



Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 Update

Note: The inclusion of sites within the SHELAA does not mean they are likely to be developed, or that the Council would view planning applications on the site favourably.

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1. Executive Summary

- 1.1. The Strategic Housing and Employment Land Availability Assessment (SHELAA) for Stafford Borough has been produced each year as part of the Local Plan evidence base, as required by the National Planning Policy Framework (NPPF).
- 1.2. Following the initiation of the New Local Plan process in July 2017 the Borough Council carried out a 'Call for Sites' exercise between October 2017 and January 2018. This provided individuals with the opportunity to submit sites that they wished to be considered for allocation, and thus development, in the New Local Plan.
- 1.3. During June and July 2018, a consultation exercise took place on the methodology that would be used in order to assess the suitability of sites for development. The resultant SHELAA document was published in December 2018.
- 1.4. Since 2018 two updates to the SHELAA have been published, one in 2019 and another in 2021. Since the 2021 update was published, more sites have been submitted for assessment through the on-going Call for Sites process. Therefore, the SHELAA 2022 Update is the latest version forming part of the New Local Plan evidence base.
- 1.5. **It is worth noting that the SHELAA is a document which simply seeks to establish how much suitable land is available within Stafford Borough for housing and employment development. It does not make policy decisions on future land allocations. Therefore, inclusion of sites within the SHELAA does not mean they are likely to be developed, or that the Council would view planning applications on the site favourably.**

2. Introduction

- 2.1. The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a technical document which identifies a list of sites that might have potential for housing and employment development at some stage in the future. The SHELAA forms part of the evidence base to support the delivery of land for housing and employment in the Borough through the New Local Plan.
- 2.2. As explained in the national Planning Practice Guidance, the SHELAA is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the SHELAA to provide information on the range of sites which are available to meet housing and employment needs, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.
- 2.3. The inclusion of sites in the SHELAA does not preclude them from being developed for other suitable purposes. In addition, the fact that a site is not included in the SHELAA does not preclude the possibility of permission for development being granted on that site.
- 2.4. The SHELAA sets out the findings of the site assessment, based on the methodology established for the process following the consultation exercise during June and July 2018 within the context of national policy. The assessment makes realistic assumptions about the availability, suitability and achievability (i.e. likely economic viability) of land in order to meet the future development needs of the Borough.
- 2.5. The Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 update supersedes all previous SHLAAs and SHELAAAs prepared by Stafford Borough Council.

