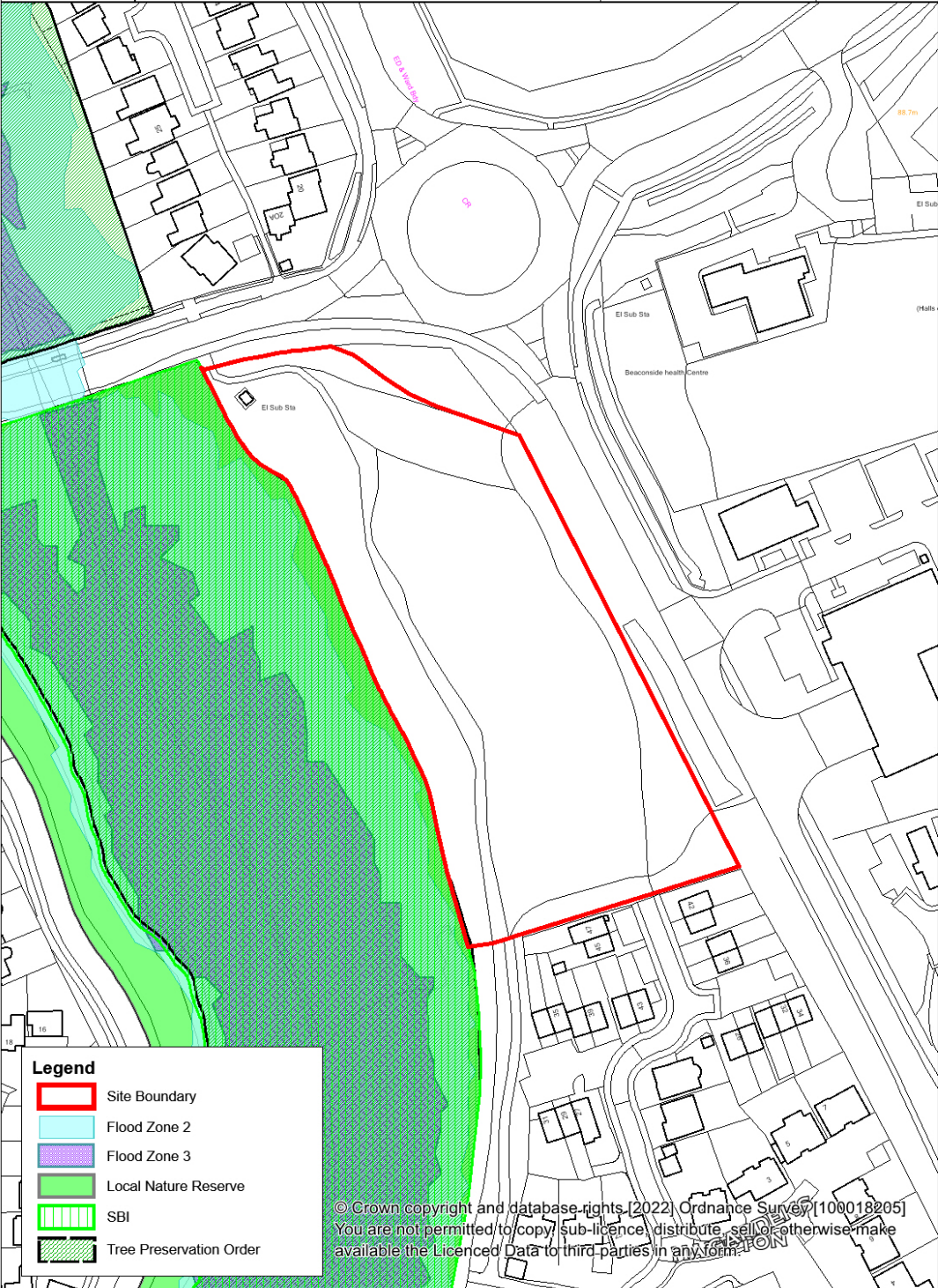
Site Size (hectares): 1.27

Site Selection Assessment







Topic Area	Evaluation
Education	Primary School: St John's CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access from Kensington Drive, need to investigate possible ransom strip which could restrict development. Would be acceptable if this could be overcome but need footpath provisions. Access from Hydrant Way may not be possible due to difference in heights. Accessibility Score: 6/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns are unlikely to be able to be resolved. Additionally, ecology concerns would need to be suitably mitigated for.



Legend

-  Site Boundary
-  Flood Zone 2
-  Flood Zone 3
-  Local Nature Reserve
-  SBI
-  Tree Preservation Order

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SHELAA ID Code: STAFMB09

Site Name: Land off Falmouth Avenue

Adjoining / nearby settlement: Stafford

Ward: Baswich

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 94

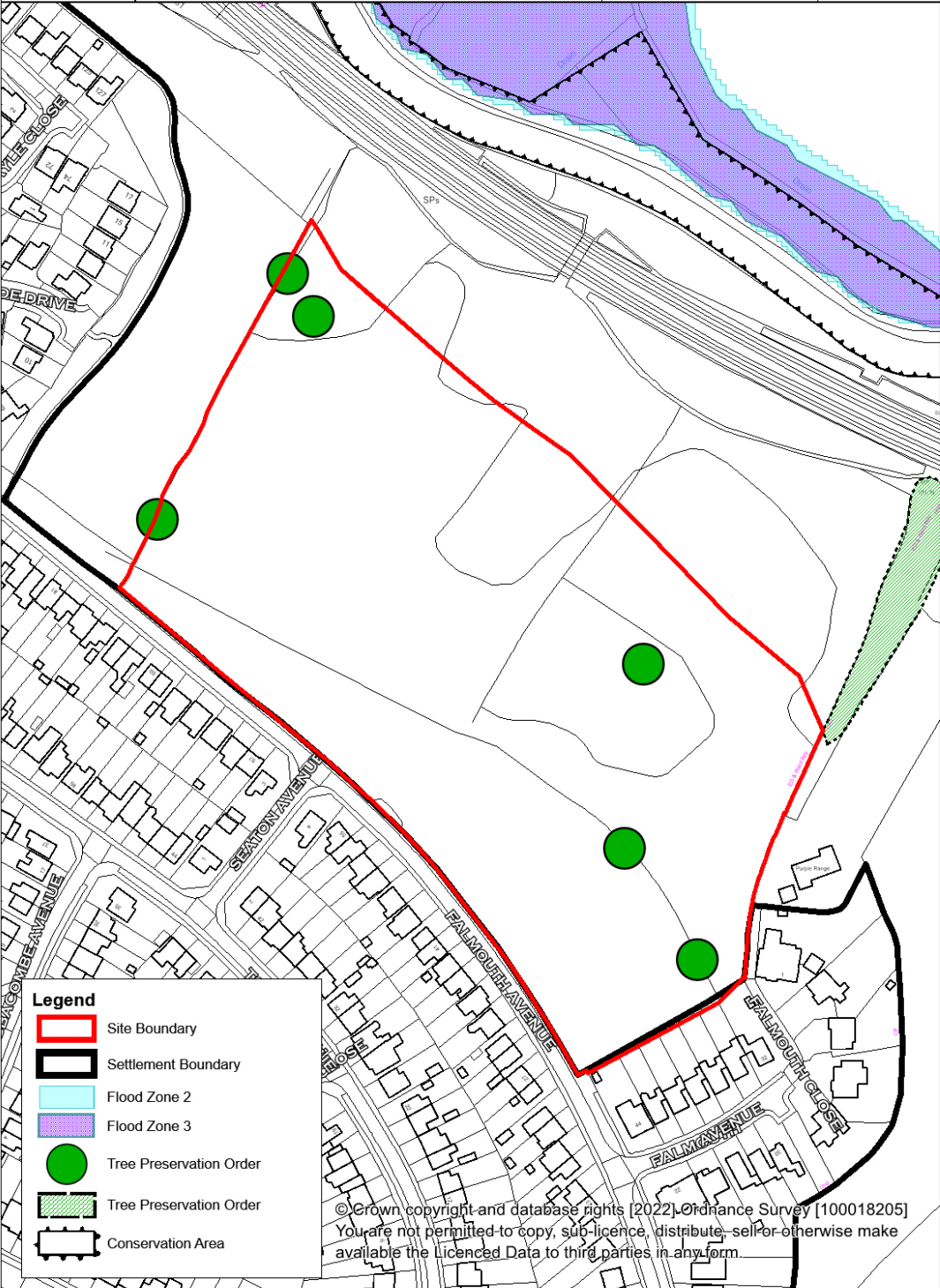
Site Size (hectares): 4.46

Site Selection Assessment








Topic Area	Evaluation
Education	Primary School: Leasowes Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Developable site off Falmouth Avenue onto A513 and Baswich Lane. Would need to contribute to corridor / town centre access study. Accessibility Score: 4/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site is being considered for designation as Local Green Space.



Legend

-  Site Boundary
-  Settlement Boundary
-  Flood Zone 2
-  Flood Zone 3
-  Tree Preservation Order
-  Tree Preservation Order
-  Conservation Area

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SHELAA ID Code: STAFMB12

Site Name: Stafford Police Station

Adjoining / nearby settlement: Stafford

Ward: Forebridge

Parish: Non-Parish Area

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 13

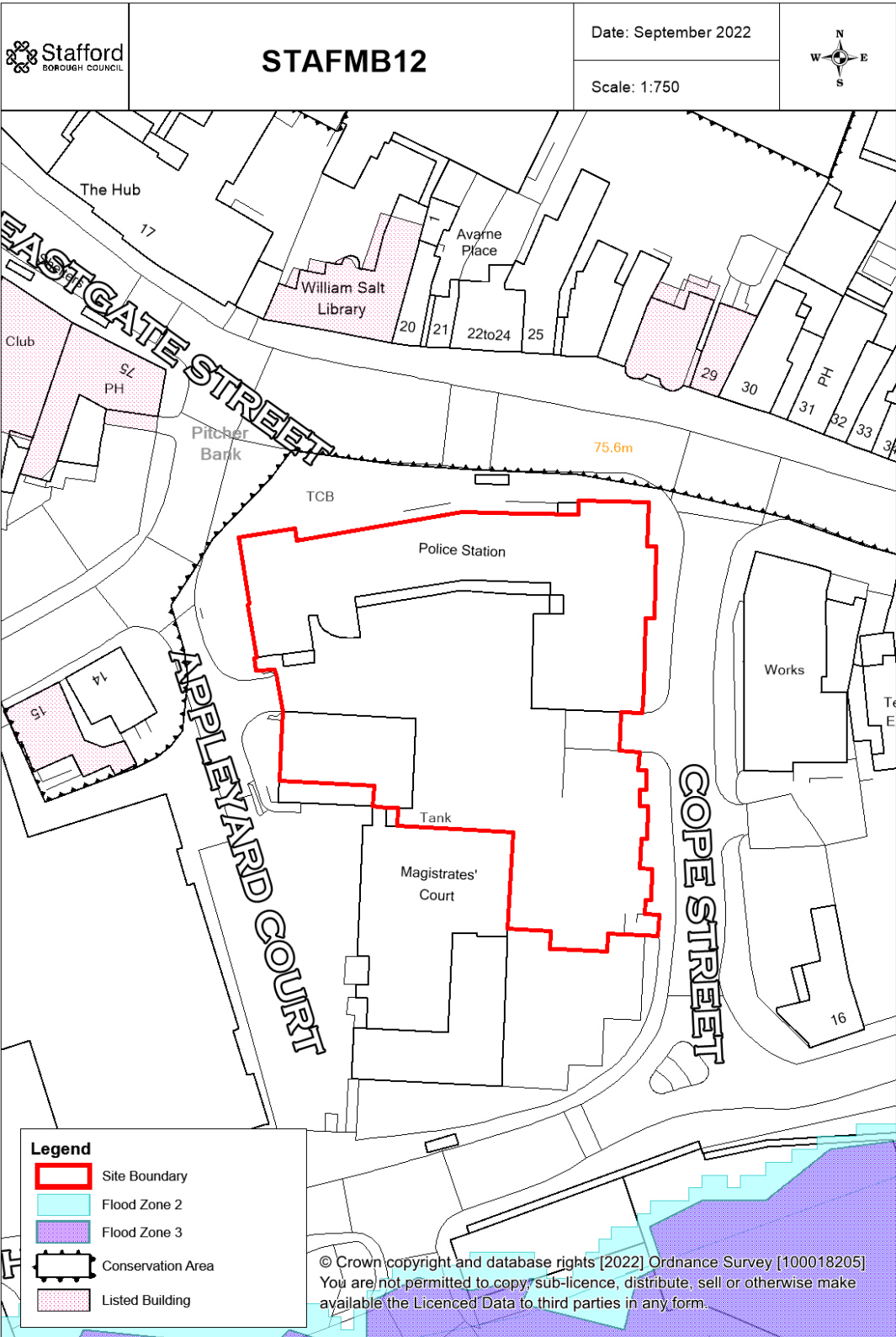
Site Size (hectares): 0.31

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Leonard's Primary School. Development can be accommodated within existing capacity (once St Leonard's has relocated and expanded). Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Developable site in a sustainable location. Accessibility Score: 6/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STAFMB13

Site Name: Land to the south of School Lane

Adjoining / nearby settlement: Stafford

Ward: Penkside

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 86

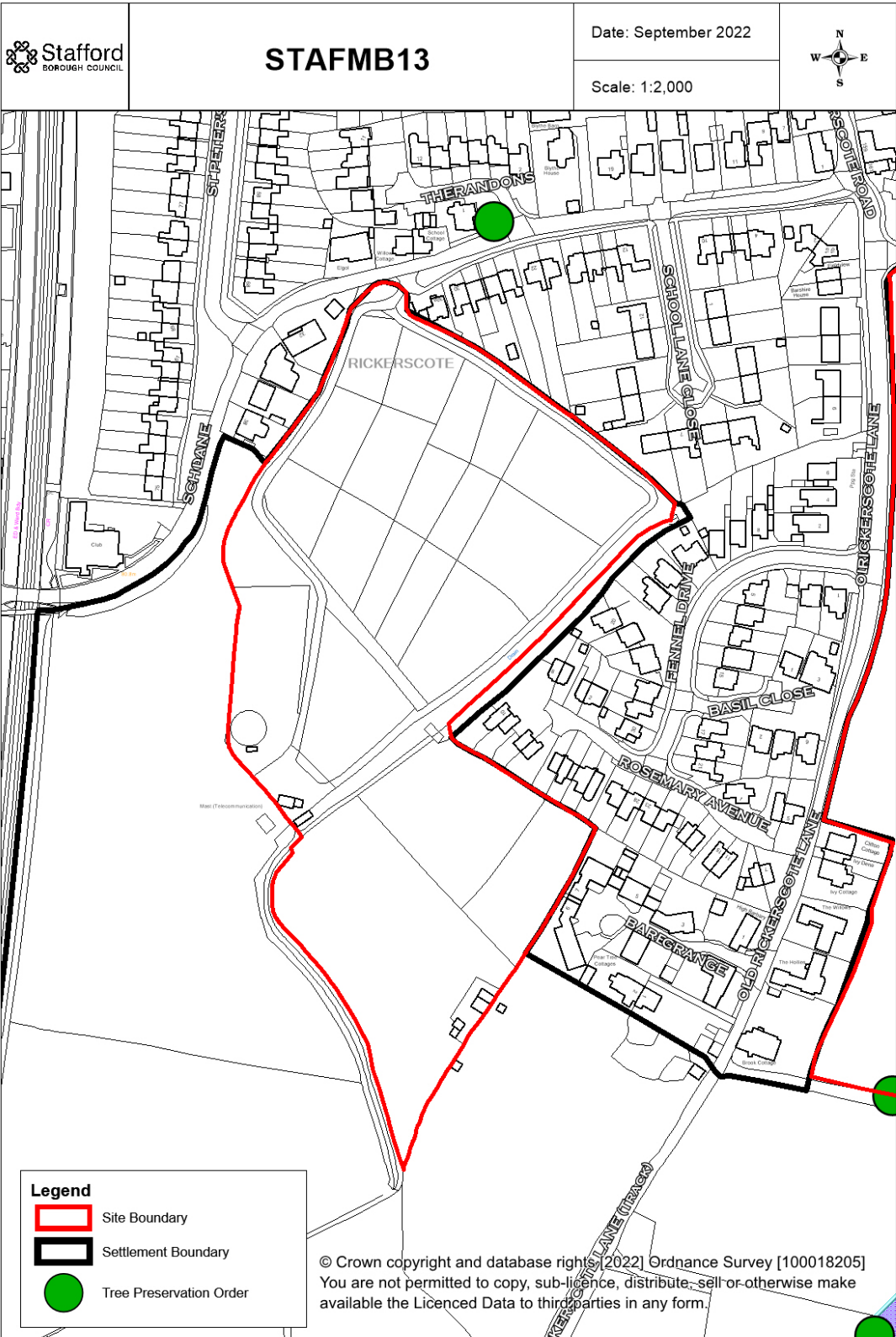
Site Size (hectares): 3.5

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Silkmore Primary Academy. Development can be accommodated within existing capacity. Secondary School: Stafford Manor High School. Development can be accommodated within existing capacity.
Transport	Not developable due to lack of connectivity to offsite services, access to these is unachievable either side of railway bridge. Accessibility Score: 5/6
Ecology	Medium overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council cannot be resolved.



SHELAA ID Code: STAFMB18

Site Name: Former Kingston Centre

Adjoining / nearby settlement: Stafford

Ward: Littleworth

Parish: Non-Parish Area

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 13

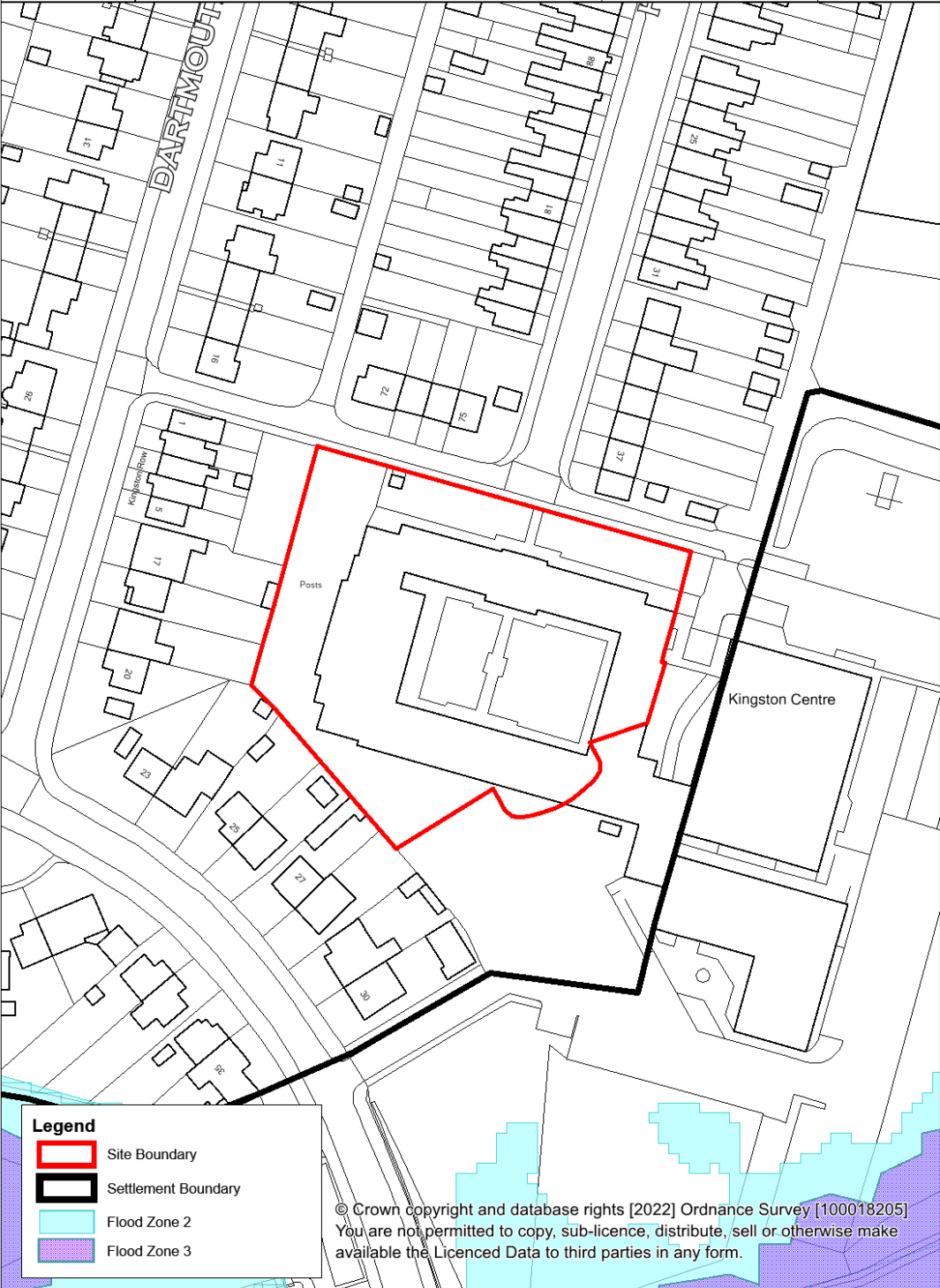
Site Size (hectares): 0.45

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Leonard's Primary School. Development can be accommodated within existing capacity (once St Leonard's has relocated and expanded). Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	The remaining land available once St Leonard's school relocation is complete, is developable with access provided via Harrowby Street. Accessibility Score: 6/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: To be established whether the site is available and how much is available once the St Leonard's school relocation is complete.