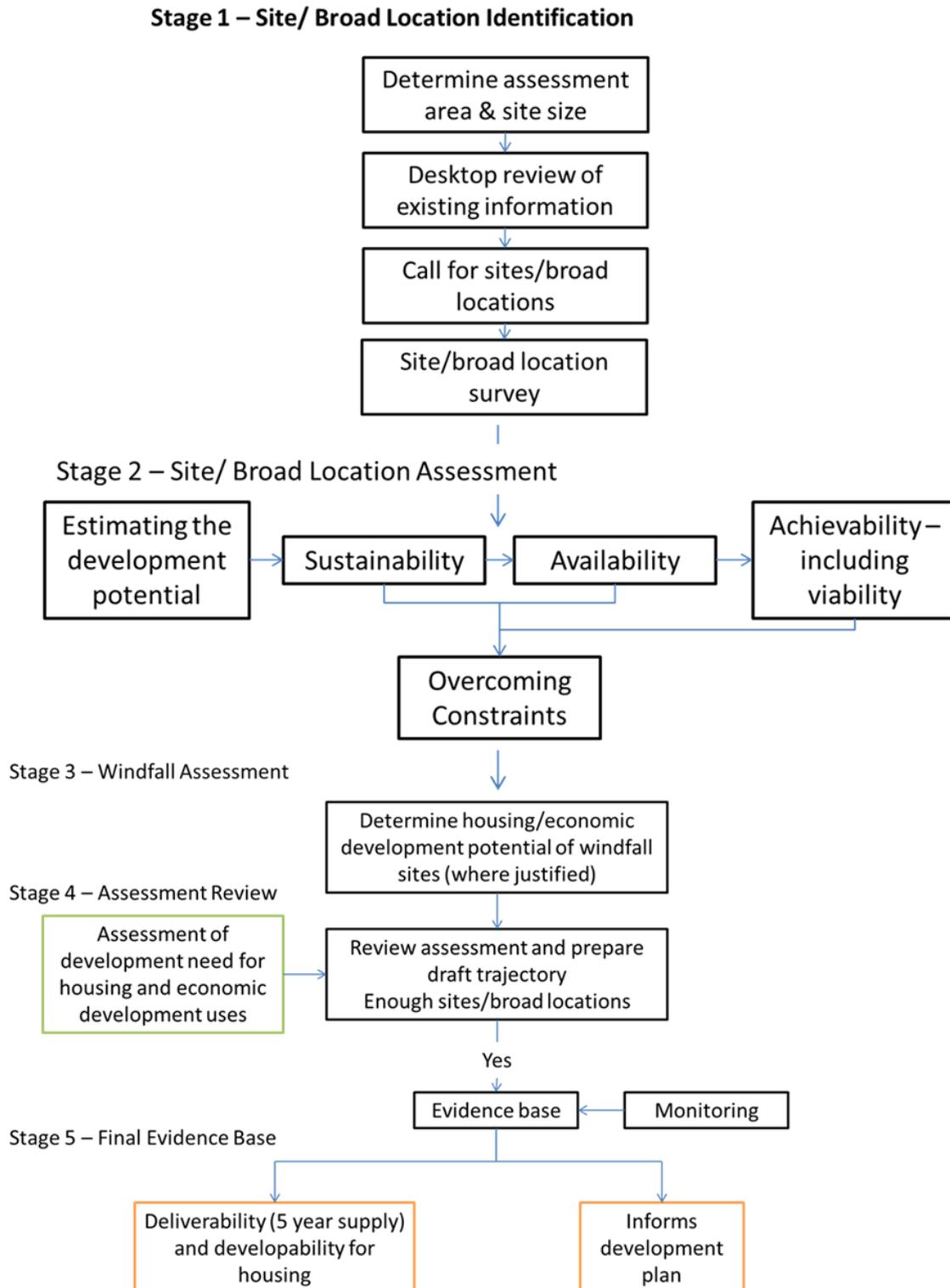
3. Planning Policy

National Planning Policy

- 3.1. The National Planning Policy Framework (NPPF) establishes a requirement for Local Planning Authorities to prepare a Strategic Housing and Employment Land Availability Assessment (SHELAA), to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing and employment over the plan period.
- 3.2. The national Planning Practice Guidance provides further detail on how such a document should be produced. It states that the assessment should be thorough but proportionate, building where possible on existing

information. It contains a flow diagram which identifies key stages Local Planning Authorities should carry out (see Figure 1).

Figure 1: Flow chart demonstrating how Local Planning Authorities should produce a SHELAA.
Source: Planning Practice Guidance.



Local Planning Policy

- 3.3. The Plan for Stafford Borough was adopted in June 2014. The Plan identifies the objectively assessed housing need for the Borough, as set out in Spatial Principle 2. The need is for 500 net new dwellings per year. The Development Strategy of the Plan directs this housing growth through a sustainable settlement hierarchy (set out in Spatial Principle 4). The majority of development is to be provided at Stafford and Stone, with a proportion of development to come forward at 11 Key Service Villages (Barlaston, Eccleshall, Gnosall, Great Haywood, Little Haywood / Colwich, Haughton, Hixon, Tittensor, Yarnfield, Weston and Woodseaves). The delivery mechanism relies on four Strategic Development Locations (SDLs), three at Stafford and one at Stone. These allocations will deliver the majority of new housing over the Plan period.
- 3.4. In addition, the adopted Plan requires 8 hectares of employment land to be delivered each year, focused on new allocations at the Stafford and Stone Strategic Development Locations, Ladfordfields Industrial Estate and Raleigh Hall Industrial Estate whilst supporting future employment uses at Major Developed Sites in the Green Belt at Hadleigh Park, the former Meaford Power Station and Moorfields Industrial Estate. Furthermore, employment growth is also encouraged within settlement boundaries, as well as immediately adjacent to Stafford Town, with limited opportunities for rural employment and diversification outside of these areas.
- 3.5. Part 2 of the Plan for Stafford Borough sets out boundaries for the settlements of Stafford, Stone and the Key Service Villages, together with boundaries for the Recognised Industrial Estates (RIE). It also includes a policy on protecting social and community facilities, and the employment areas in Stafford and Stone. Part 2 was adopted in January 2017.
- 3.6. The New Local Plan for Stafford Borough was initiated in July 2017 to cover the Plan period 2020 – 2040 and the Preferred Option stage of the Plan process is currently in preparation. The SHELAA is a key element of the evidence base to support the New Local Plan.
- 3.7. Through the New Local Plan process the development strategy set out in the adopted Plan for Stafford Borough 2011-2031 will be replaced with a new approach in order to accommodate the Council's future objectively assessed needs for housing and employment. The criteria for judging the suitability for development site suggestions through the "Call for Sites" exercise is set out in further detail later in this paper, within the context of the adopted Plan for Stafford Borough 2011-2031.

4. Geographical Area

- 4.1. The SHELAA covers the whole of Stafford Borough. The Planning Practice Guidance suggests that SHELAAs should be produced to cover Housing Market Area (HMA) and Functional Economic Market Area (FEMA). Stafford Borough continues to be influenced by Stoke-on-Trent and Newcastle-under-Lyme districts to the north, and Cannock Chase and South Staffordshire districts to the south.
- 4.2. The latest Economic and Housing Development Needs Assessment (EHDNA) for Stafford Borough (prepared by Lichfields, published January 2020) demonstrates that over the past ten years or so, Stafford Borough has experienced a strengthening level of self-containment. The Borough now has a self-containment rate of 71% for in-migration, and 73% for out-migration when short household moves are considered. As such, and when considered against the indicators, the Borough exceeds the threshold for a self-contained HMA set out in the Planning Practice Guidance (PPG).
- 4.3. With respect to the FEMA, Lichfields considered a range of data alongside the HMA. This included the Local Enterprise Partnership geography, the ONS Travel to Work Area, the commercial market and service markets for consumers. On balance it was considered that the Stafford Borough FEMA predominantly aligned with the Borough's administrative boundary.
- 4.4. As such, for planning purposes, a key finding of the latest EHDNA is that the Stafford Borough administrative boundary also gives a good "best fit" for both HMA and FEMA. As such this SHELAA covers the relevant HMA and FEMA in their entirety.

5. Methodology

- 5.1. The Stafford Borough SHELAA 2022 Update has been produced in accordance with the methodology set out in the national Planning Practice Guidance.
- 5.2. The Planning Practice Guidance sets out 5 stages of assessment which correlate to the sections of this document:
 - **Stage 1:** Identification of Sites
 - **Stage 2:** Site / Broad Location Assessment
 - **Stage 3:** Windfall Assessment
 - **Stage 4:** Assessment Review
 - **Stage 5:** Final Evidence Base

6. Stage 1: Identification of sites

- 6.1. In line with the thresholds indicated in the Planning Practice Guidance (PPG) and the Brownfield Register Regulations 2017, the assessment will consider the following:

- For housing – all sites that have an area of at least 0.25 hectares or are capable of supporting at least 5 dwellings.
 - For economic development uses / sites – location of 0.25 ha or above, or capable of accommodating 500m² or more of floorspace.
- 6.2. In October 2017, the Council launched a “Call for Sites” scheme, which ran until January 2018. This gave respective landowners the opportunity to submit sites that they considered might be suitable for development for assessment through the SHELAA process. However, the Council continued to receive and accept sites for inclusion in the 2018 SHELAA up until the end of September 2018. The deliverability of all sites which were received were then assessed, with the document being published in December 2018. An updated SHELAA was published in 2019, with a further update being published in October 2021.
- 6.3. Following the publication of the SHELAA 2021 Update, the Council has continued to receive “Call for Sites” submissions from interested parties up until the 30 June 2022. Having received a number of sites within this time period, the Council considered it necessary to update the SHELAA 2021 Update to include sites received since its publication.
- 6.4. The Council will continue to accept sites as the New Local Plan process progresses. These sites will be assessed and included in future SHELAAs, which will be updated throughout the New Local Plan process. A pro forma for sites has been made available on the Council’s website (<https://www.staffordbc.gov.uk/call-sites-including-brownfield-land-consultation>), for the submission of new sites (see Appendix 1).
- 6.5. **Sources of Sites with Potential for Housing and Employment:**
- Type of site:
- Existing housing / employment allocations and site development briefs not yet with planning permission.
 - Planning permissions for housing / employment that are unimplemented or under construction.
 - Planning applications that have been refused or withdrawn, subject to each case.
 - Land in the authority’s ownership.
 - Surplus and likely to become surplus public sector land (e.g. Staffordshire County Council, Stafford Borough Council, NHS and MoD owned land).
 - Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential).
 - Additional opportunities in established uses (e.g. making productive use of underutilised facilities such as garage blocks).
 - Land for new employment / business requirements and aspirations.
 - Sites in rural locations.
 - Large scale redevelopment and redesign of existing residential / employment areas.