Legend

- Site Boundary
- Settlement Boundary
- Flood Zone 2
- Flood Zone 3

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SHELAA ID Code: STAFMB19

Site Name: Former King Edward's School Playing Field

Adjoining / nearby settlement: Stafford

Ward: Rowley

Parish: Non-Parish Area

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 83

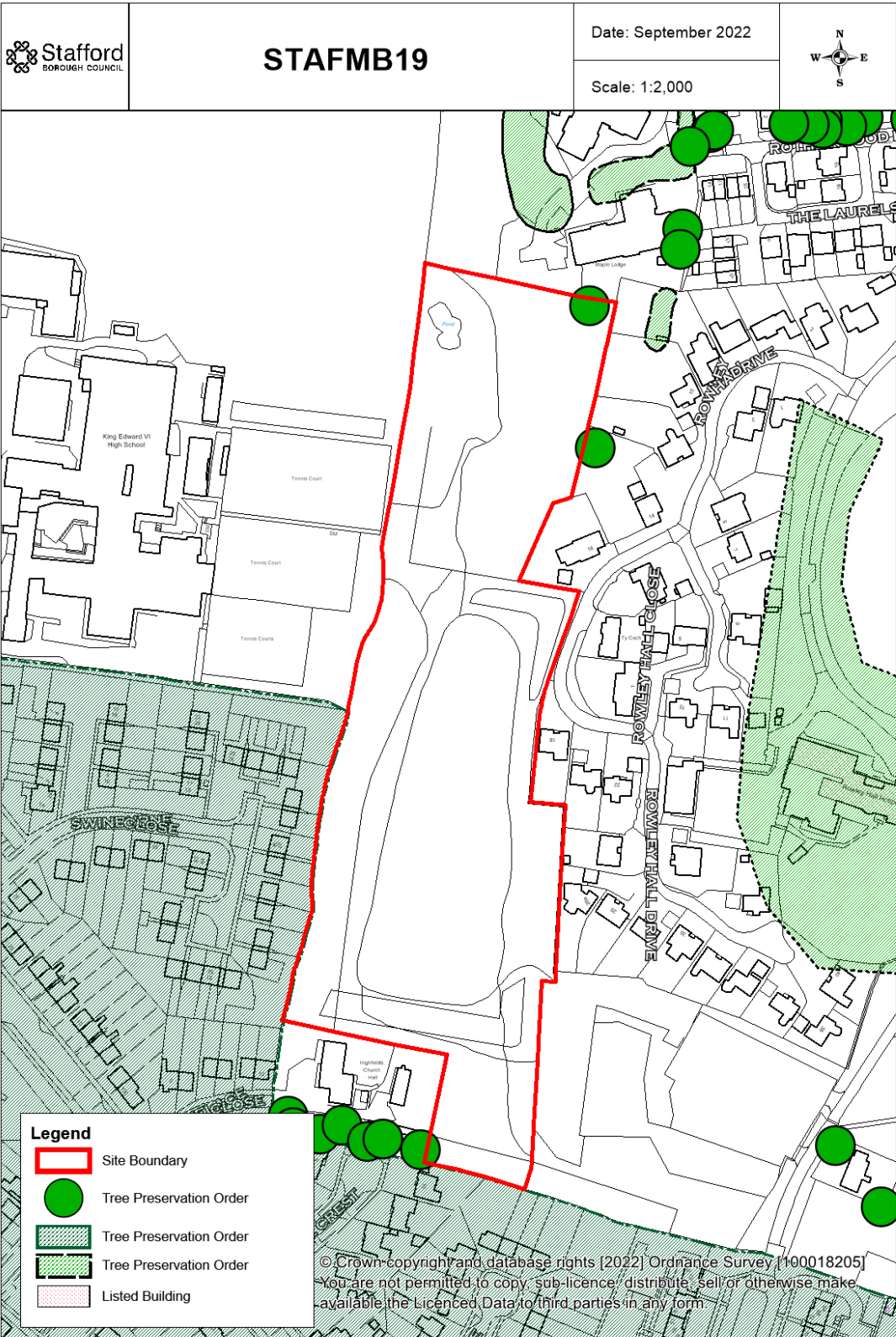
Site Size (hectares): 2.9

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Rowley Park Academy. Development can be accommodated within existing capacity. Secondary School: Stafford Manor High School. Development can be accommodated within existing capacity.
Transport	Not developable due to lack of access to adopted highway from presence of ransom strip and land occupied by dog training centre. If access is found the site would be acceptable. Accessibility Score: 6/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as the site is not accessible.



SHELAA ID Code: STAFMB21

Site Name: Land north of Martin Drive

Adjoining / nearby settlement: Stafford

Ward: Rowley

Parish: Non-Parish Area

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 11

Site Size (hectares): 0.26

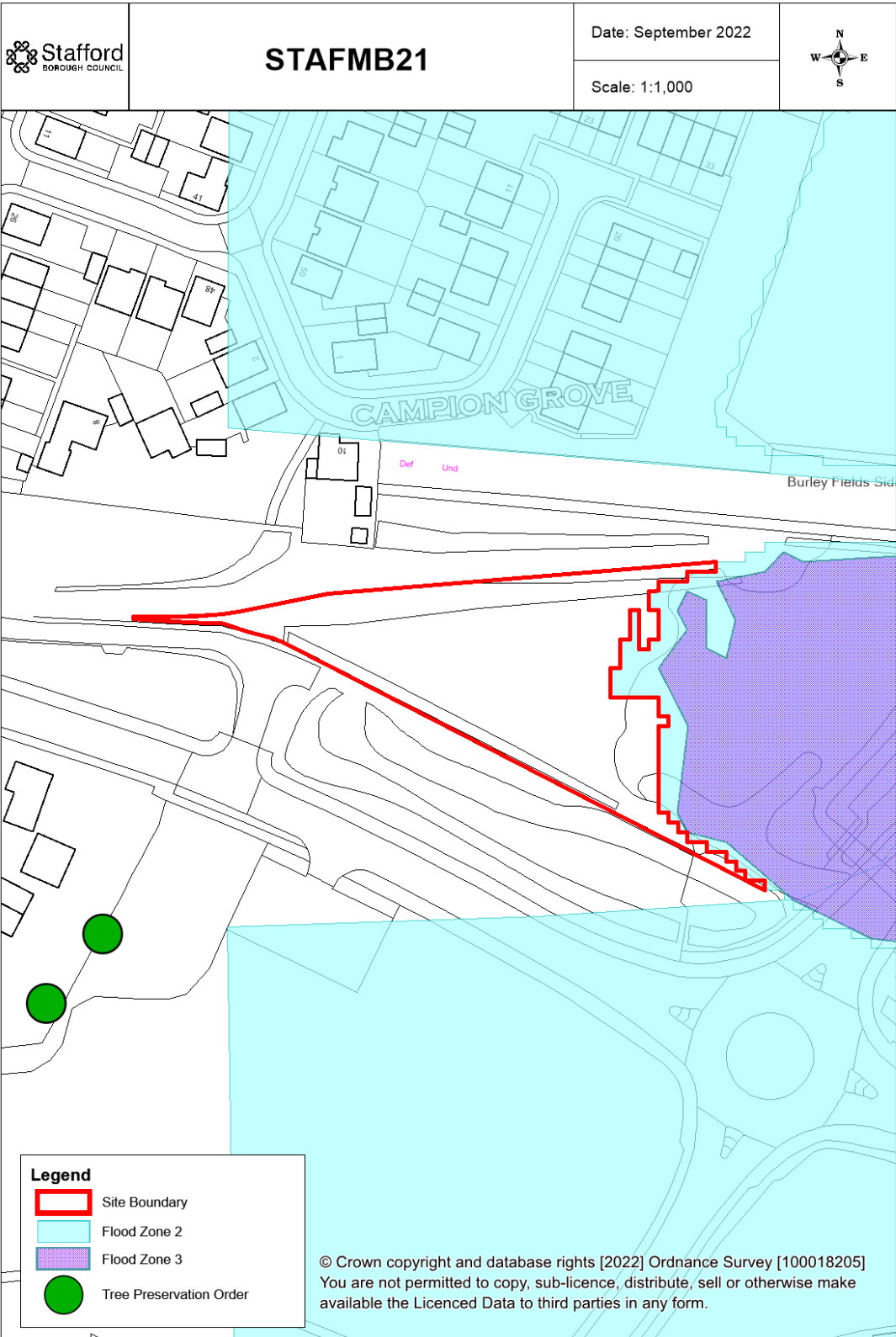
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Doxey Primary and Nursery School. Development can be accommodated within existing capacity. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Site does not have direct access to the adopted highway so is undevelopable. Accessibility Score: 6/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no access to the adopted highway.

NB: This site is included as part of the Stafford Station Gateway development.



SHELAA ID Code: STAN01

Site Name: Land at Nelson Crescent

Adjoining / nearby settlement: Cotes Heath

Ward: Eccleshall

Parish: Standon

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 58

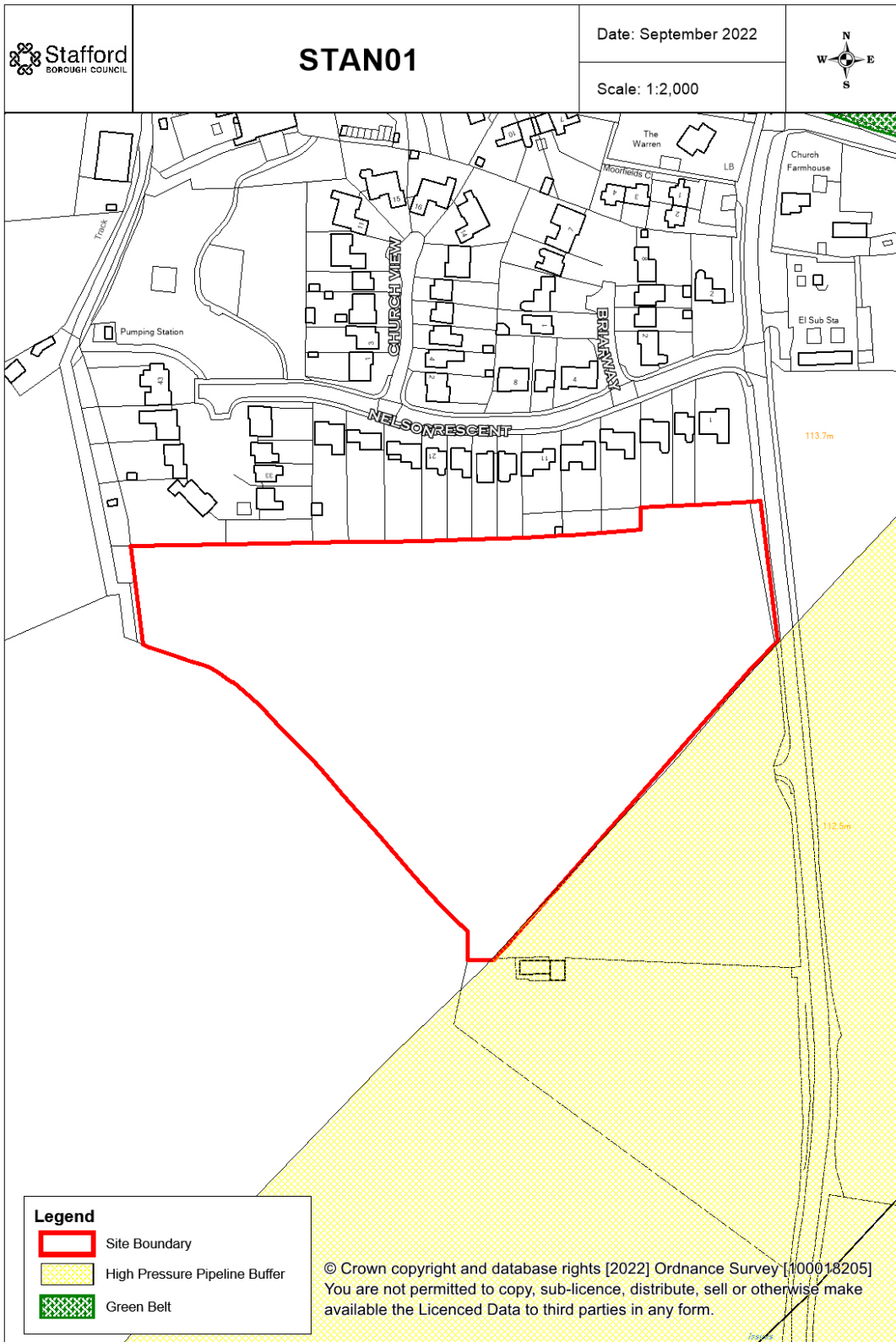
Site Size (hectares): 2.75

Site Selection Assessment

Topic Area	Evaluation
Education	First School: All Saint's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not developable due to high pressure gas pipeline bisecting access point. No connectivity to site as there is no footpath access. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Accessibility issues are unlikely to be able to be suitably resolved.



SHELAA ID Code: STO03

Site Name: Land at Nicholls Lane

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 47

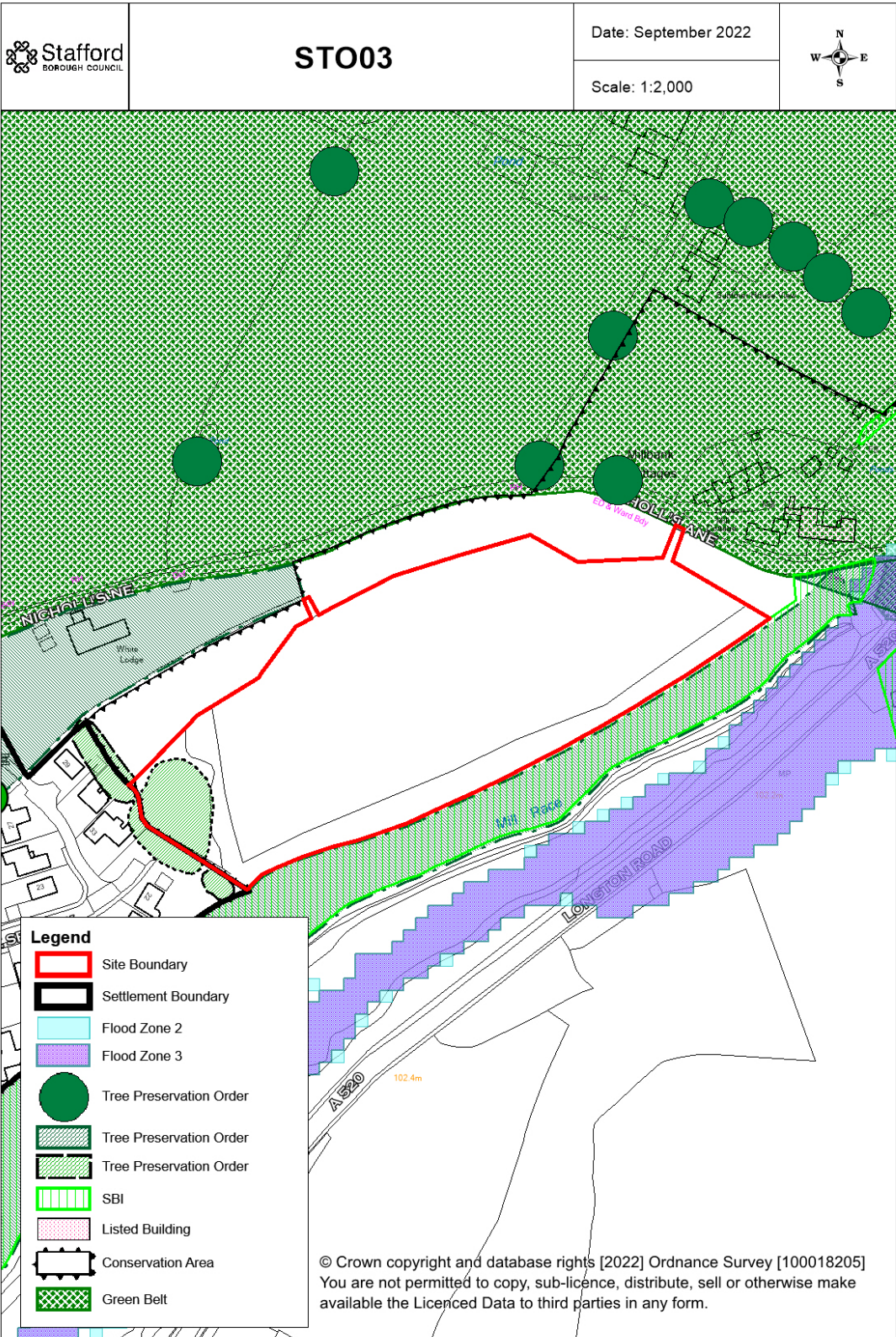
Site Size (hectares): 1.92

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Christ Church CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not developable as access to site is unacceptable. Very poor visibility from existing access, additionally there are no footpaths or lighting. Accessibility Score: 4/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, High setting impacts. Potential substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns are unlikely to be able to be suitably resolved. Additionally, ecology, landscape and heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: STO04

Site Name: Land off the Filleybrooks

Adjoining / nearby settlement: Stone

Ward: Walton

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 98

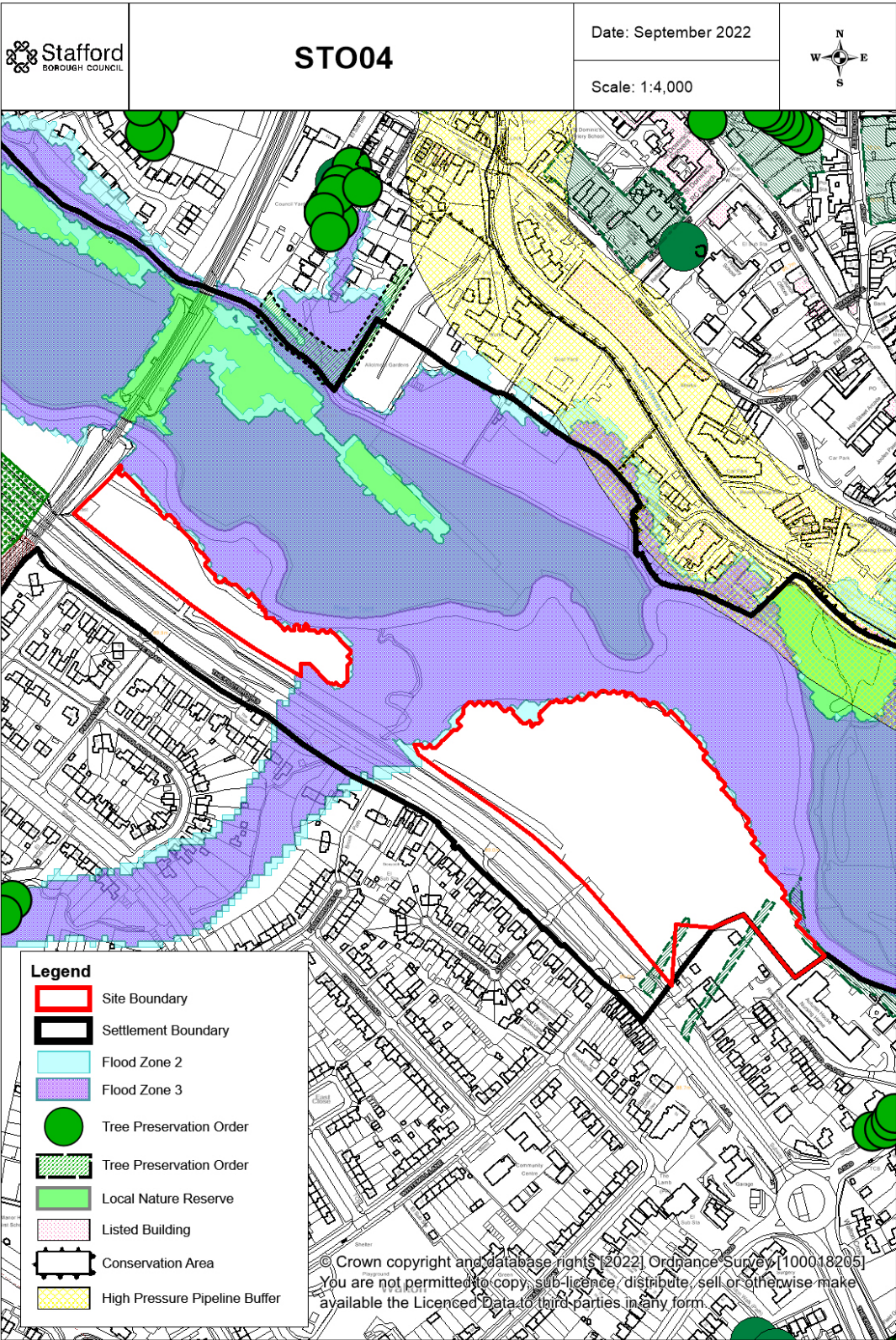
Site Size (hectares): 4.66

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Manor Hill First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Major works would be required to gain access onto A34, which may not be cost effective for the number of houses. Due to characteristics of site, yield would be reduced as sufficient access to northwest land parcel would be challenging to deliver or unviable for dwelling number. Accessibility Score: 6/6
Ecology	High overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns are unlikely to be able to be suitably resolved. Additionally, ecology and landscape concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: STO05

Site Name: SCC Depot, Newcastle Road

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 18

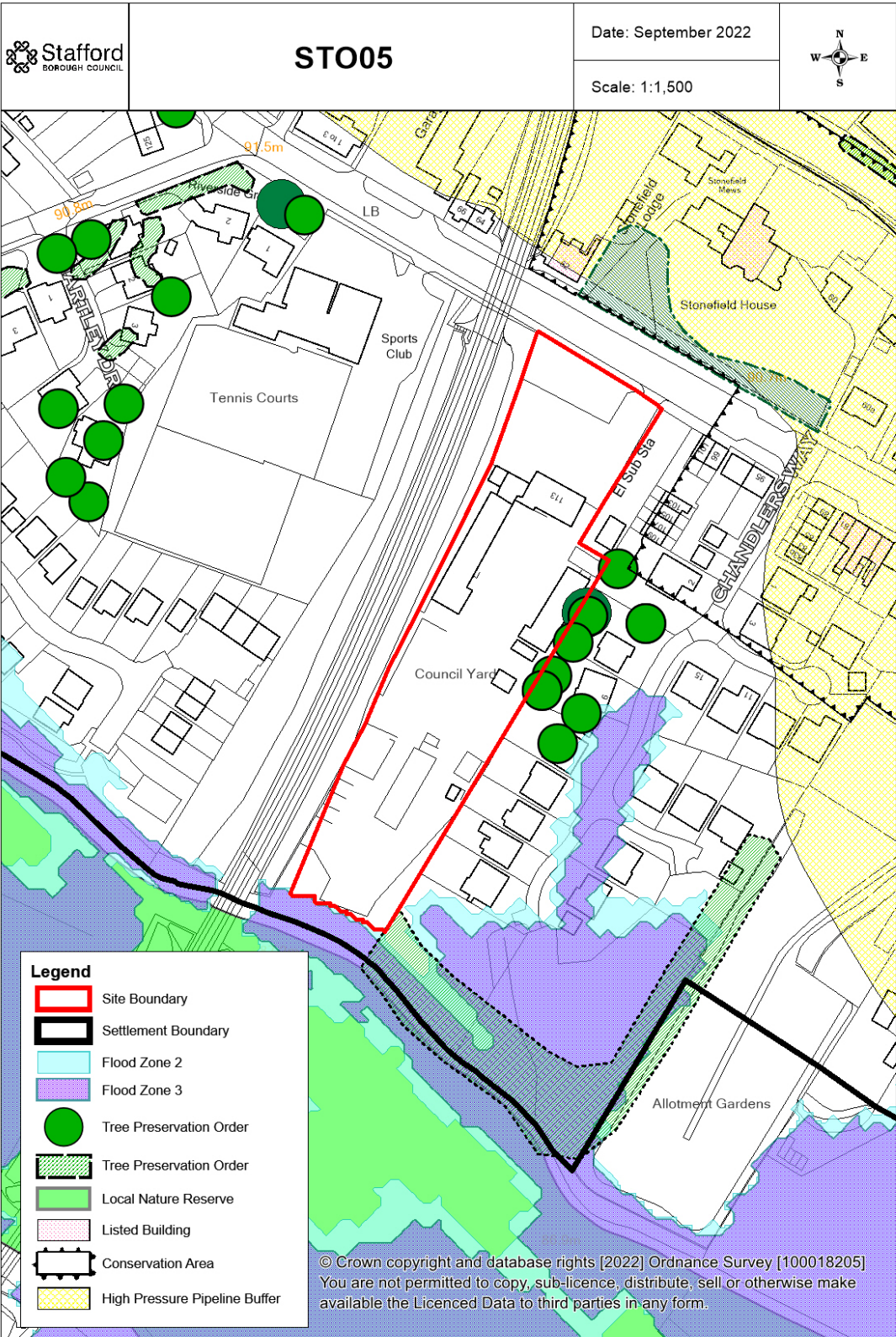
Site Size (hectares): 0.74

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Christ Church CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable site with access to highway. Good footpaths and well-lit in urban area. Accessibility Score: 6/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STO06

Site Name: Land at Uttoxeter Road

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 860

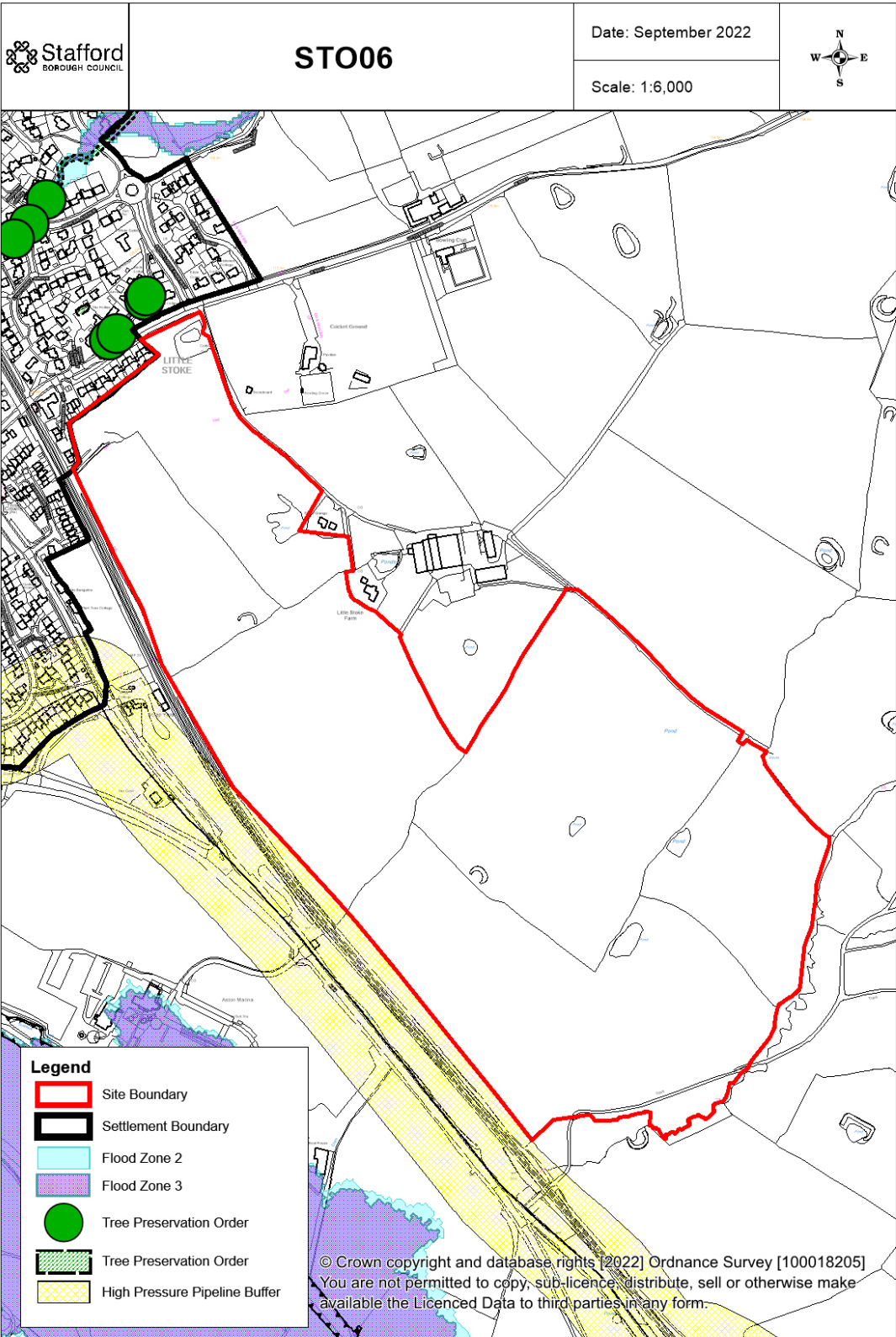
Site Size (hectares): 40.97

Site Selection Assessment

Topic Area	Evaluation
Education	None of the existing First, Middle or High schools in Stone would be able to accommodate a development of this scale, and it is uncertain whether the schools would be able to be sufficiently expanded.
Transport	Two access points required. West Coast Main Line prevents access onto Lichfield Road or A51. In terms of the level crossing, the site could only be developed if the level crossing was closed to cars, this was deemed as unacceptable. Accessibility Score: 2/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Rejected Site

Reasoning: Transport issues cannot be suitably resolved.



SHELAA ID Code: STO07

Site Name: Land adjacent to Spode Close

Adjoining / nearby settlement: Stone

Ward: Walton

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 101

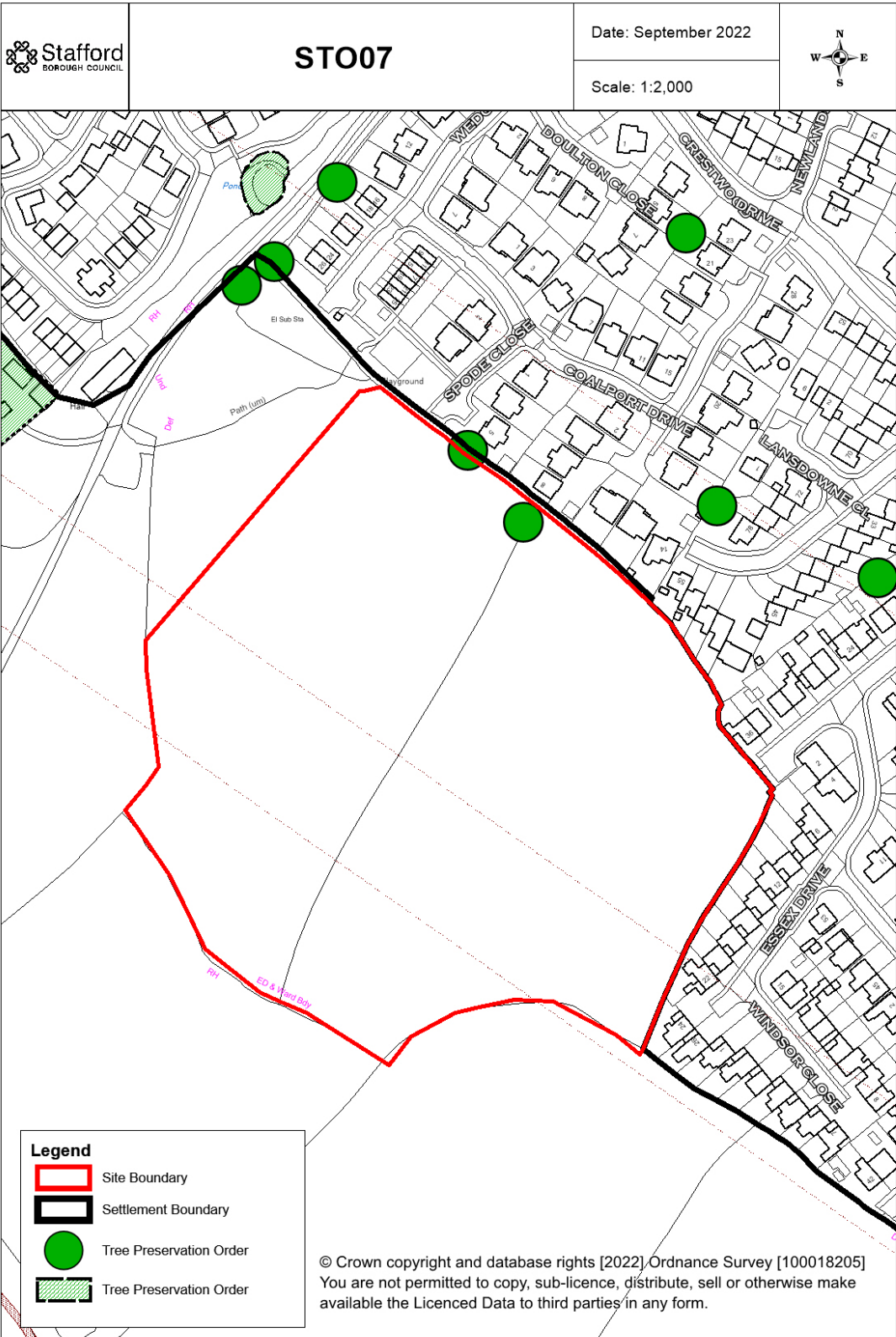
Site Size (hectares): 4.79

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Manor Hill First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable with access from Marlborough Road, access would need to be confirmed. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STO08 and STO10

Site Name: Land north of Trent Road

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 20

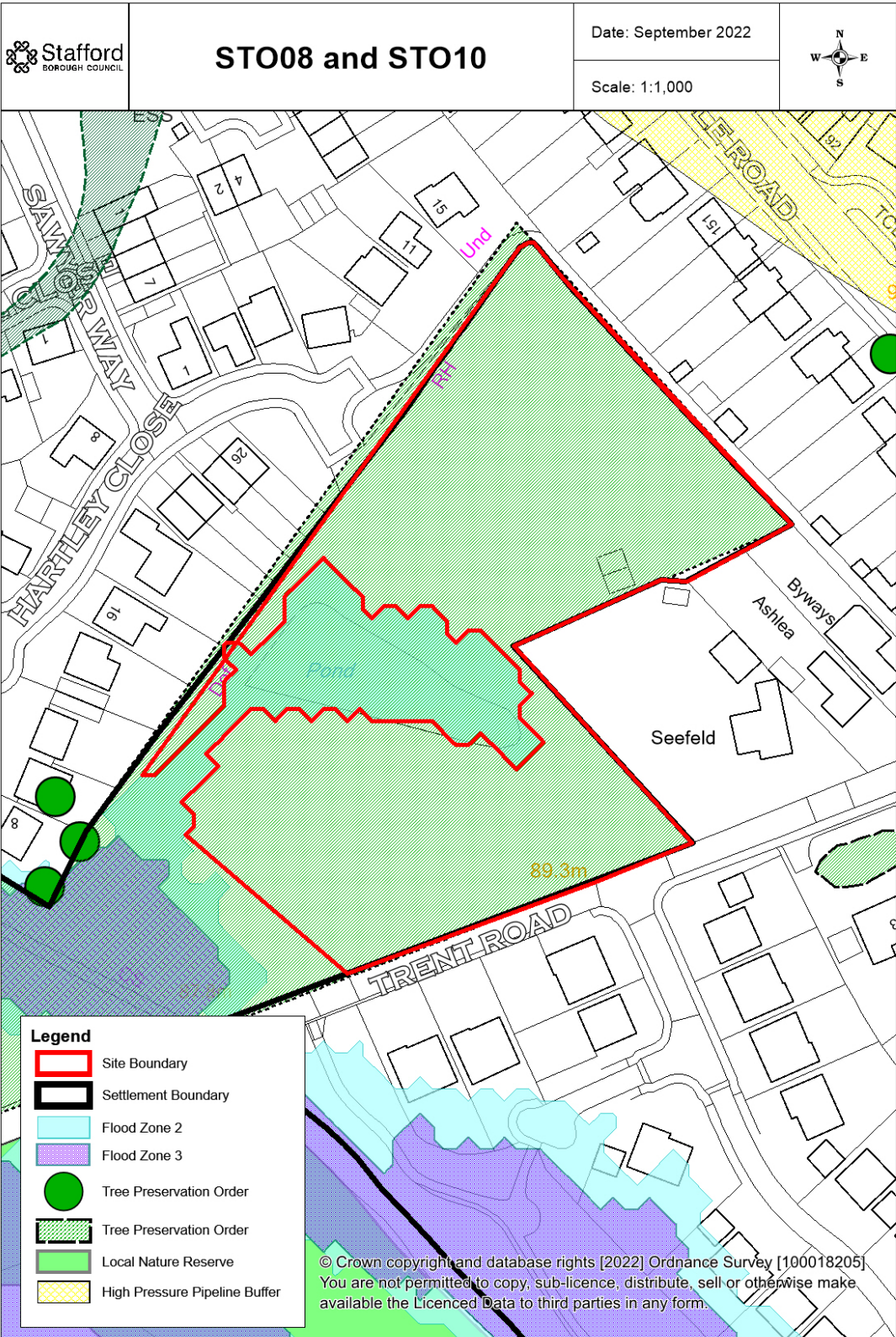
Site Size (hectares): 0.82

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Christ Church CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable from Trent Road with footways and lighting from recent development. Good visibility splays which should be checked. Road crossing required. Accessibility Score: 6/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STO09