- Sites in and adjoining villages or rural settlements and rural exception sites.
- Potential urban extensions and new free standing settlements.
- Sites from previous employment land studies which have been suggested for housing.

7. Stage 2: Site / Broad Location Assessment

7.1. Assessment

7.1.1. All sites submitted to the Council have been assessed against the SHELAA methodology, with the submitted site information used to establish the development potential of each SHELAA site.

7.1.2. The purpose of Stage 2 is to establish whether the SHELAA sites are either deliverable, developable or not currently developable. Paragraph 68 of the NPPF sets out the national context for preparing strategic housing land availability assessments with footnote 34 requiring an appropriate buffer whilst the glossary provides definitions of deliverable and developable sites:

"Deliverable sites: to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Developable sites: to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."

7.1.3. The various assumptions and factors used in assessing sites, together with the net developable area, are explained in more detail below.

7.2. Yield

7.2.1. Yield in this context is the amount of housing or employment which could be delivered on a SHELAA site. The gross area for all sites is shown in the assessment, but when a site is developed some of the

land will have to be used as access roads, gardens, public open space and other ancillary uses. The amount of land needed for these supplementary uses will differ depending on the size and nature / characteristics of the site in question. Larger sites usually have to reserve greater proportion of land to deliver these ancillary areas. Whilst the pro forma provides the opportunity to indicate the number of dwellings on a site, it should be noted that the council will follow the approach set out in Table 1.

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

7.2.3. In terms of both housing and employment land, the following net developable area assumptions have been used:

Table 1: Net developable land ratio

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

7.2.4. Where there are specific site characteristics that may affect the net developable area, such as areas of flood zone or tree preservation orders, these reductions will also need to be taken into account.

7.3. Economic Development

7.3.1. For economic development, the site capacities will be calculated using the site area in hectares. This is because the proposed uses of some site submissions will be undefined or take in several different types of employment or retail use, which will all have different average floorspace figures (e.g. an office building, which would typically be multi-storey, would be expected to have a much larger assumed floorspace than a single-storey warehouse). Furthermore, using the site area is a consistent and reasonable approach for the purpose of the SHELAA. The SHELAA will note the proposed floorspace in circumstances where it has been specified in the site submission, although this will be for information purposes only.

7.4. Density – Housing

- 7.4.1. In determining the housing potential of sites, a number of factors need to be taken into account. The NPPF, through bullet points (a) and (b) of paragraph 125, states that local authorities should optimise the use of land and meet as much of the identified need for housing as possible. This should include an approach to housing density to reflect local circumstances, with minimum density standards for town and other locations that are well served by public transport. Factors which impact on density may include presence of trees, topography, or the need for buffer zones and the existing built development. Dependent on the size of the site, an allowance needs to be made for open space, access roads, infrastructure and other uses to serve the community.
- 7.4.2. For the purposes of the SHELAA, assumptions will be made about the capacity of sites based upon the net developable land ratios in Table 1. Where no better information is available, these will be used alongside the density assumptions in Table 2 to establish the potential site yield. These assumptions have been informed by the viability evidence as part of the work on the Community Infrastructure Levy.

Table 2: Density Assumptions; dwellings per net developable hectare (dph)

Site location / type	Density
Village edge / isolated greenfield sites	30 dph
Sites within existing village envelope / brownfield sites	33 dph
Sites on the edge of an adjacent urban area (Stafford, Stone, Rough Close, Blythe Bridge, Meir Heath)	35 dph
Stafford Urban Infill	41 dph

- 7.4.3. It is recognised that the above assumptions can only be considered as starting points for estimating site capacity. In reality a number of site specific factors may affect yield (e.g. Conservation Areas). Where the Council judges that better site specific information is available, such as a planning permission or an appropriate site brief, this will be used to estimate likely capacity in terms of deliverability. Using this approach gives a broad indication of likely yield which is appropriate for inclusion in the SHELAA.

7.5. Availability

- 7.5.1. This is an assessment of whether a site is available for development. Paragraph 68 of the NPPF requires all local planning authorities to identify specific “deliverable” sites for years one to five of the plan period, and specific, developable sites or broad locations

for growth, for years 6-10, and, where possible, for years 11-15 of the plan. If a site has constraints which means it is not known how or when it might become available, then such sites will be identified as “not currently developable”.

7.5.2. The availability of sites will need to take into account legal or ownership constraints, the existence of a willing landowner or developer, the delivery record of the landowner or developer and the viability of the site. These questions were all asked on the "Call for Sites" pro forma (attached in Appendix 1) along with questions regarding market interest in the land. Most land submitted to the SHELAA is owned by a developer or a landowner who has expressed an interest to sell or develop the land in question. The assessment of availability considers whether, on the most reliable information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Unless information to the contrary has been submitted to the Council, it will be assumed that land submitted in the SHELAA is available for development.

7.5.3. In some cases, larger land parcels potentially suitable for new settlements or sustainable urban extensions may involve multiple landowners. In such cases, site promoters will need to demonstrate that there is an ‘in principle’ agreement to deliver the relevant scale of site from all relevant landowners in order for the area to be assessed as a single option.

7.6. Assessing Deliverable and Developable Sites

7.6.1. To be considered deliverable, a site should be available now, be in a suitable location for development, and be achievable with a realistic prospect that housing will be delivered in the site within five years. A deliverable site is not limited to sites with permission. A site can be deliverable even if it does not have current planning consent, but there is still a realistic prospect that housing can be delivered on the site within five years.

7.6.2. Making an assessment of whether a site is suitable, available and achievable will provide a basis for plan makers to consider whether the site falls within the categories of deliverable, developable or not currently developable.

7.7. Suitability

7.7.1. This is an assessment of whether a site is suitable for development. The PPG offers the following guidance on assessing suitability:

“Assessing the suitability of sites or broad locations for development should be guided by:

- The development plan, emerging plan policy and national policy;
- Market and industry requirements in that housing market or functional economic market area.

When assessing the sites against the adopted development plan, plan makers will need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites / broad location and whether such constraints may be overcome.

In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to the regeneration of priority areas;
- Environmental / amenity impacts experienced by would be occupiers and neighbouring areas"

Sites which will be considered suitable in accordance with the Development Plan

7.7.2. Relevant policies are contained in the adopted Plan for Stafford Borough and the National Planning Policy Framework. Currently the main policy constraint is location, whether the site is located within a settlement identified in the "Sustainable Settlement Hierarchy" (Stafford, Stone and the Key Service Villages) as set out in Spatial Principle 3 of the Plan for Stafford Borough. However, the context for this policy constraint will change when the New Local Plan is adopted.

7.7.3. The assessment will also consider other policy constraints such as:

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

- Scheduled Ancient Monuments
- Registered Parks and Gardens
- Public Rights of Way and National Trails
- Green Infrastructure Network and Local Green Space
- Best and most versatile agricultural land
- Landscape character classification

7.7.4. Sites which would be considered suitable include land with planning permission until the permission expires, at which point their suitability will be re-assessed. In addition, sites within the settlement boundary of Stafford, Stone or a Key Service Village not currently covered by another policy constraint (e.g. current employment sites or open space designations) will be considered suitable.

The New Local Plan

7.7.5. The Borough Council initiated the new Local Plan in July 2017 to cover the Plan period 2020-2040 and the Preferred Option stage of the Plan process is currently in preparation. In order to inform the Council's understanding of how much supply could potentially be delivered during the new Plan period, sites which may be considered 'unsuitable' under the existing planning policy regime will now be assessed in the context of preparing the new development strategy.

7.7.6. It is important to note that sites identified as 'potentially suitable' at this stage may later be shown to be unsuitable as the new Local Plan evidence base develops. For example, it may be the case that the infrastructure strategy reveals that a settlement does not have sufficient services and facilities to sustain further growth; or that upon examination of the landscape impacts of sites within the open countryside, that a site identified as potentially suitable in the SHELAA is not acceptable.

Physical Constraints

7.7.7. Some sites might be considered suitable for development subject to no other overriding physical or policy constraints being identified. For example, sites containing a physical constraint which may restrict development on the site in its current form, such as lack of highway access, steep topography, telephone lines, ground conditions etc.