Site Name: Land adjacent to Stone Police Station

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 3

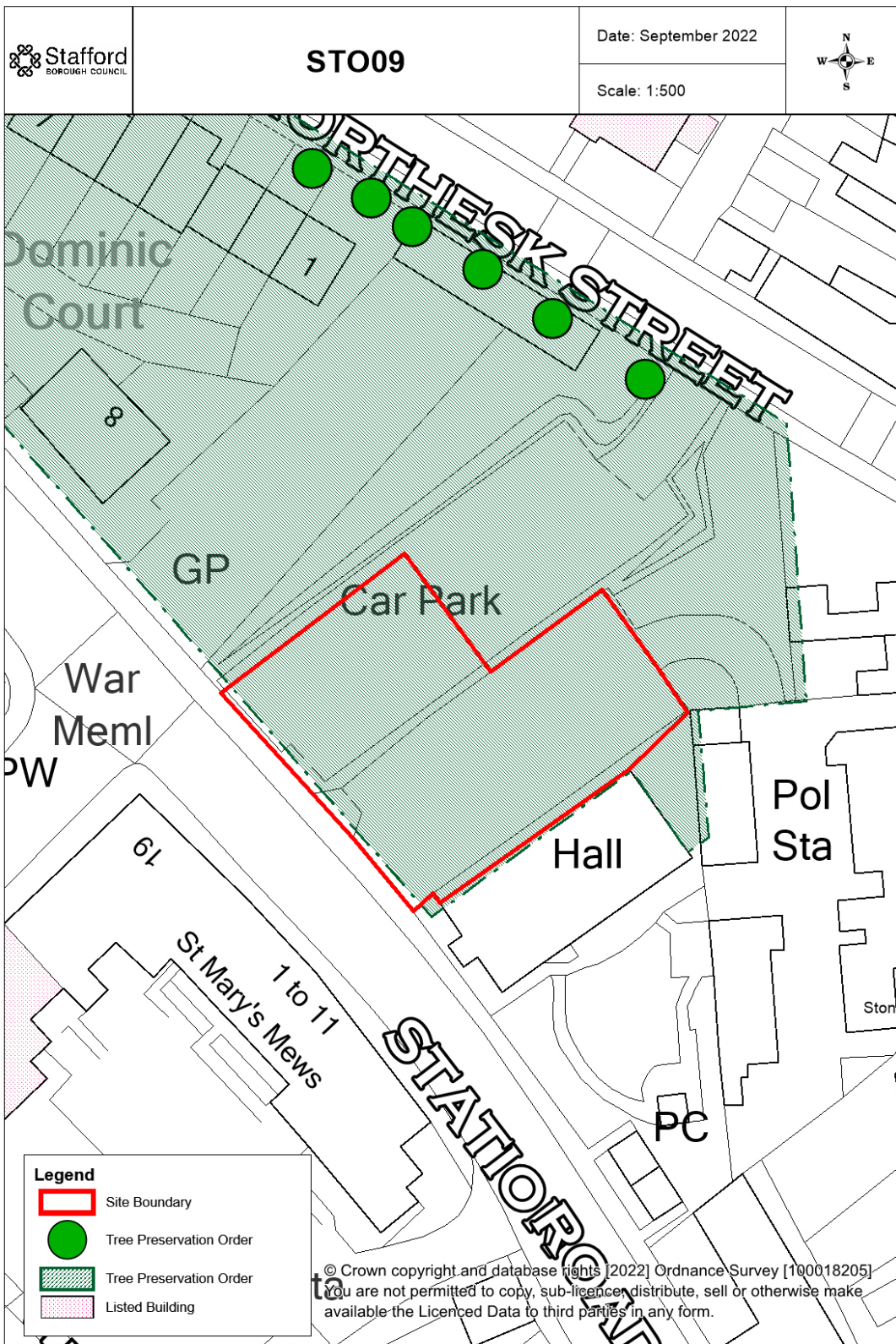
Site Size (hectares): 0.09

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Christ Church CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable from Station Road. Access needs to provide acceptable width and visibility. Accessibility Score: 6/6
Ecology	Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: STO12

Site Name: Land at Redhill Road

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 27

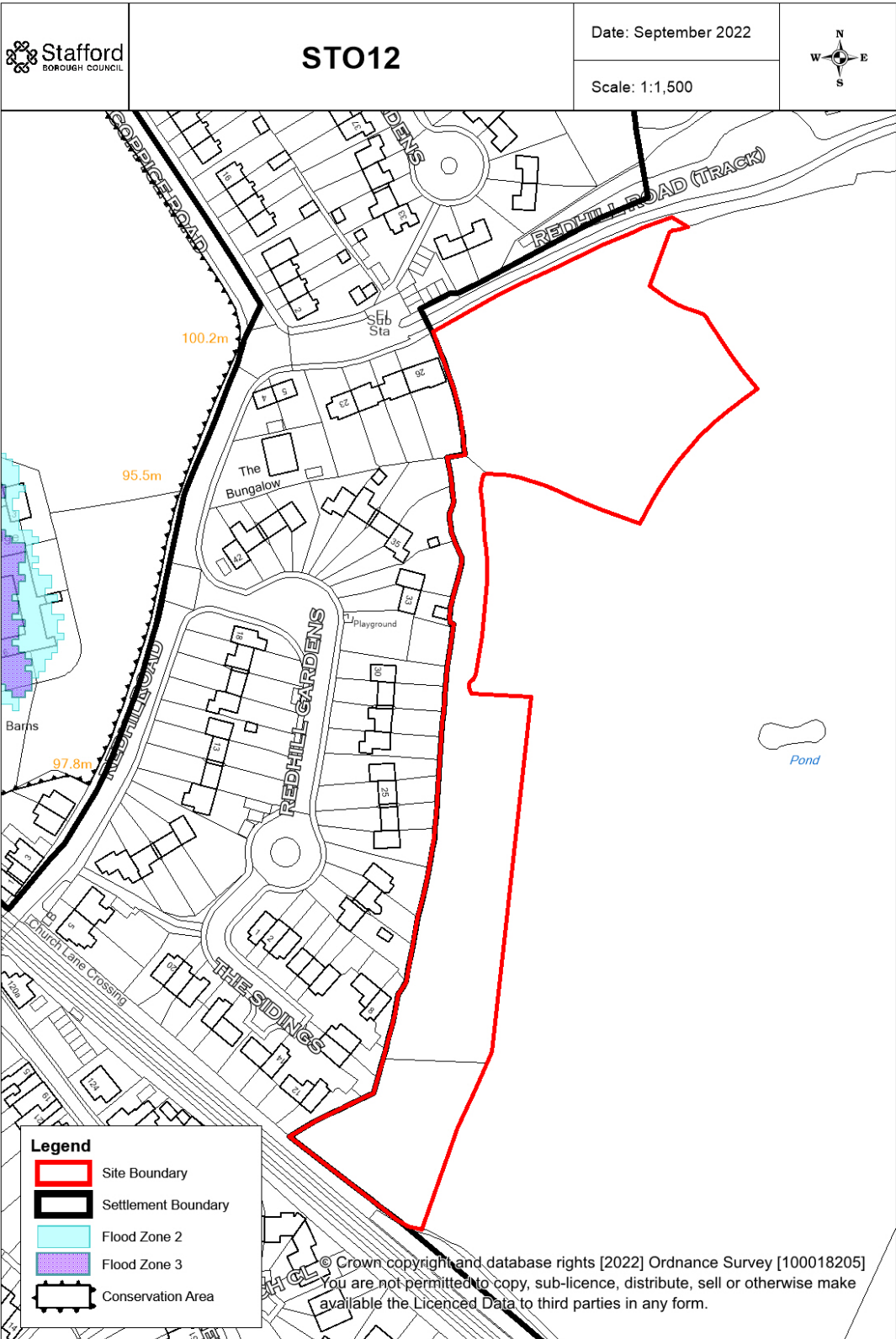
Site Size (hectares): 1.09

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not developable as site has no access to the adopted highway. Accessibility Score: 5/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as it has no access to the adopted highway.



SHELAA ID Code: STO13

Site Name: Land to east of Oakleigh Court

Adjoining / nearby settlement: Stone

Ward: St Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 131

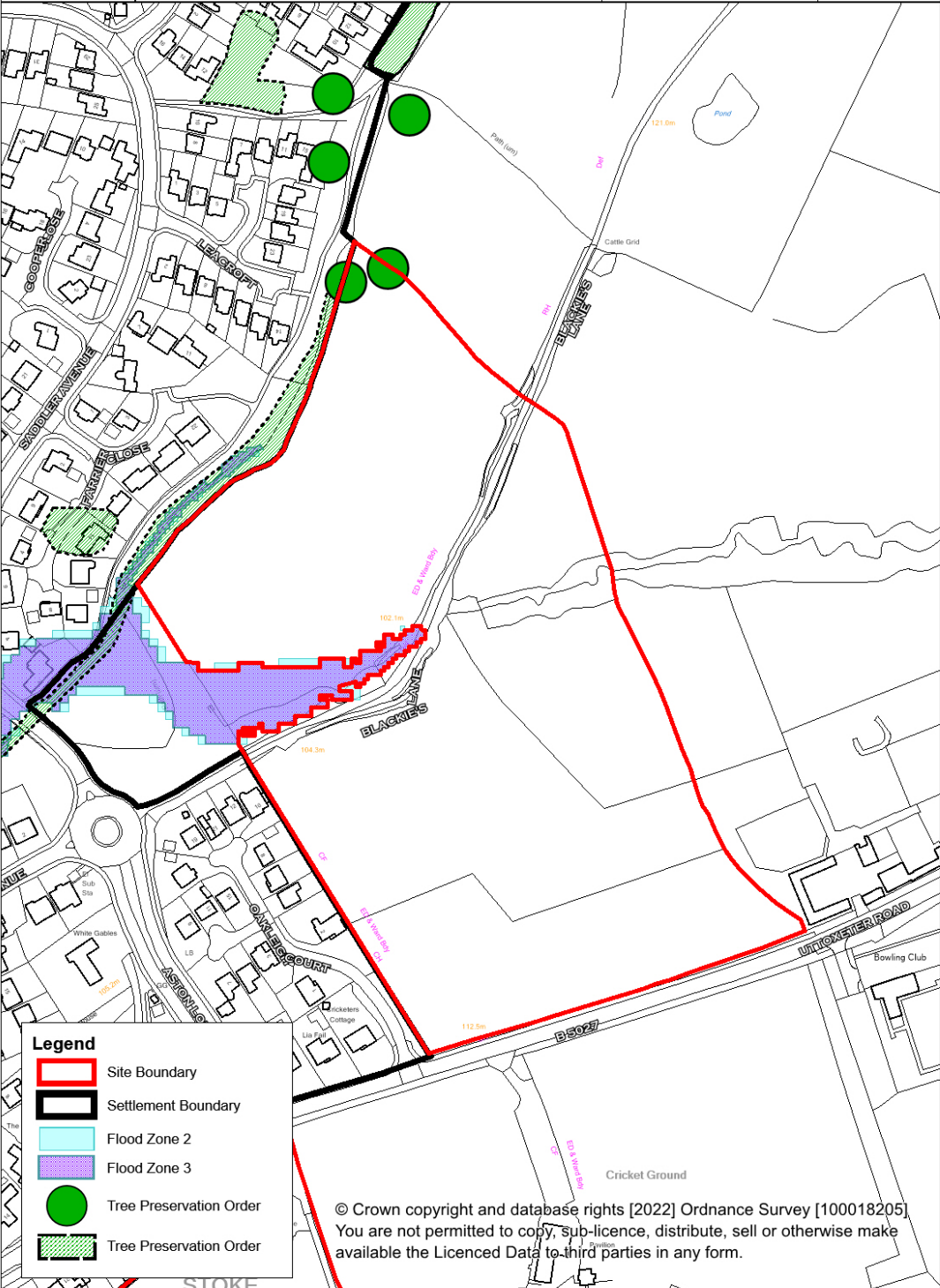
Site Size (hectares): 6.26

Site Selection Assessment







Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Mitigation measures required on level crossing, which would need to be funded by developer. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: Please note, mitigation measures are required on the Aston-by-Stone level crossing.



Legend

-  Site Boundary
-  Settlement Boundary
-  Flood Zone 2
-  Flood Zone 3
-  Tree Preservation Order
-  Tree Preservation Order

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SHELAA ID Code: STO14

Site Name: Land off Eccleshall Road

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 478

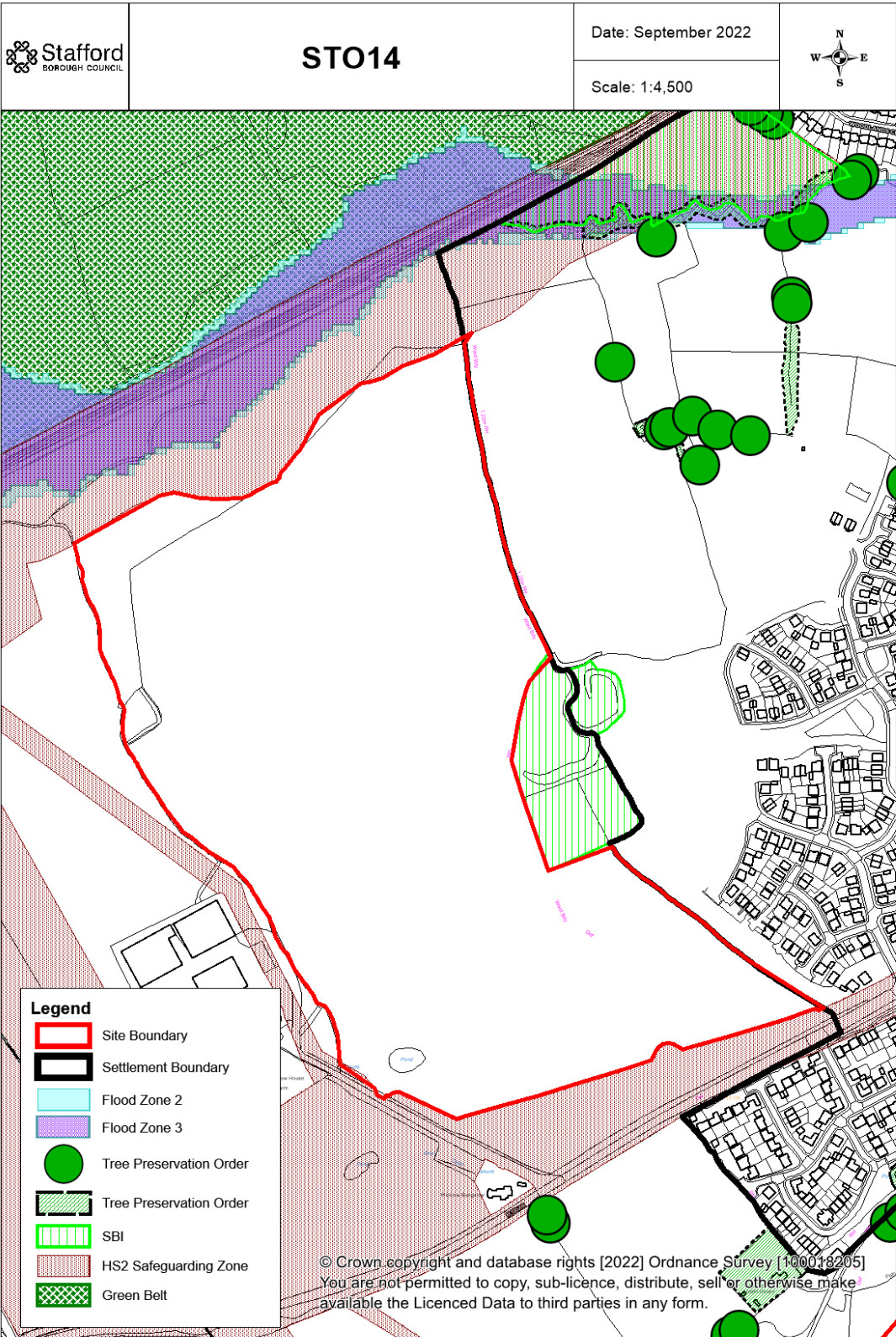
Site Size (hectares): 22.78

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Manor Hill First School. Development cannot be accommodated within existing capacity; school could potentially be expanded. Middle School: Walton Priory Middle School. Development can potentially be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Two access points required which are achievable. Developer would need to conduct a transport study into the impact on Walton roundabout/A34 to assess impact before site could be confirmed as developable. Accessibility Score: 4/6
Ecology	Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints and transport concerns would need resolving.



SHELAA ID Code: STO16

Site Name: Land at Uttoxeter Road

Adjoining / nearby settlement: Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 97

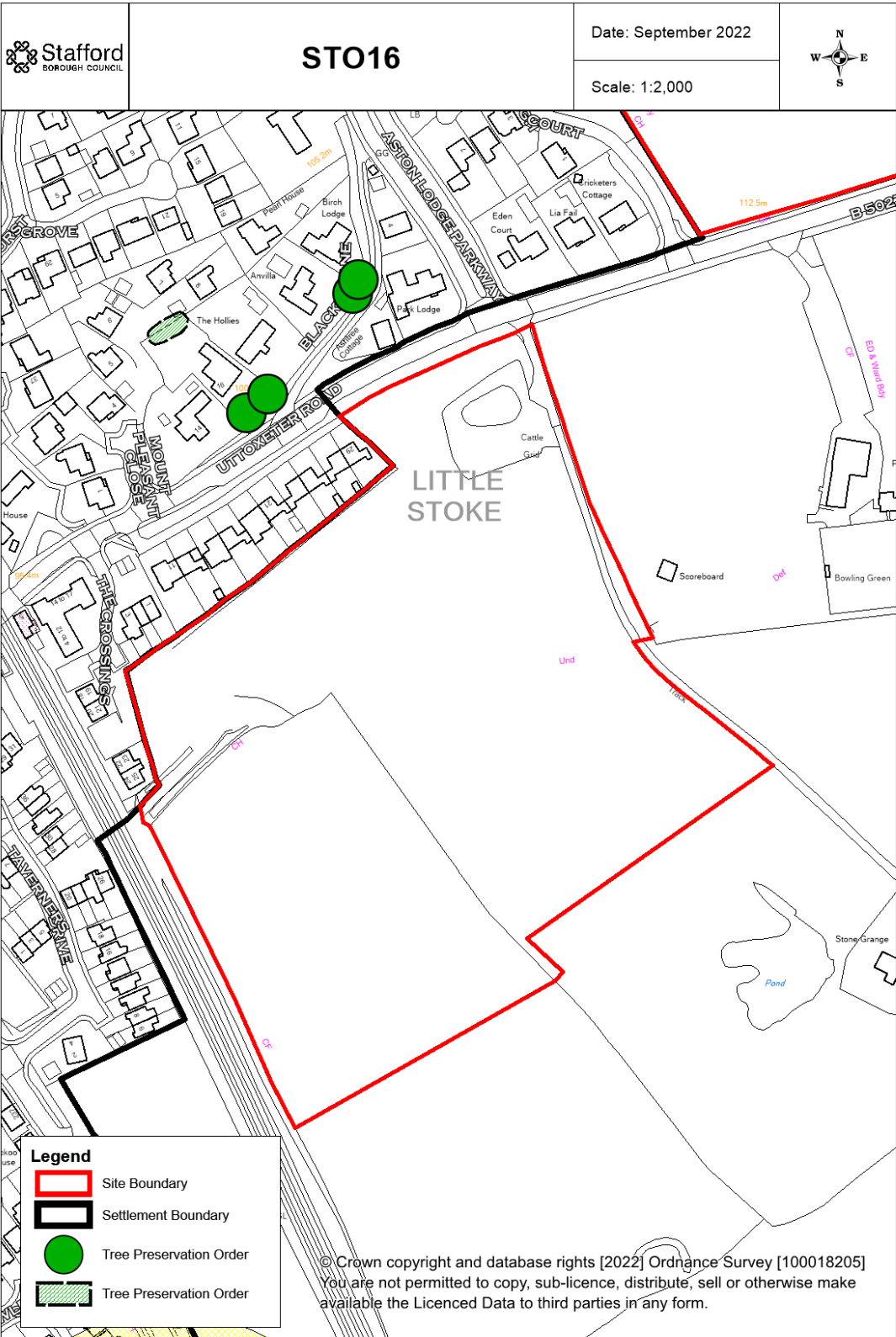
Site Size (hectares): 4.62

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Mitigation measures required on level crossing, which would need to be funded by developer. Accessibility Score: 4/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Proposed Allocation

Reasoning: Please note, mitigation measures are required on the Aston-by-Stone level crossing.