7.7.8. A range of physical limitations are also considered:

- Flood Zones
- Ancient Woodlands
- Land contamination and instability
- Landfill
- Minerals deposits

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

7.8. Achievability

- 7.8.1. The PPG requires a site's potential viability to be considered as part of its achievability. This is an assessment of whether development of a site is achievable. It is essentially a judgement about the economic viability of the land.
- 7.8.2. The achievability of a site is affected by many factors including the viability of existing uses on site, the site preparation costs to overcome constraints and market interest in the site. The Council commissioned viability evidence as part of work on the forthcoming Community Infrastructure Levy (CIL). This evidence groups similar sites into a typology, shown in Table 3 (e.g. STA1 - Large site Stafford town or RUR5 – smaller village infill), and then assessed the viability of each type of site in the Stafford Borough area. This is done using evidence based judgement informed by the relevant available facts such as the costs and the value of development in the local area, and an understanding of the operation of the market. A collaborative approach involving the business community, developers, landowners and other interested parties has been adopted to ensure robustness in the assessment.
- 7.8.3. It is impractical to undertake a detailed viability assessment on all SHELAA sites, and it is considered appropriate to analyse the SHELAA sites against modelled sites in the typology and associated viability assessments from the emerging CIL viability evidence. Each SHELAA site has been assigned a typology from the CIL viability evidence. The descriptions of the different modelled sites are contained in the table below. The CIL viability evidence modelled 19 different types of sites, only 10 of these are present in the SHELAA (see Table 3). The model takes into account the assumed costs of meeting all the Council's relevant adopted Plan for Stafford Borough policies relating to housing provision (such as affordable housing, open space requirements etc).
- 7.8.4. In some instances, the SHELAA sites do not fit neatly into one of the typologies listed below. In most cases this is because the SHELAA site submitted is of a much greater size than those assessed in the CIL viability work. The Council has engaged with the consultants commissioned to produce the viability work and is confident that the

assumptions made in assigning a typology accurately reflect the viability of each site, even if the specifics of the typology description do not match perfectly the SHELAA site in question.

Table 3: CIL Modelled Sites Typology

Typology Code	Description	Details of CIL Modelled Sites	CIL Viability Conclusions
STA1	Stafford: Large site	Units = 100 Area (gross ha) = 4.76 Density/ha = 35	Development is considered viable
STA2	Stafford: Medium site	Units = 40 Area (gross ha) = 1.63 Density/ha = 35	Development is considered viable
STA6	Stafford: Urban infill site	Units = 7 Area (gross ha) = 0.17 Density/ha = 41	Development is considered viable
STO1	Stone: Large site	Units = 100 Area (gross ha) = 4.76 Density/ha = 35	Development is considered viable
STO2	Stone: Medium site	Units = 40 Area (gross ha) = 1.63 Density/ha = 35	Development is considered viable
STO3	Stone: Small site	Units = 10 Area (gross ha) = 0.40 Density/ha = 30	Development is considered viable
RUR1	Village: Large site	Units = 30 Area (gross ha) = 1.42 Density/ha = 30	Development is considered viable
RUR2	Village: Medium site	Units = 12 Area (gross ha) = 0.57 Density/ha = 30	Development is considered viable
RUR3	Village: Small site	Units = 7 Area (gross ha) = 0.25 Density/ha = 28	Development is considered viable
RUR5	Village: Smaller infill site	Units = 5 Area (gross ha) = 0.15 Density/ha = 33	Development is considered viable

7.9. Constraint Resolution

- 7.9.1. Having assessed the availability, suitability and achievability of each SHELAA site a conclusion can be made on the deliverability of each site. Where a site is considered available, suitable and achievable it

is a deliverable site. If a site fails one of these tests, it will be deemed either developable or not currently developable. The Council has indicated, if possible, how the constraint could be overcome, for example when policies are reviewed or by extraordinary mitigation measures.

7.10. Results

- 7.10.1. 276 sites have been assessed in the SHELAA. Of the 276 sites assessed:
- 10 sites are deliverable.
 - 64 sites are developable, subject to compliance with Policy C5 of the adopted Plan for Stafford Borough (June 2014) and Paragraph 72 of the NPPF, regarding entry level housing adjacent to a settlement boundary and a proportionate size.
 - 7 sites are developable subject to compliance with Paragraph 149, Section G, of the NPPF, regarding meeting the affordable housing need of the local area on previously developed land on Green Belt sites.
 - 195 sites are not currently developable.
- 7.10.2. A summary table showing which sites are in the above categories can be found in Appendix 2 and the completed SHELAA forms for each site can be seen in Appendix 3, which are listed in alphabetical order based on their Site ID codes.
- 7.10.3. Please note since the publication of the SHELAA 2021 Update some of the sites have been recoded and renumbered to reflect Yarnfield and Cold Meece Parish separating from Swynnerton Parish.
- 7.10.4. A small number of sites that have been previously included now have planning consent for the full site, as listed below. If development does not commence on a site prior to planning consent expiring the site will be added into a future SHELAA.
- ECC16 – Eccleshall Police Station
 - STAFMB08 – Land at Burleyfields
 - STAFMB20 – Former GEC/Alstom Premises
 - STO15 – Land off Saddler Avenue
- 7.10.5. Additionally, a small number of sites have planning consent which covers part of the site. The sites which have planning consent that covers a reasonable proportion of the site are listed below.
- BRA01 – Land at Mitton Road (part)
 - CRE01 – Redhill Farm (part)
 - CRE02 – Land allocation to north of Redhill (part)
 - HIX08 – Former Hixon Airfield (part, which may affect site access)
 - STO01 – Land adjacent to Lichfield Road (part)
 - STO09 – Stone Police Station (part)

- WHI03 – Land north of Redhill Business Park (part)
- 7.10.6. Following the designation of the Settlement Boundaries in the Plan for Stafford Borough Part 2, some of the sites are dissected by the boundary of the sustainable settlement, and thus may be partly deliverable, depending on any other physical or environmental constraints. These sites are: CRE01, CRE02, GNO04, HIG10, HIX18, SRUR04, STAFMB18, SWY01, WHI03 and YCM01.
- 7.10.7. It is worth noting that some of the submitted site boundaries overlap each other, and thus the total yield of the sites combined will be less than the cumulative yields of each individual site.
- 7.10.8. The SHELAA shows that there are 10 deliverable sites. The proposed uses of these sites include both residential and employment. Combined, these sites have the potential to deliver 539 residential units and 141.7 hectares of employment land.
- 7.10.9. There are 64 sites that are potentially developable subject to compliance with Policy C5 of the adopted Plan for Stafford Borough and Paragraph 72 of the NPPF, all being located adjacent to a sustainable settlement as identified in the Plan for Stafford Borough Part 2. Combined, these sites have the potential to accommodate 12,804 residential units. However, there are physical or environmental constraints on some of these sites, preventing the entire site from being developed. Therefore, the actual number of residential units these sites could provide is likely to be considerably lower than the aforementioned total. 3 of these 64 sites were submitted for use as employment land. These are situated adjacent to sustainable settlements and are therefore developable subject to a review of the settlement boundaries through the new Local Plan. These 3 sites could provide 15.3 hectares of developable employment land.
- 7.10.10. The 7 sites that are potentially developable subject to compliance with Paragraph 149, Section G, of the NPPF are brownfield sites within the Green Belt. Combined, these sites have the potential to accommodate 658 residential units. However, the combined developable areas of these sites will not be capable of accommodating this level of housing, as only the brownfield sections of these sites have the potential to be developable. Therefore, the actual potential yield will be lower than 658 units.
- 7.10.11. There are 195 sites that are not currently developable which are constrained for a variety of reasons. The primary reason that these sites have been assessed as not currently developable is because they are not within or adjacent to a sustainable settlement as identified in the adopted Plan for Stafford Borough. Environmental constraints can also result in a site being assessed as not currently developable. For example, a site that falls within the Flood Zone or

is designated as Green Infrastructure will not be suitable for development. Physical constraints can also affect the suitability of a site. For example, significant transport infrastructure separating a site from a sustainable settlement can restrict future development. If these constraints were overcome, a combined area capable of accommodating 70,612 residential units and 65.8 hectares of employment land could be supplied.