SHELAA ID Code: SWY01

Site Name: Land at The Farm, Stone Road

Adjoining / nearby settlement: Tittensor

Ward: Swynnerton and Oulton

Parish: Swynnerton

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 11

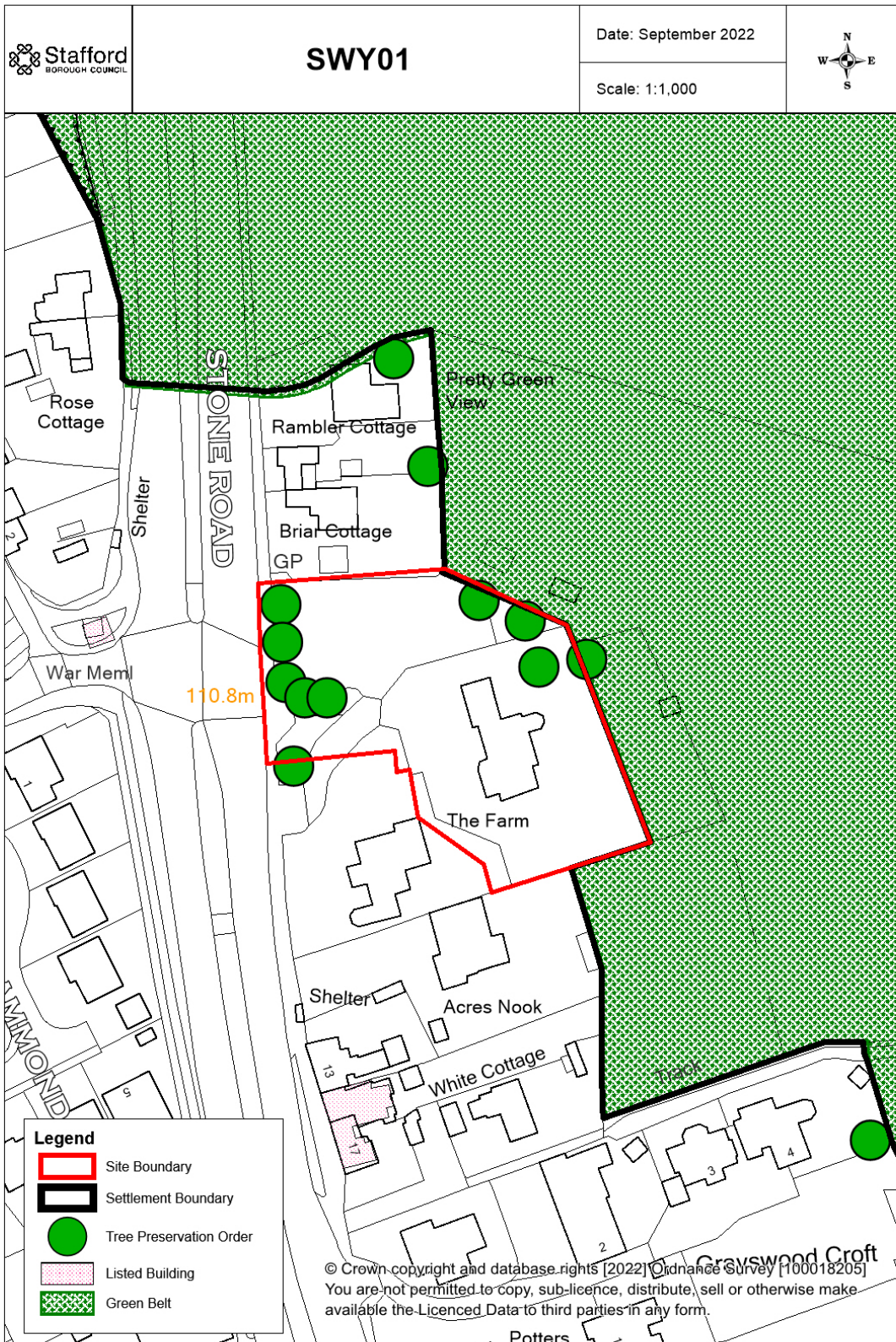
Site Size (hectares): 0.34

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Tittensor CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Concerns with access geometry and width, work would require justification. Could cost more to resolve than is worth for a small number of dwellings. Accessibility Score: 5/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved, especially considering the row of trees with Tree Preservation Orders across the site access point.



SHELAA ID Code: TIX01

Site Name: One Brancote Row

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Tixall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 3

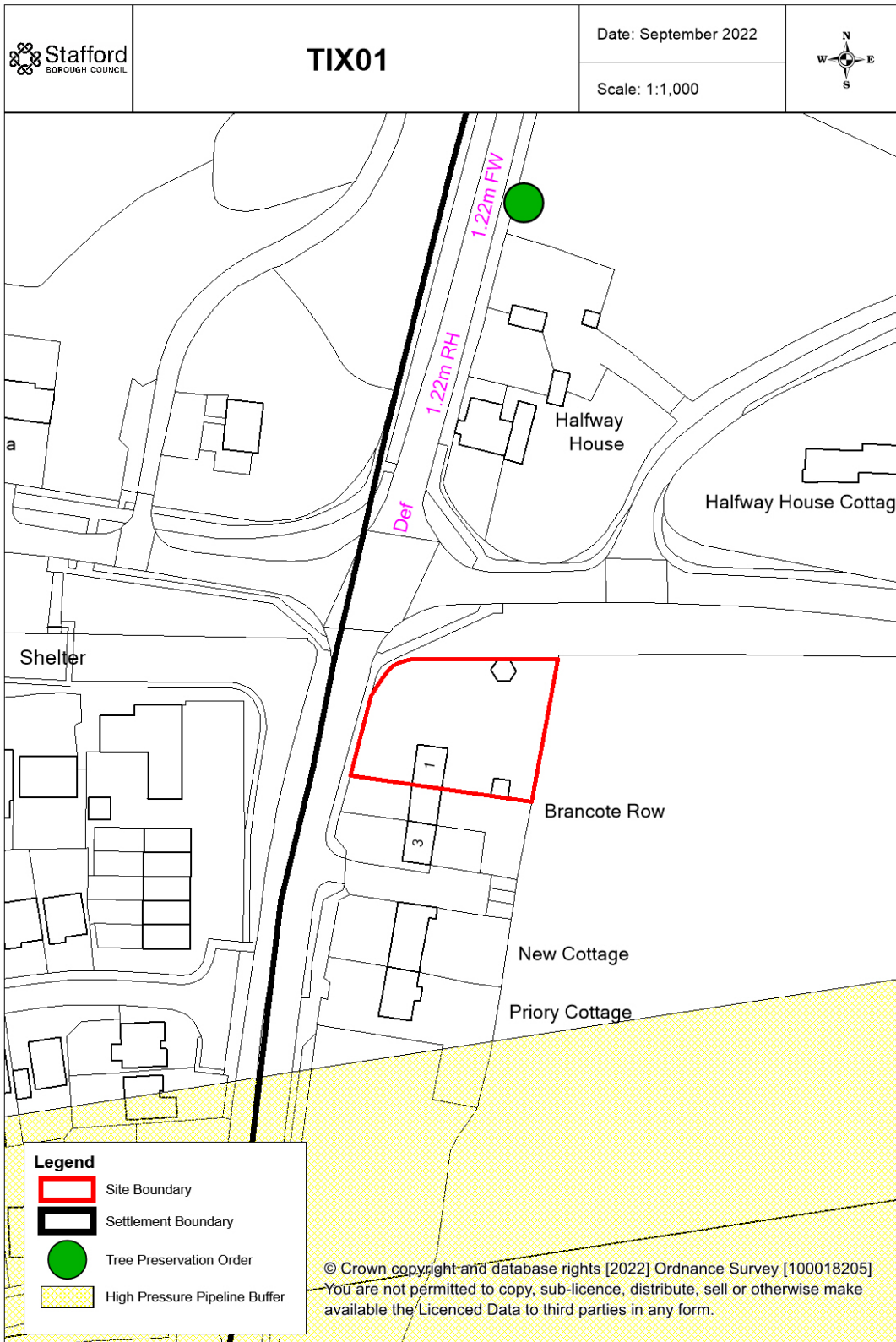
Site Size (hectares): 0.1

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Leonard's Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development can be accommodated within existing capacity.
Transport	Not developable as unable to provide a safe acceptable access as the site is too close to the signalised junction of Tixall Lane. Accessibility Score: 4/6
Ecology	Low overall ecological sensitivity. Green Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site cannot be developed as safe, acceptable access to the site cannot be obtained.



SHELAA ID Code: TIX02

Site Name: Land to north and south of Tixall Road

Adjoining / nearby settlement: Stafford

Ward: Milwich

Parish: Tixall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 1,287

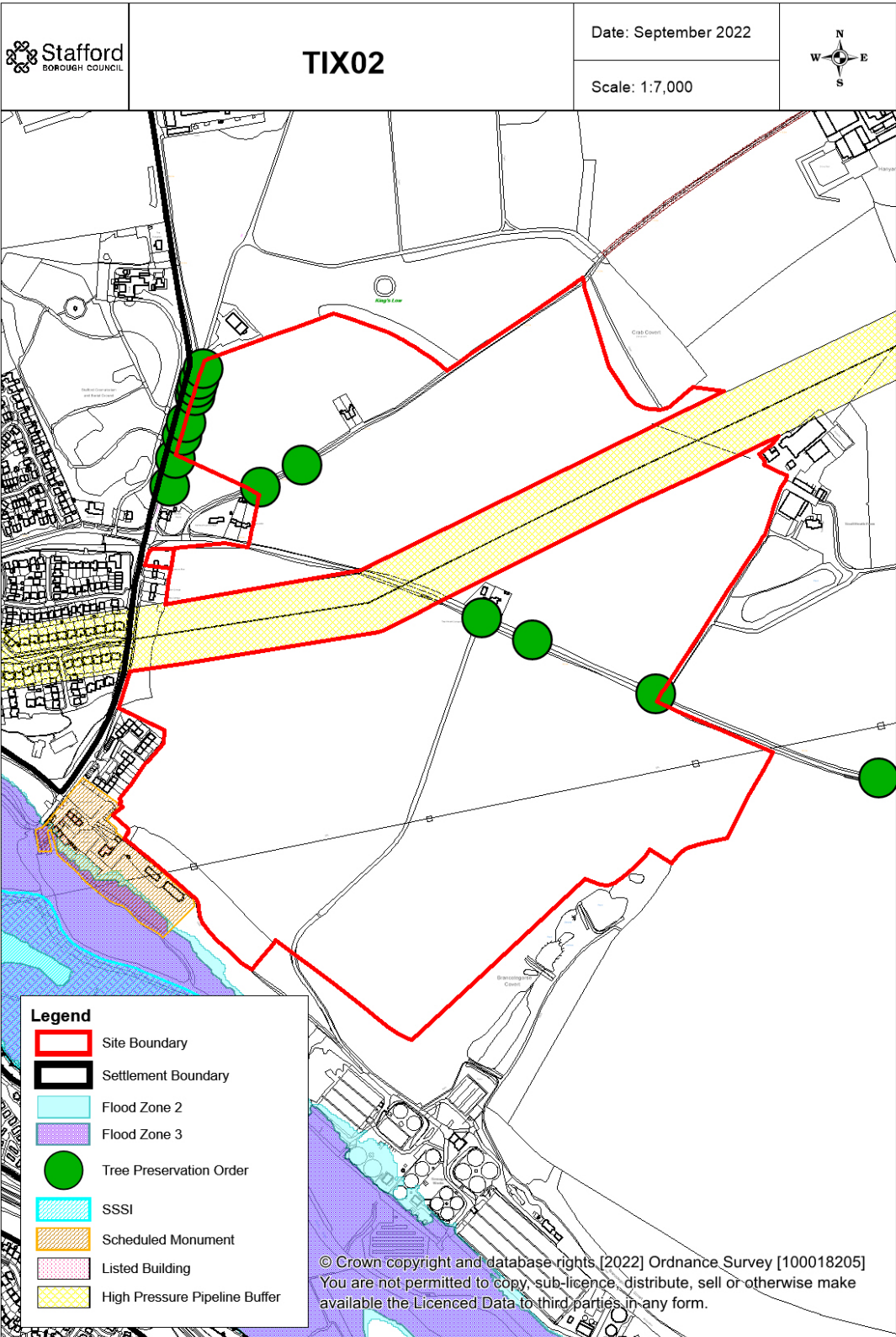
Site Size (hectares): 61.29

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford Primary Schools. Development cannot be accommodated within existing capacity; a new school would be required. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Two access points required, which are achievable. Impact on surrounding roads and roundabouts would need to be assessed. Any proposed allocation would require dialogue with Highways England due to the proximity to their network. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Medium setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: A new primary school would be required, as well as expansion of the secondary school. Additionally, the ecology, landscape and heritage concerns would need to be mitigated for.



SHELAA ID Code: WES02

Site Name: Land southwest of the A51

Adjoining / nearby settlement: Weston

Ward: Milwich

Parish: Weston

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 228

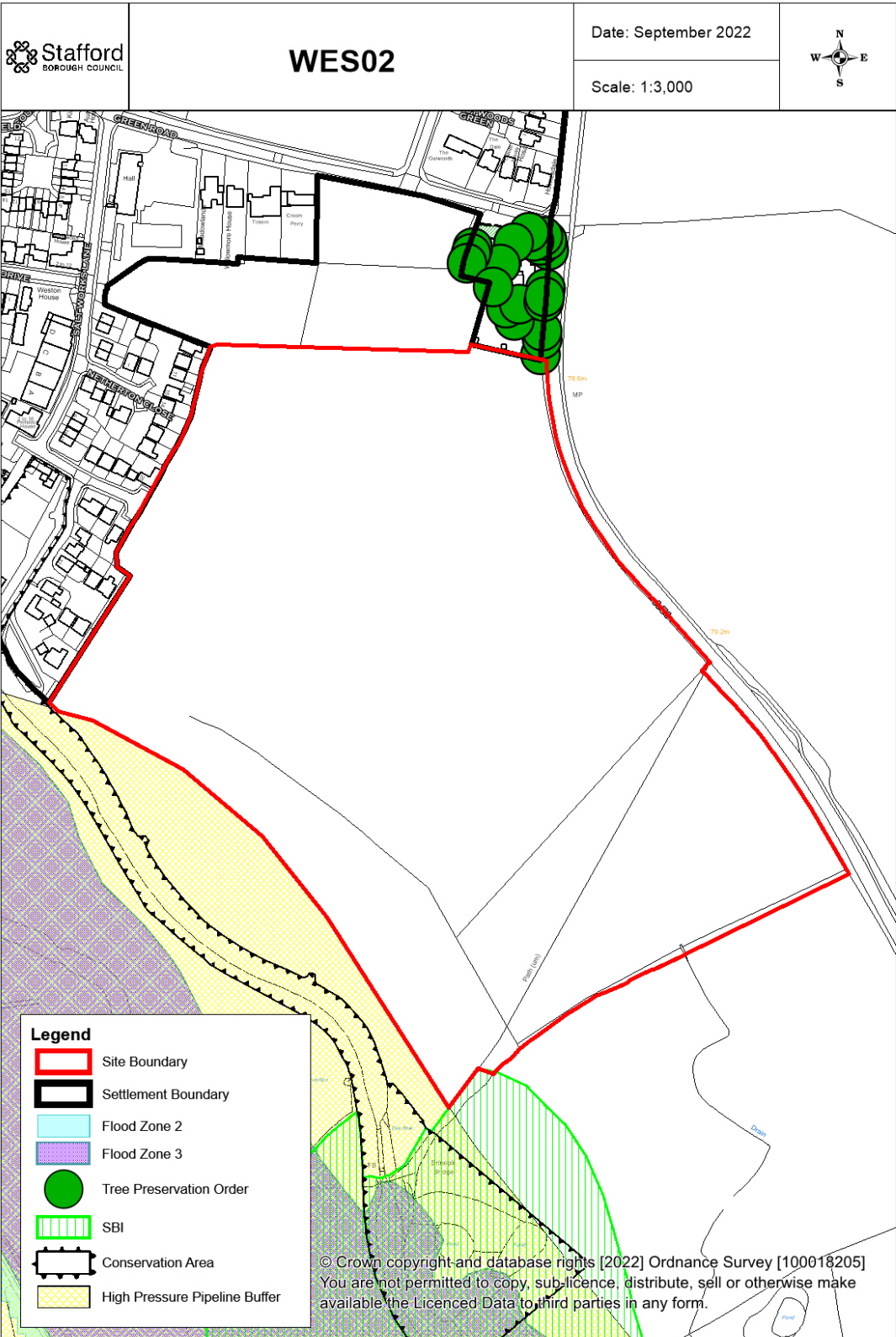
Site Size (hectares): 12.69

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Logical access via WES03 onto Green Road. Impact on A518 / A51 junction should be assessed. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	High / Medium overall landscape sensitivity.
Heritage	Low direct impacts, Medium setting impacts. No substantial harm.
Water	Medium potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Site would ideally be developed in conjunction with WES03, to enable suitable access to be obtained. Education capacity constraints, ecology, landscape and water concerns would need to be resolved and suitably mitigated for.