8. Stage 3: Windfall Assessment

- 8.1. Paragraph 71 of the National Planning Policy Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 8.2. Stafford Borough Council produces a separate 5 Year Housing Land Supply Statement with a base date of the 31 March each year. Previously this statement has not included an allowance from windfall sites in the 5 year supply. However, the Council has consistently permitted windfall sites, and in previous years, windfall sites have made up the majority of the Council's completions, see Table 4 (data has been sourced from the annual Land for New Homes document).
- 8.3. The Council regards this track record of delivery as compelling evidence that windfall sites have consistently become available in the local area. In a recent appeal decision in the Borough the Inspector commented that "it seems irrational not to include a windfall element [in the 5 year land supply] given the Council's track record in that respect" (Planning Inspectorate reference: APP/Y3425/A/14/2217578).
- 8.4. Paragraph 71 of the National Planning Policy Framework indicates that Local Planning Authorities should consider the suitability of windfall sites submitted in their Strategic Housing and Employability Land Availability Assessment. The contributions windfall sites could have on the future housing forecast, including the 5 year land supply, can then be assessed.
- 8.5. Of the 10 sites that were assessed as deliverable, 2 of the sites are partly allocated for employment in the Local Plan. These sites are CRE02 and WHI03 both of which have been submitted as land for potential employment development. CRE02 is 113.5 hectares, and of this, 12.9 hectares are allocated for employment in the adopted Local Plan and a further 9.5 hectares has permitted planning permission, which totals 22.4 hectares. Therefore, CRE02 is capable of delivering 91.1 hectares of windfall employment land. The site WHI03 overlaps with CRE02 and is subject to the same employment land allocation in the Local Plan and permitted planning permission. With these removed, WHI03 is capable of delivering 3.9 hectares of windfall employment land.

- 8.6. There are 2 sites, that have been submitted for housing, which have been assessed as deliverable that are divided by the settlement boundary of a Local Plan settlement, these are HIG10, at Woodseaves, and HIX18, at Hixon. The area inside the settlement boundary is deliverable with the remainder being potentially developable based on compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF. If these were fully developed these 2 sites would deliver a total of 45 residential units.
- 8.7. The remaining 6 sites are all completely inside a settlement boundary identified in the Local Plan. These have been identified as deliverable residential sites and are all windfall sites and could provide a potential combined yield of 494 residential units.
- 8.8. In previous years, not all windfall sites were delivered on sites that were assessed in the SHELAA. In fact, the majority of windfall sites delivered in the Borough are on sites that were not identified as deliverable in the SHELAA.
- 8.9. The historic delivery of residential units that have been assessed through previous SHLAA's indicates that it is not likely the sites assessed as being deliverable in this SHELAA will result in future windfall completions. At present, the availability of potential windfall sites is restricted due to the constraint of settlement boundaries, as identified in Part 2 of the Plan for Stafford Borough.
- 8.10. However, in previous years there has been a consistent delivery of windfall units across Stafford Borough, and this is a trend that is expected to continue. This is in part likely to be due to recent changes in planning legislation including prior approval for a proposed change of use of agricultural buildings to a Dwelling house and prior approval for a proposed change of use of a building from Office Use to a Dwelling house.
- 8.11. The historic windfall completion rates, the range of deliverable land assessed in the SHELAA and the continued allowance for brownfield development suggests that development opportunities will continue to present themselves within the sustainable settlements identified in the adopted Local Plan.

Table 4: Completions and windfall completions by Monitoring Year

Monitoring Year	Number of Net Completions	Percentage of Completions on Windfall Sites
2007 – 2008	581	100%
2008 – 2009	518	100%
2009 – 2010	193	100%
2010 – 2011	220	100%
2011 – 2012	425	100%
2012 – 2013	306	100%
2013 – 2014	411	100%
2014 – 2015	497	90%
2015 – 2016	688	78%
2016 – 2017	1010	77%
2017 – 2018	863	64%
2018 – 2019	699	56%
2019 – 2020	752	53%
2020 – 2021	614	49%
2021 – 2022	506	44%

9. Stage 4: Assessment Review

- 9.1. This stage considers the findings of the SHELAA against the identified need for housing. The housing needs for Stafford Borough were established in the Strategic Housing Market Assessment (2012) and enshrined in Spatial Principle 2 of the Plan for Stafford Borough, the need is for 500 units a year.
- 9.2. The Plan for Stafford Borough indicates that the majority of the housing need will be met through the delivery of 4 Strategic Development Locations (SDLs). The delivery of these sites is progressing well with most sites having delivered a number of completed units. Furthermore, outline,

reserved matters and full applications remain extant on part or all of the sites. The trajectory for the delivery of these sites is set out in the Council's annual 5 Year Land Supply Statement and Land for New Homes (the Council's housing monitor).

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

10. Stage 5: Final Evidence Base and Conclusion

- 10.1. It is intended that the SHELAA will be kept under review, and updates will be carried out to ensure it remains an effective and up to date evidence base. The proposed reviews will not alter the methodology followed, unless the national Planning Practice