SHELAA ID Code: WES03

Site Name: Land south of Green Road

Adjoining / nearby settlement: Weston

Ward: Milwich

Parish: Weston

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 33

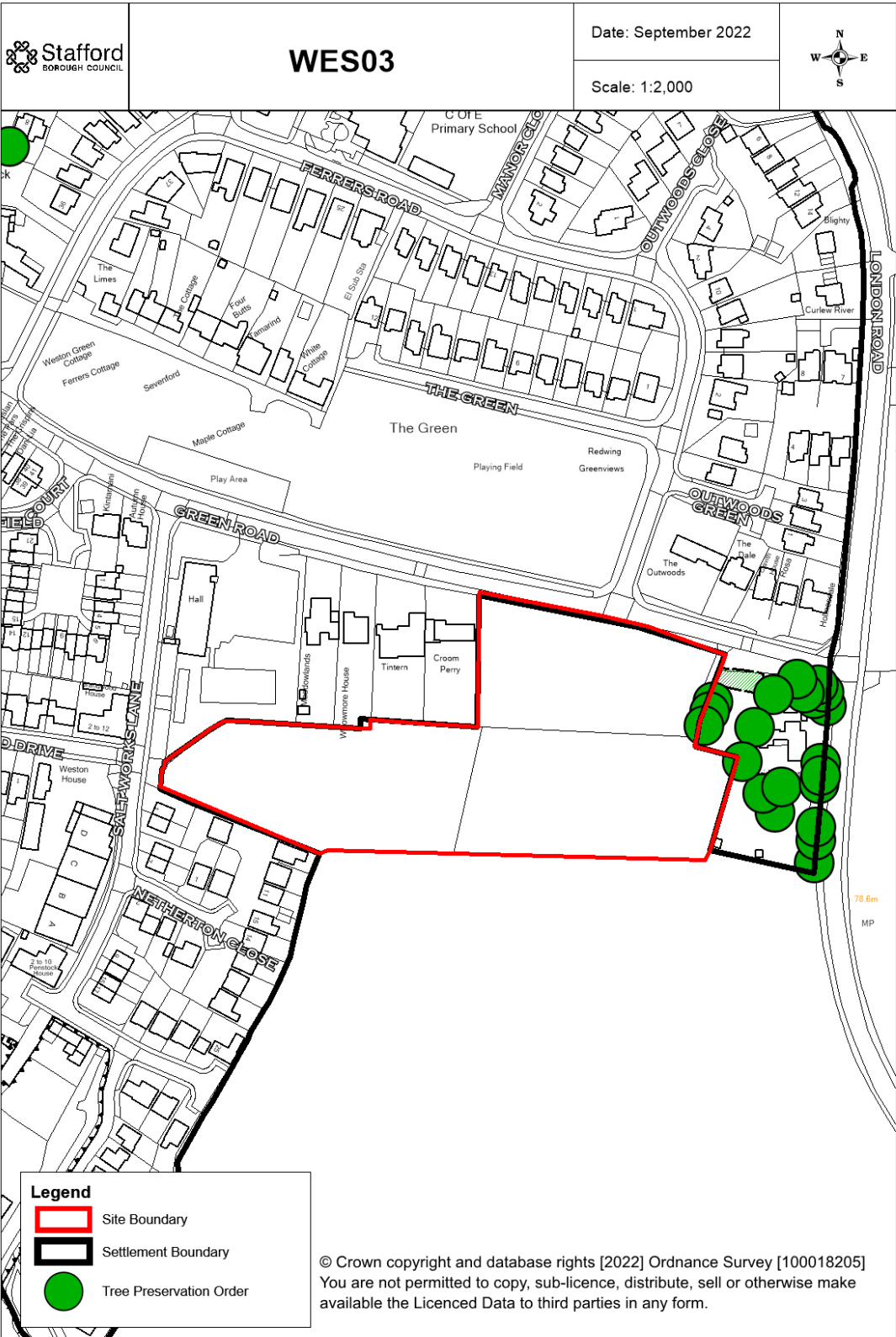
Site Size (hectares): 1.57

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Developable site with access and visibility to be agreed. Accessibility Score: 2/6
Ecology	Medium / Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need resolving.



SHELAA ID Code: YCM03

This site was previously coded as SWY04 in the SHELAA 2021 Update and other reports in the evidence base. The SHELAA ID code has been updated to match the SHELAA 2022 Update.

Site Name: Leisure Complex at Yarnfield Park

Adjoining / nearby settlement: Yarnfield

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 18

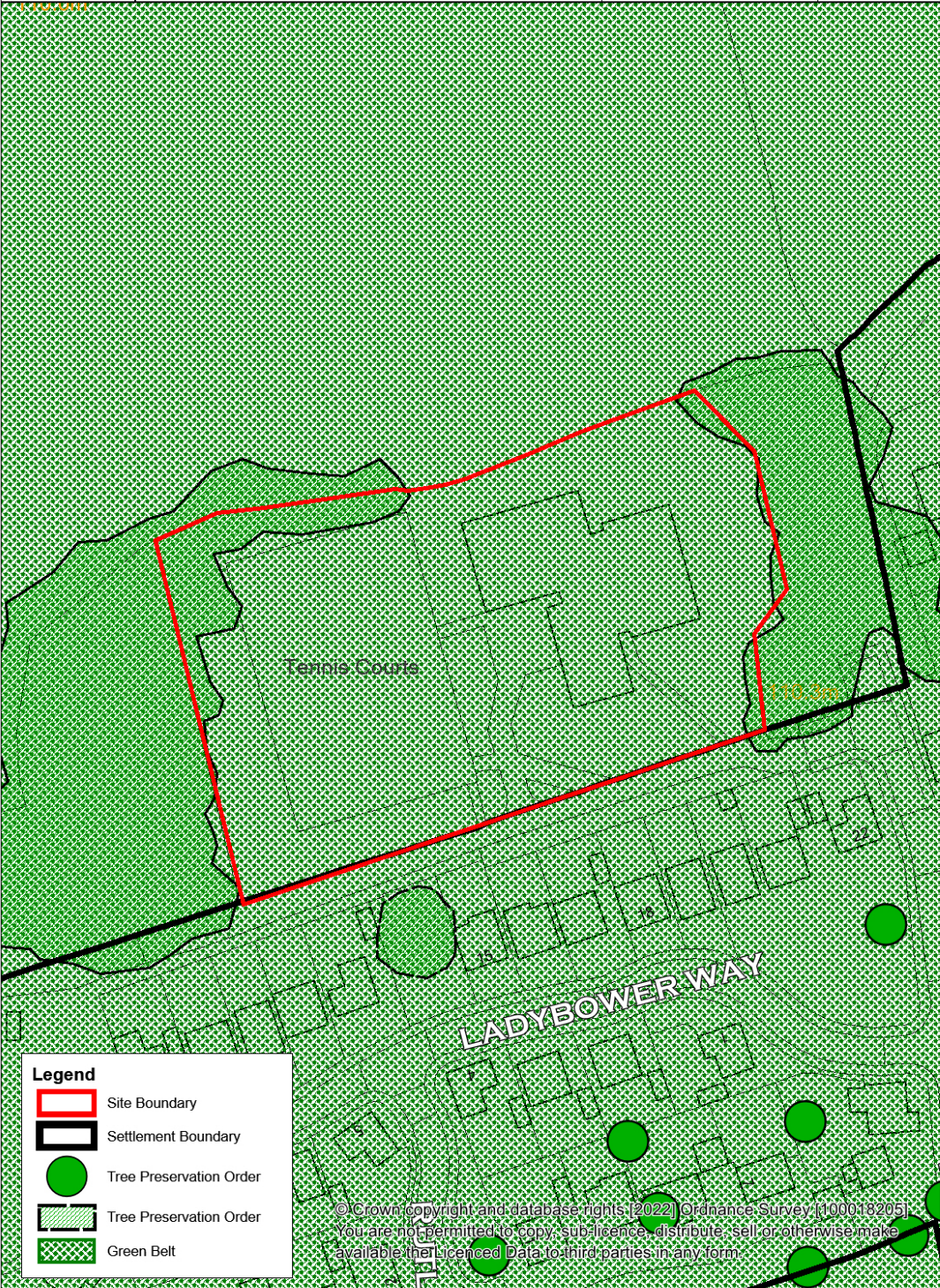
Site Size (hectares): 0.8






Site Selection Assessment

Topic Area	Evaluation
Education	First School: Springfields First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Developable subject to highway widening on private road leading to site. Could link into new housing estate. Accessibility Score: 2/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Site is washed over by the Green Belt.



Legend	
	Site Boundary
	Settlement Boundary
	Tree Preservation Order
	Tree Preservation Order
	Green Belt

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SHELAA ID Code: YCM08

This site was previously coded as SWY10 in the SHELAA 2021 Update and other reports in the evidence base. The SHELAA ID code has been updated to match the SHELAA 2022 Update.

Site Name: Land north of Yarnfield Lane

Adjoining / nearby settlement: Yarnfield

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 13

Site Size (hectares): 0.38

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Springfields First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not developable due to characteristics of the site, would struggle to deliver more than 2 dwellings. Accessibility Score: 3/6
Ecology	Low overall ecological sensitivity. Red Great Crested Newt risk impact zone.
Landscape	Medium / Low overall landscape sensitivity.
Heritage	Low direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access issues are unlikely to be able to be suitably resolved.



Part 2: Recently added SHELAA sites

SHELAA ID Code: BER05

Site Name: Land south of Main Road

Adjoining / nearby settlement: Walton-on-the-Hill

Ward: Milford

Parish: Berkswich

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 157

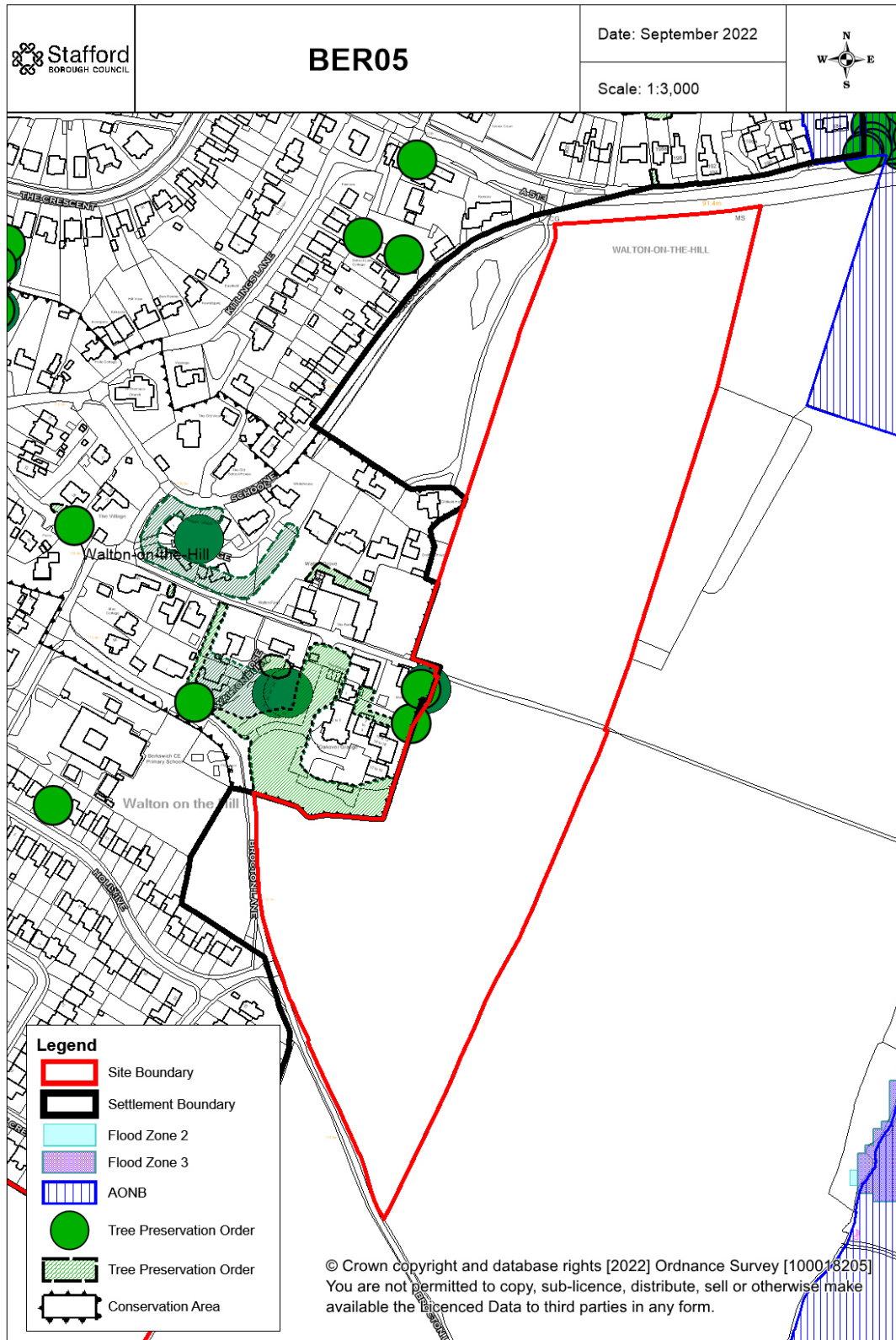
Site Size (hectares): 7.5

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Berkswich CE Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Walton High School. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Acceptable in principle, junction may be oversized. Traffic study needed on A34 corridor into Stafford to assess impact. Accessibility Score: 5/6
Ecology	Nearby BER02 has low overall ecological sensitivity. This site looks similar to BER02 but does have Tree Preservation Orders on its border and it is closer to the AONB. Ecological sensitivity score to be determined. Green Great Crested Newt risk impact zone.
Landscape	Site is adjacent to the Walton-on-the-Hill Conservation Area (CA) and is in close proximity to the AONB and Cannock Chase SAC. Likely to have High or High / Medium landscape sensitivity.
Heritage	Site is adjacent to the Walton-on-the-Hill CA which is likely to impact the character and setting of the CA and Listed Buildings within and nearby.
Water	To be assessed.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Education capacity constraints would need to be resolved. Additionally, the potential ecology, landscape and heritage impacts would need assessing to establish whether these could be suitably mitigated for.



SHELAA ID Code: BRA04

Site Name: Land at Holly Lane

Adjoining / nearby settlement: Bradley

Ward: Seighford and Church Eaton

Parish: Bradley

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 11

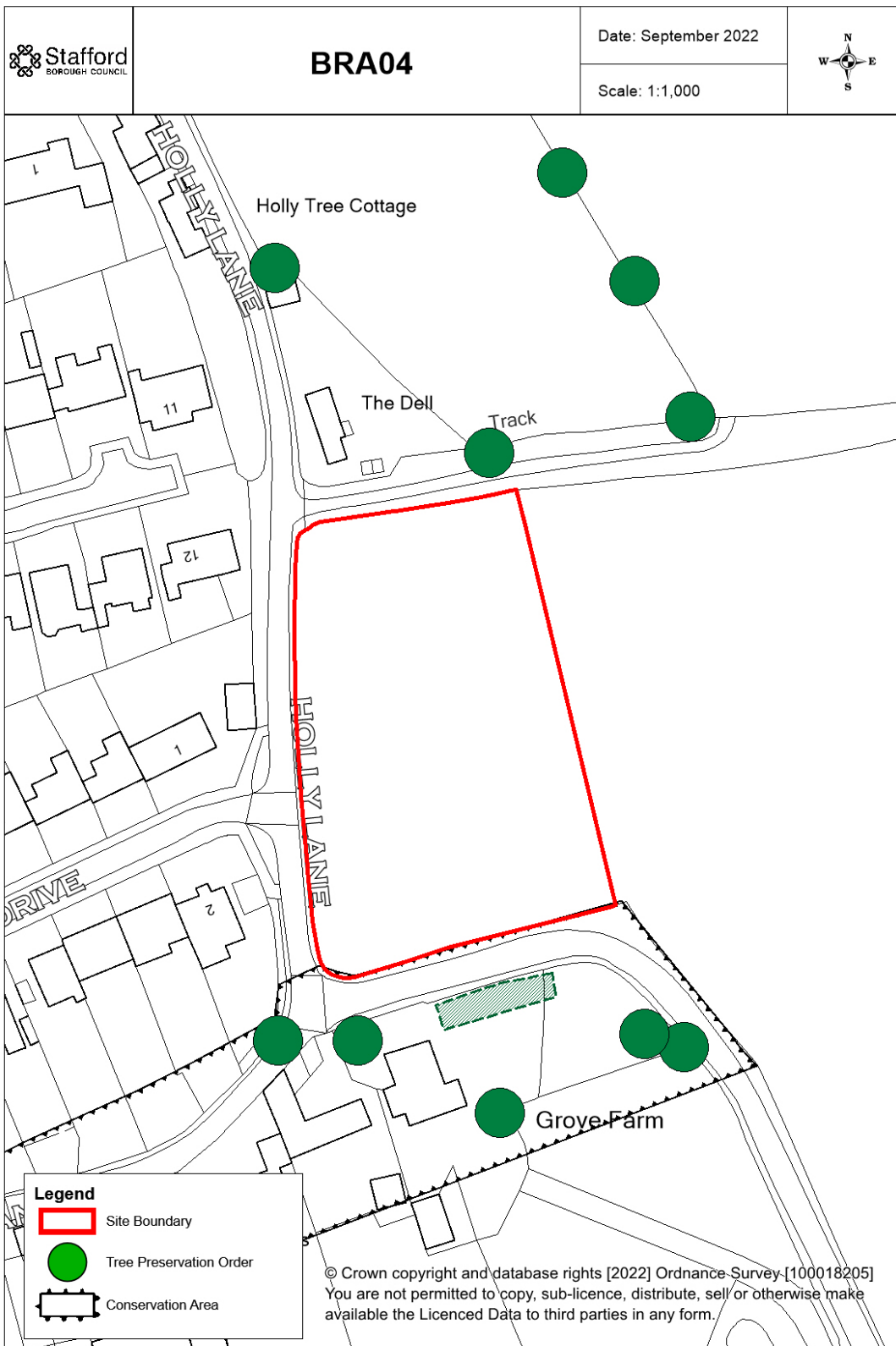
Site Size (hectares): 0.5

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Haughton St. Giles CE Primary Academy. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Site is unsustainable, poor pedestrian access, poor bus services and no local facilities. Accessibility Score: 1/6
Ecology	Site currently used for grazing purposes, and is bordered by hedgerows and trees, nearby Tree Preservation Orders which could support species diversity. Ecological sensitivity score to be determined. Red Great Crested Newt risk impact zone.
Landscape	Site is adjacent to the Bradley Conservation Area (CA) and would extend the settlement beyond existing settlement line as the site is on the other side of the road compared to existing development. Likely to have High or High / Medium landscape sensitivity.
Heritage	Site is adjacent to the Bradley CA which is likely to impact the character and setting of the CA and Listed Buildings within.
Water	To be assessed.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council and lack of access to services and facilities are unlikely to be able to be overcome.



SHELAA ID Code: CRE06

Site Name: Land at Creswell Grove

Adjoining / nearby settlement: Creswell

Ward: Seighford and Church Eaton

Parish: Creswell

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 55

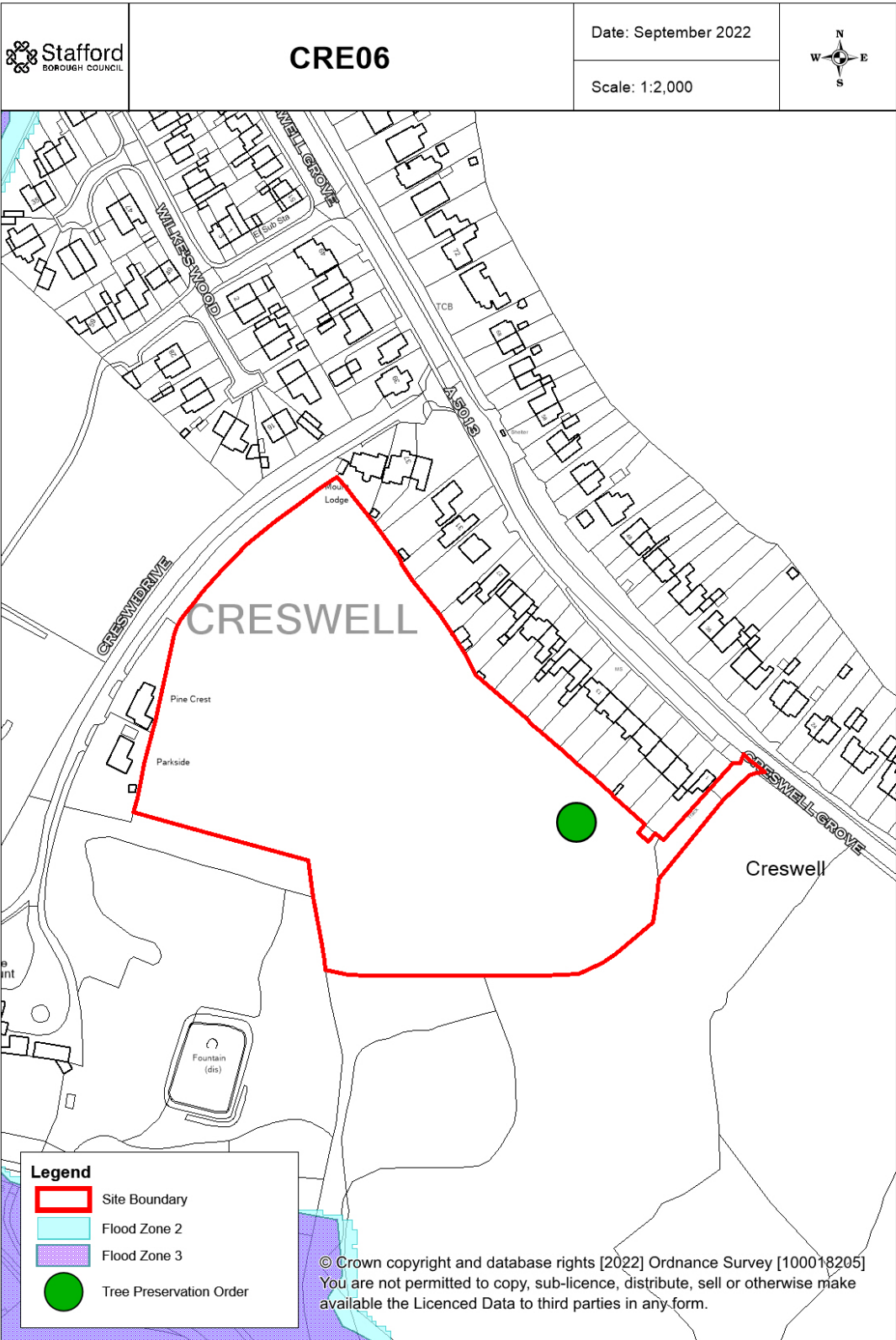
Site Size (hectares): 2.61

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Stafford North Primary Schools. Development unlikely to be able to be accommodated within existing capacity, school expansion is unlikely. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	Access needs to be minimum of 5.5m wide with pedestrian facilities. Accessibility Score: 4/6
Ecology	Adjacent site CRE04 has a High / Medium ecological sensitivity, however this site is shown as having a low habitat distinctiveness. Ecological sensitivity score to be determined. Amber Great Crested Newt risk impact zone.
Landscape	Adjacent site CRE04 had a High / Medium landscape sensitivity score, and this site would extend the settlement pattern in a similar way. Likely to have a Medium or High / Medium score.
Heritage	Site likely to have a Medium setting impact due to the presence of Creswell Chapel ruins to the north and the site also lies within the non-designated designed landscape associated with the demolished Creswell Hall.
Water	Adjacent site CRE04 has Low potential impact on both sewerage and surface water infrastructure, assumed same would apply for this site.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints unlikely to be able to be resolved.



SHELAA ID Code: FUL05

Site Name: Land off Highview Road

Adjoining / nearby settlement: Fulford

Ward: Fulford

Parish: Fulford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 10

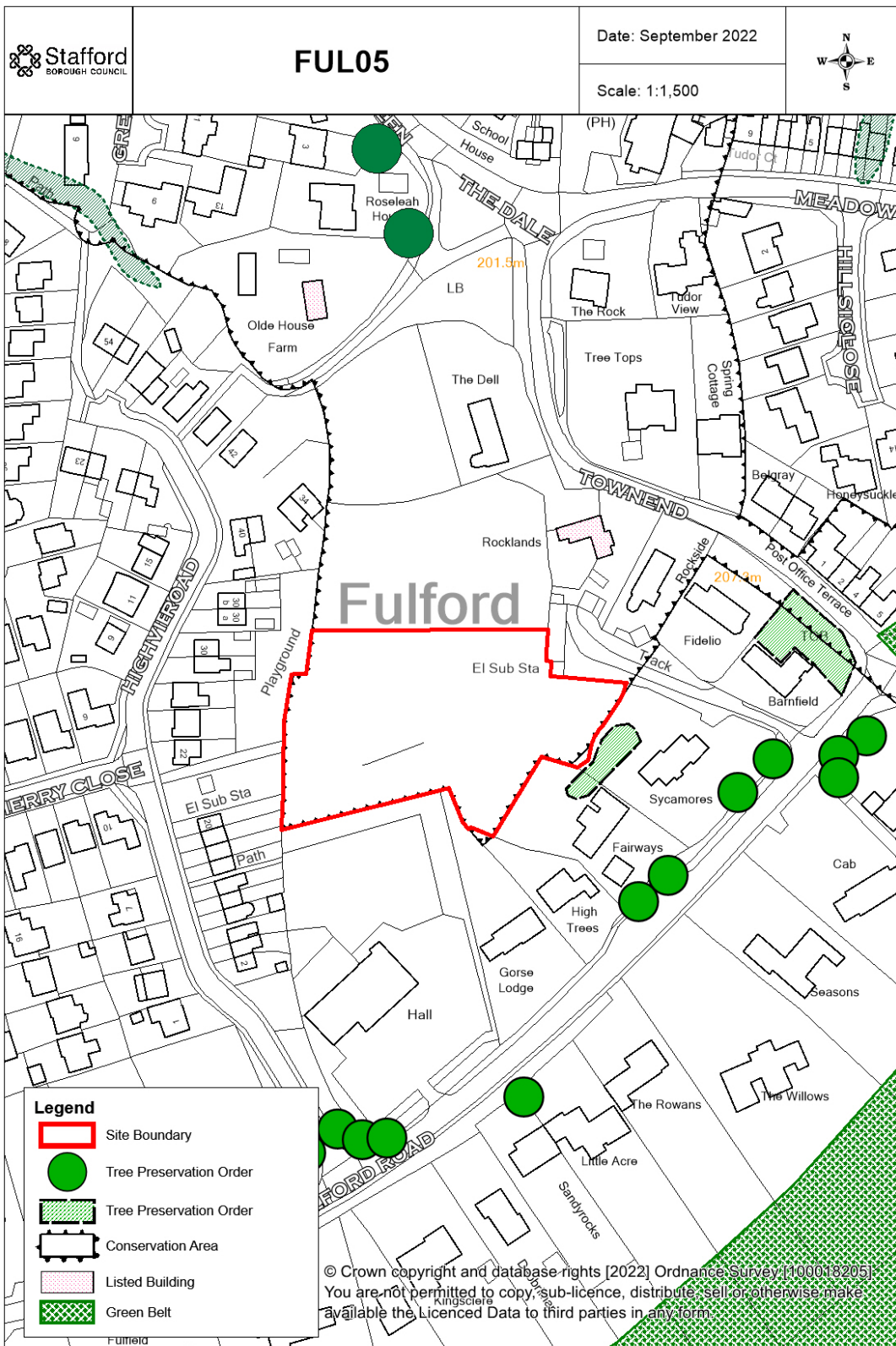
Site Size (hectares): 0.48

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Fulford Primary School. Development can be accommodated within existing capacity. Secondary School: Blythe Bridge Secondary School. Development can be accommodated within existing capacity.
Transport	No access to adopted highway, site is not developable. Accessibility Score: 2/6
Ecology	The site is bordered by mature trees and has nearby Tree Preservation Orders. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Amber Great Crested Newt risk impact zone.
Landscape	Site is green space within Fulford Conservation Area (CA). Likely to have a High landscape sensitivity score.
Heritage	Site is within Fulford CA and is in close proximity to the Listed Building: Rocklands. Likely to have impact on the setting and character of the CA and Listed Building. Developing the site would also affect the historic layout of the settlement as it would infill green space. Likely to cause potential substantial harm.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Rejected Site

Reasoning: Landscape and heritage concerns are unlikely to be able to be suitably mitigated for.



SHELAA ID Code: GAY02

Site Name: Land south of Wadden Lane

Adjoining / nearby settlement: Weston

Ward: Milwich

Parish: Gayton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): at least 10 pitches – proposed as a Gypsy and Travellers site

Site Size (hectares): 0.45

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access would be provided via existing access point onto Wadden Lane. Accessibility Score: 1/6
Ecology	The site is bordered by mature trees / hedgerow. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Amber Great Crested Newt risk impact zone.
Landscape	Site is currently recorded as being a camping and caravan site, assuming proposed use as a designated Gypsy and Traveller site would have minimal landscape impact based on the current site's usage.
Heritage	Historic Environment Record recorded in field to the south of the A518 due to presence of a post medieval water meadow field system. Due to site's current usage, impact is likely to be limited but needs further investigation.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: GNO15

Site Name: Land off Church Lane

Adjoining / nearby settlement: Moreton

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 94

Site Size (hectares): 5.2

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Church Eaton Primary School. Unknown whether this site could be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Unlikely to be developable, as highway is narrow with limited passing places, additionally there are poor pedestrian facilities, poor bus services and no local facilities. Accessibility Score: 1/6
Ecology	The site is bordered by mature trees. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Red Great Crested Newt risk impact zone.
Landscape	Would be a large extension and not in keeping with the existing settlement form. Likely to have a High landscape sensitivity score.
Heritage	Site is located near St Mary's Church which although is not listed or designated, a large development of this size is likely to have an impact on the setting of the Church in terms of the settlement form.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Rejected Site

Reasoning: Potential transport issues and lack of access to services and facilities are unlikely to be able to be overcome. Additionally, the potential ecology, landscape

and heritage impacts would need assessing to establish whether these could be suitably mitigated for.



SHELAA ID Code: GNO16

Site Name: Land off Pooley Lane

Adjoining / nearby settlement: Moreton

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 13

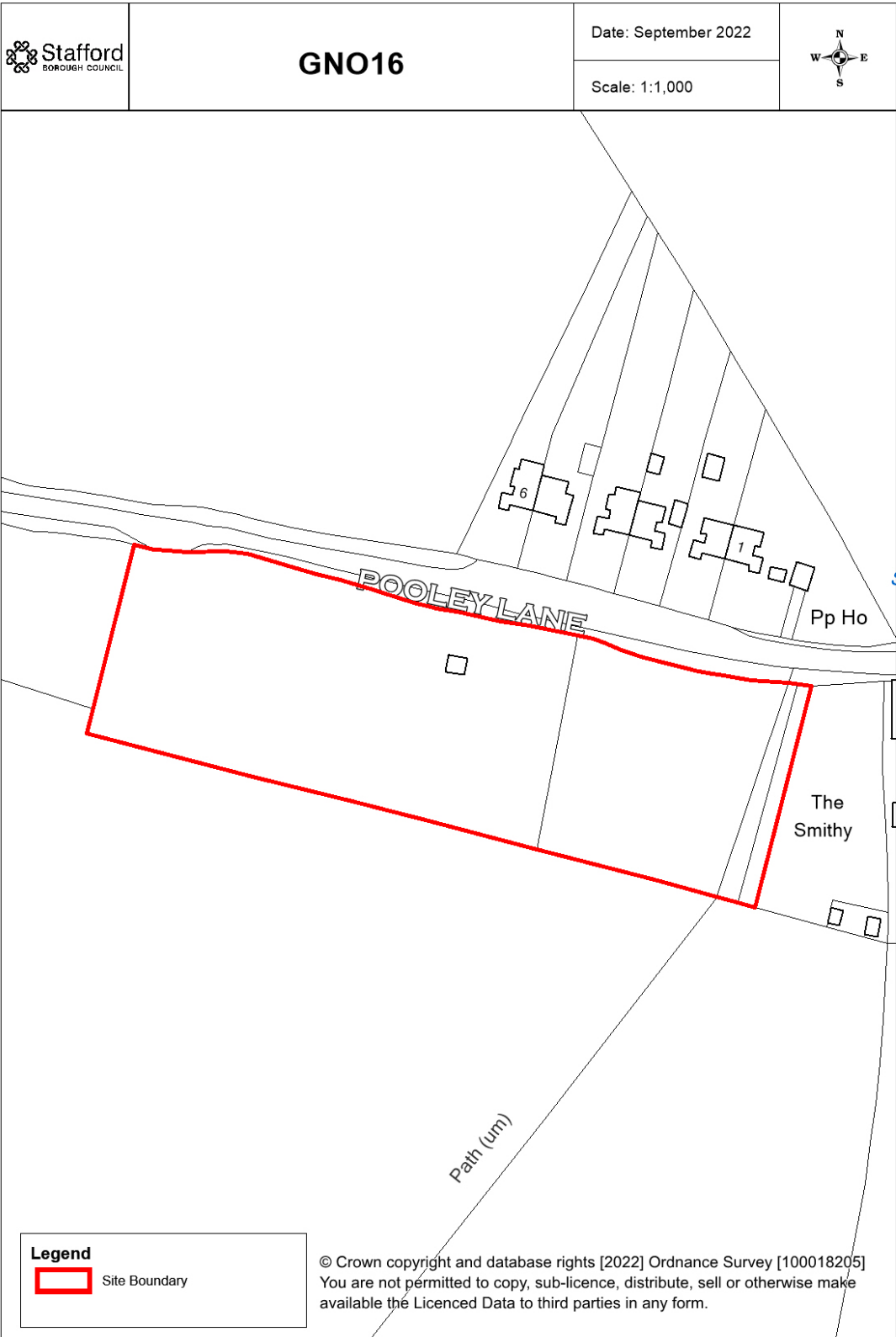
Site Size (hectares): 0.6

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Church Eaton Primary School. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	Unlikely to be developable as highway is narrow with limited passing places, additionally there are poor pedestrian facilities, poor bus services and no local facilities. Accessibility Score: 1/6
Ecology	The site is bordered by some trees and hedgerows. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Red Great Crested Newt risk impact zone.
Landscape	Development of the site would be consistent with the existing settlement form. The site is still likely to have a Medium to High landscape sensitivity score.
Heritage	Site is located near St Mary's Church which although not listed or designated, development of this site could have an impact on the setting of the Church in terms of the settlement form.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Rejected Site

Reasoning: Potential transport issues and lack of access to services and facilities are unlikely to be able to be overcome. Additionally, the potential ecology, landscape and heritage impacts would need assessing to establish whether these could be suitably mitigated for.



SHELAA ID Code: GNO18

Site Name: Land northeast of Knightley Road

Adjoining / nearby settlement: Gnosall

Ward: Gnosall and Woodseaves

Parish: Gnosall

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 77

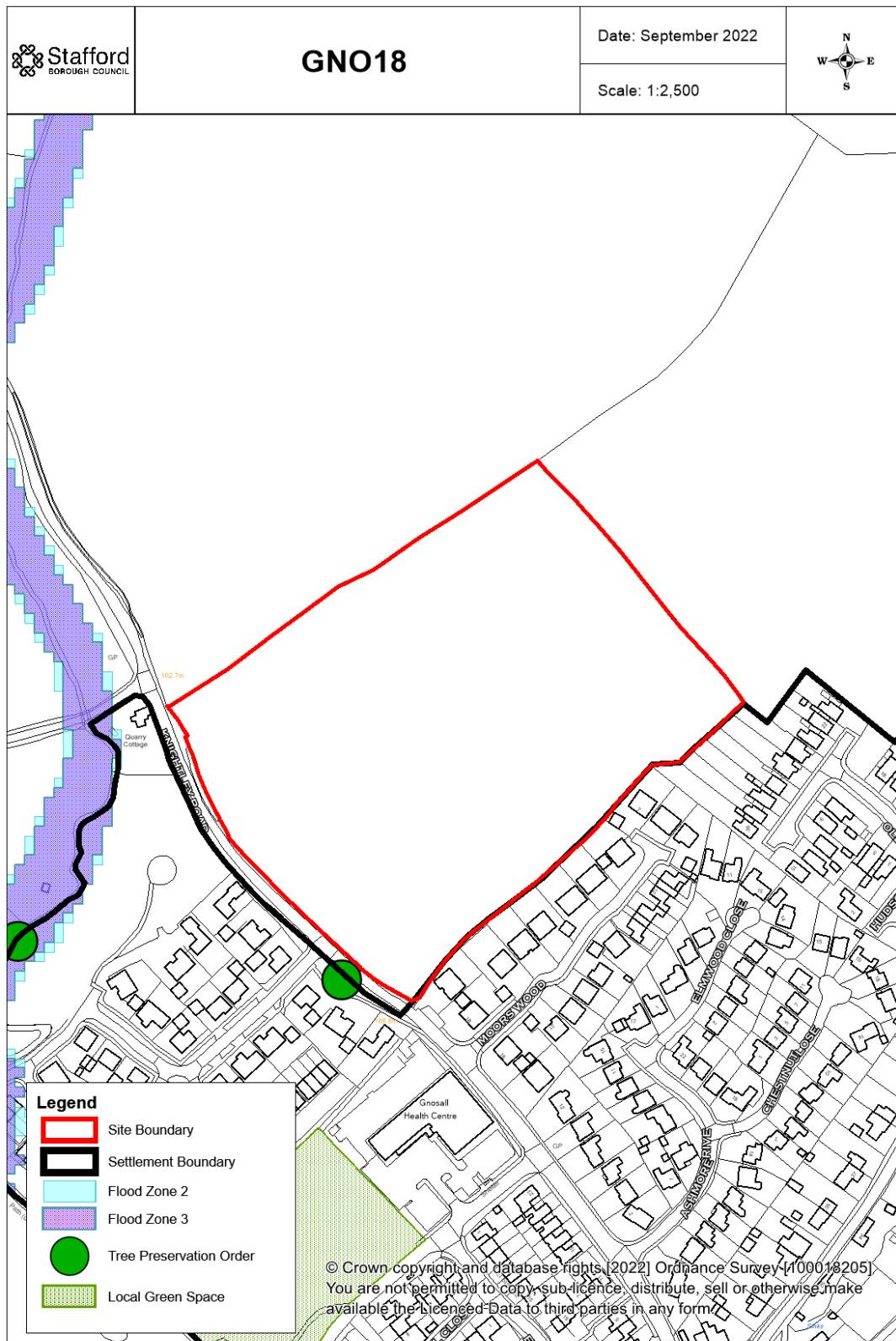
Site Size (hectares): 4.35

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Gnosall St. Lawrence CE Primary Academy. Development can be accommodated within existing capacity. Secondary School: King Edward VI High School. Development can be accommodated within existing capacity.
Transport	There are limited / poor pedestrian facilities, Staffordshire County Council would need to be consulted as to whether a suitable access point with sufficient visibility splays could be achieved. Accessibility Score: 4/6
Ecology	Site appears to be managed for agricultural purposes but is bordered by mature trees and hedgerows. Ecological sensitivity score to be determined. Green Great Crested Newt risk impact zone.
Landscape	Development of the site could seem to be inconsistent with the existing settlement form and could potentially result in future development extending further north of the current settlement. Likely to have a Medium to High landscape sensitivity score.
Heritage	No designated heritage assets within site boundary. There are two Historic Environment Records within 300m of the site boundary, it needs investigating as to whether development of this site could have an impact of these.
Water	To be assessed.
Electricity	There could be a potential issue with accommodating a large amount of growth in Gnosall in the short term, after 2030 it is likely doable.

Outcome of Assessment: Potential Site Option

Reasoning: Site needs full assessment.



SHELAA ID Code: HIX19

Site Name: Land east of Church Lane and south of Egg Lane

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 79

Site Size (hectares): 3.77

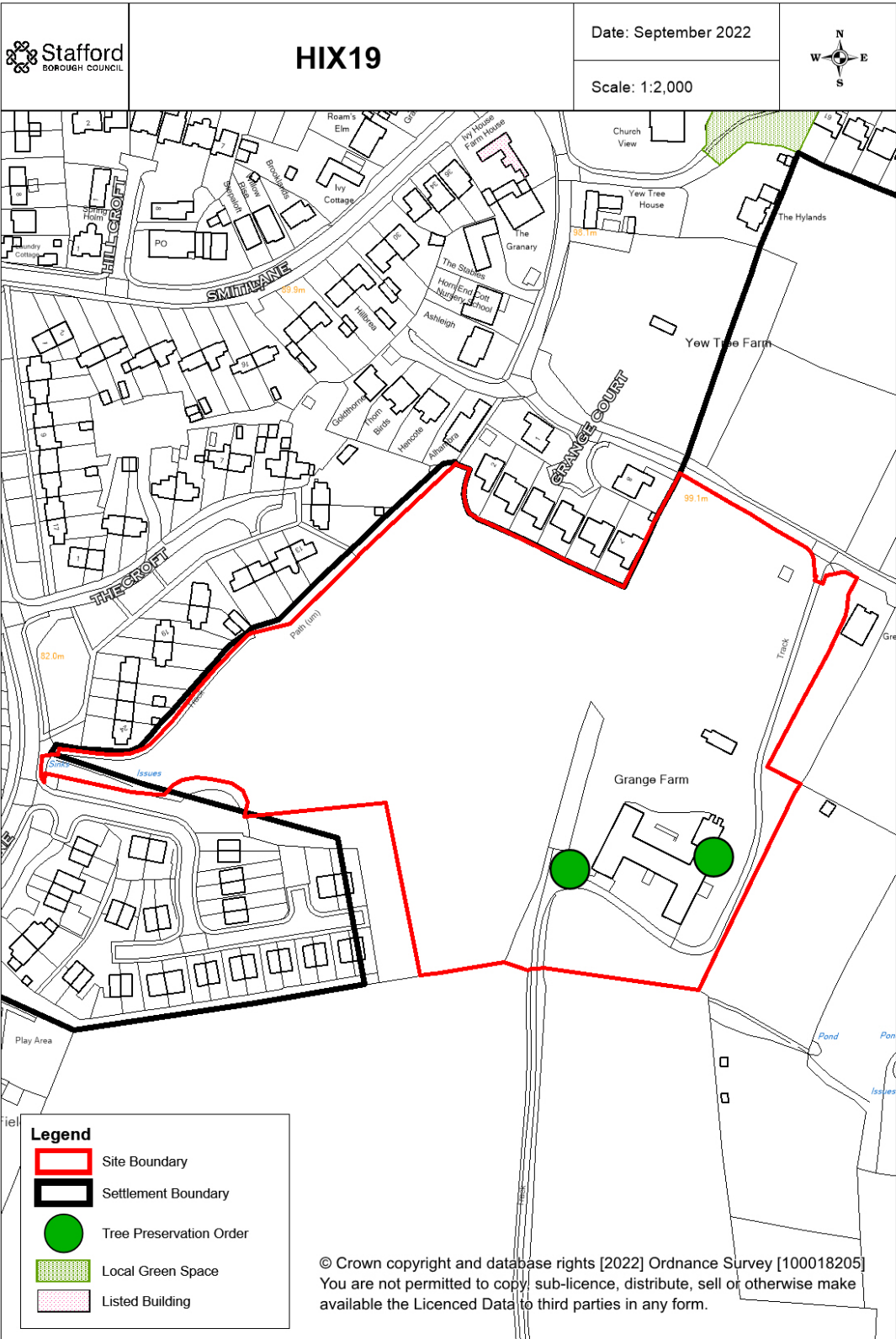
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Accessible only from existing estate road off Church Lane. Access from Egg Lane would be unsuitable. Accessibility Score: 3/6
Ecology	Medium / Low overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Medium potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Potential Site Option

Reasoning: Secondary school capacity constraint would need to be resolved.

NB: This site overlaps with the sites HIX01, HIX03 (north land parcel only) and HIX04. This profile has been completed by using the information provided for these sites on their individual profiles.



SHELAA ID Code: HIX20

Site Name: Land northwest of Church Lane

Adjoining / nearby settlement: Hixon

Ward: Haywood and Hixon

Parish: Hixon

Greenfield or Brownfield: Mixed

Potential Yield (dwellings): 114

Site Size (hectares): 6.36

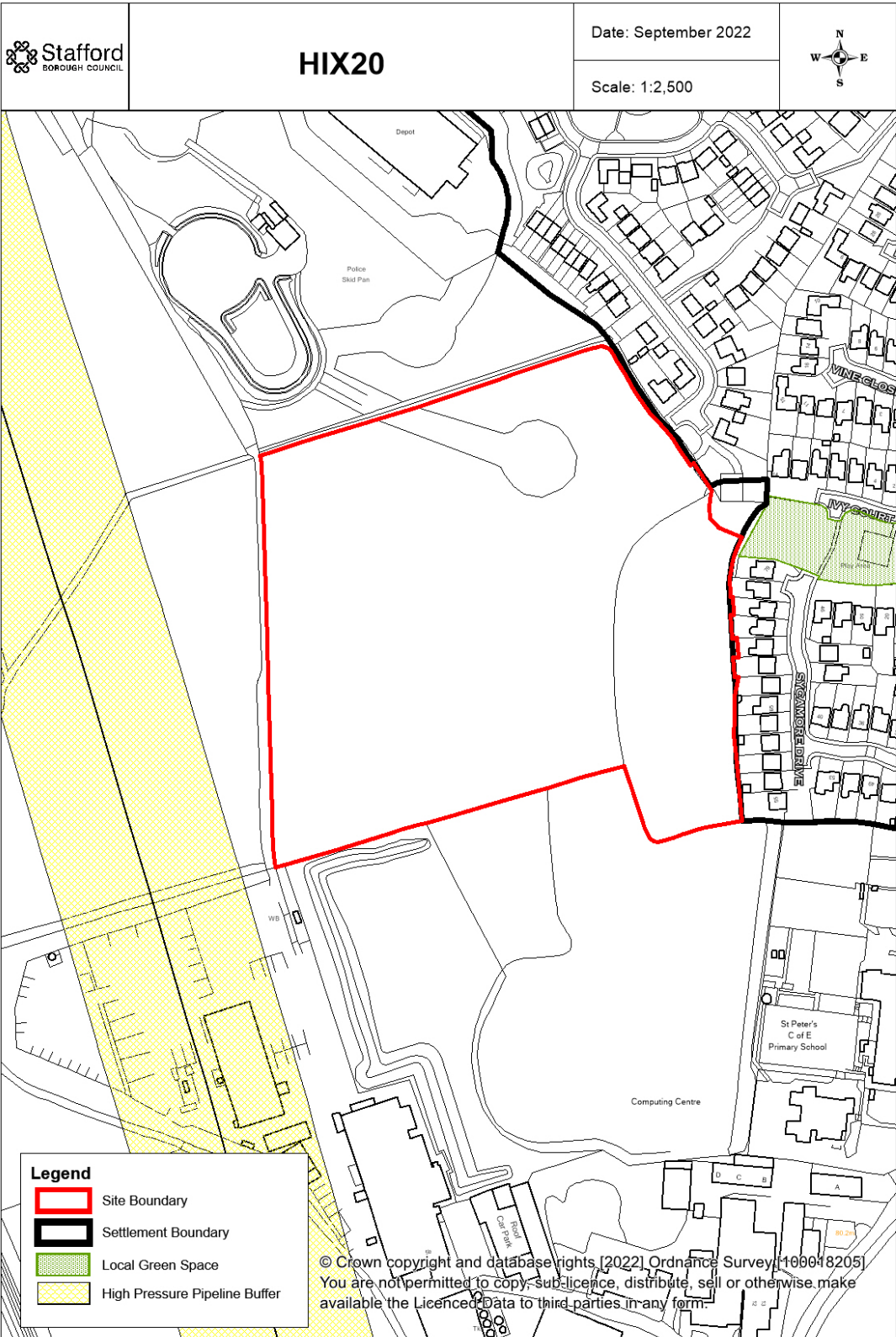
Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Peter's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access to site needs to be investigated. Access via new housing estate may not be possible due to ransom strip, access from Ivy Court may be prevented by Local Green Space. Accessibility Score: 3/6
Ecology	High / Medium overall ecological sensitivity. Amber Great Crested Newt risk impact zone.
Landscape	Medium overall landscape sensitivity.
Heritage	Medium direct impacts, Low setting impacts. No substantial harm.
Water	Low potential impact on sewerage infrastructure. Low potential impact on surface water sewerage infrastructure.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Access concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.

NB: This site overlaps some of the same area as the site HIX12. This profile has been completed by using the information provided for the HIX12 profile.



SHELAA ID Code: HOP11

Site Name: Land lying to the north of Hopton Lane

Adjoining / nearby settlement: Hopton

Ward: Milwich

Parish: Hopton and Coton

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): at least 15 pitches – proposed as a Gypsy and Travellers site

Site Size (hectares): 1

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: St Andrew's CE Primary School. Development can be accommodated within existing capacity. Secondary School: The Weston Road Academy. Development cannot be accommodated within existing capacity; school could potentially be expanded.
Transport	Access would be provided via adjacent existing travellers site. Accessibility Score: 1/6
Ecology	The site is bordered by mature trees / hedgerow. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Red Great Crested Newt risk impact zone.
Landscape	Site would be an extension to existing travellers site, assuming landscape buffer is integrated, landscape sensitivity score is likely to be Medium.
Heritage	No nearby designated heritage asset.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Proposed Allocation

Reasoning: N/A



SHELAA ID Code: SEI15

Site Name: Land to south of Crossings Lane

Adjoining / nearby settlement: Derrington

Ward: Seighford and Church Eaton

Parish: Seighford

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 78

Site Size (hectares): 3.7

Site Selection Assessment

Topic Area	Evaluation
Education	Primary School: Cooper Perry Primary School. Development cannot be accommodated within existing capacity; school cannot be expanded. Secondary School: Sir Graham Balfour High School. Development cannot be accommodated within existing capacity; school cannot be expanded.
Transport	One access needed from Blackhole Lane. Need to assess impact on A518 Newport Road / Derrington lane junction. Accessibility Score: 1/6
Ecology	The site is bordered by mature trees / hedgerows. The site seems to be unmanaged grassland which could support species diversity. Ecological sensitivity score to be determined. Amber Great Crested Newt risk impact zone.
Landscape	Development of the site would be inconsistent with the existing settlement form and could also have a negative impact on the setting of the nearby Grade II Listed buildings.
Heritage	Site is in close proximity to the Grade II Listed Stallbrook Hall and Derrington Hall. Site also has a Historic Environment Record due to the presence of earthwork remains of medieval ridge and furrow. Development of the site is likely to cause potential substantial harm.
Water	To be assessed.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Education capacity constraints are unlikely to be able to be suitably resolved. Additionally, the potential landscape and heritage impacts would need fully assessing but it appears these would be unable to be suitably mitigated for.



SHELAA ID Code: SRUR15

Site Name: Land off Aston Lane

Adjoining / nearby settlement: Aston-by-Stone

Ward: Milwich

Parish: Stone Rural

Greenfield or Brownfield: Greenfield

Potential Yield (dwellings): 26

Site Size (hectares): 1.25

Site Selection Assessment

Topic Area	Evaluation
Education	First School: St Michael's CE First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Not desirable due to impact of additional traffic to A34. Access via a single-track lane with no footpath. Site is also remote from services and facilities so limited connectivity. Accessibility Score: 3/6
Ecology	Adjacent site SRUR14 has a Medium / Low ecological sensitivity score, however this site is shown as having a low habitat distinctiveness. Site is likely to have a Low or Medium / Low score. Red Great Crested Newt risk impact zone.
Landscape	Adjacent site SRUR14 has a Medium / Low landscape sensitivity score, however this site is further away from the main core of the settlement, which could mean this site would have a higher sensitivity score.
Heritage	Adjacent site SRUR14 has a Medium risk of direct impact due to the possible presence of archaeological remains, assumed same would apply for this site due to the close proximity.
Water	Adjacent site SRUR14 has a Low potential impact on sewerage infrastructure and a Medium potential impact on surface water sewerage infrastructure, assumed same would apply for this site.
Electricity	No issues for this site.

Outcome of Assessment: Rejected Site

Reasoning: Transport concerns raised by Staffordshire County Council are unlikely to be able to be suitably resolved.



SHELAA ID Code: STO17

Site Name: Mount Lane Industrial Estate

Adjoining / nearby settlement: Stone

Ward: St. Michael's and Stonefield

Parish: Stone

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 76

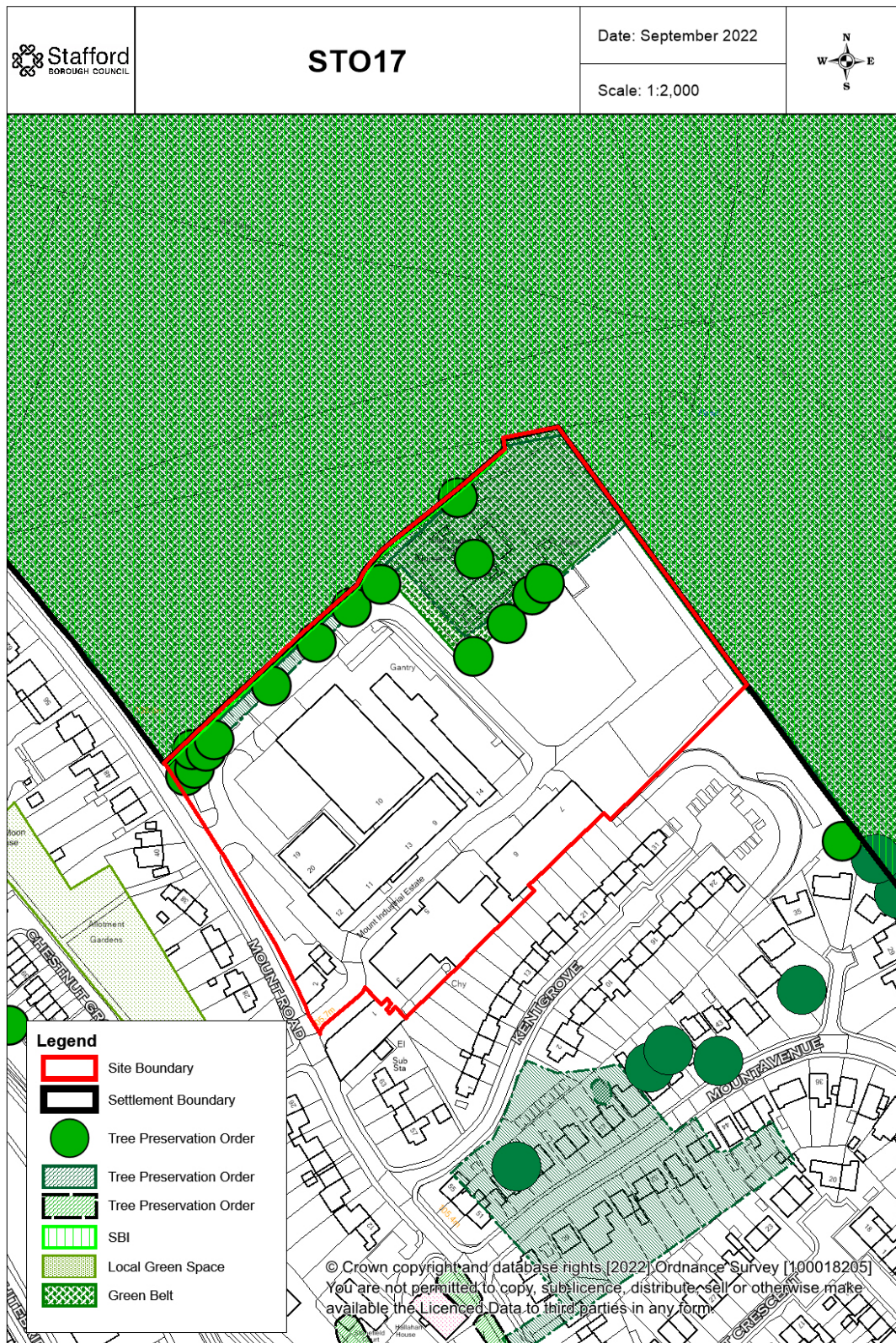
Site Size (hectares): 3.1

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Christ Church CE First School. Development can be accommodated within existing capacity. Middle School: Christ Church Academy. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Acceptable in principle, would need a footway over site frontage. Accessibility Score: 4/6
Ecology	STO05 which is a similar brownfield site in Stone has a low ecological sensitivity score, however an area of this site is within the Green Belt and has Tree Preservation Orders. Additionally, the site borders a Site of Biological Importance (SBI), further investigation is required to establish the ecological sensitivity score. Amber Great Crested Newt risk impact zone.
Landscape	The site is within the settlement boundary of Stone and is a brownfield site. Assuming the landscape sensitivity score would be low.
Heritage	The site is a brownfield site which is within the settlement boundary of Stone and is outside the Stone Conservation Area. This site is in close proximity to the Listed Buildings: Field House and Stone Railway Station. Further investigation is required to establish whether development of this site would have an impact on the Historic Environment.
Water	To be assessed.
Electricity	To be assessed.

Outcome of Assessment: Potential Site Option

Reasoning: Site needs full assessment.



SHELAA ID Code: YCM12

This site was previously coded as SWY22 in the SHELAA 2021 Update and other reports in the evidence base. The SHELAA ID code has been updated to match the SHELAA 2022 Update.

Site Name: Yarnfield Park Conferencing Centre and Former Sports Centre

Adjoining / nearby settlement: Yarnfield

Ward: Swynnerton and Oulton

Parish: Yarnfield and Cold Meece

Greenfield or Brownfield: Brownfield

Potential Yield (dwellings): 146

Site Size (hectares): 7.39

Site Selection Assessment

Topic Area	Evaluation
Education	First School: Springfields First School. Development can be accommodated within existing capacity. Middle School: Walton Priory Middle School. Development can be accommodated within existing capacity. High School: Capacity at Alleyne's Academy to be confirmed.
Transport	Access would be acceptable, however there are concerns over access to the high school. Accessibility Score: 2/6
Ecology	The site is a brownfield site in the Green Belt with Tree Preservation Orders across the site. The site is shown as having low / very low habitat distinctiveness. Further investigation is required to establish the ecological sensitivity score. Amber Great Crested Newt risk impact zone.
Landscape	The site is within the settlement boundary of Yarnfield and is a brownfield site. Assumed it would have a Low or Medium / Low landscape sensitivity score as the existing buildings would be replaced.
Heritage	The site has no nearby Listed Buildings or Conservation Areas. The nearby site YCM03 has a low risk of setting and direct impacts from the HESA, likely similar would apply for this site. Further investigation is required to establish whether there would be an impact on the Historic Environment.
Water	To be assessed.

Electricity	There could be a potential issue with accommodating a large amount of growth in Yarnfield currently due to the distance from the substation, further investigation is required.
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Outcome of Assessment: Rejected Site

Reasoning: Site is washed over by the Green Belt.

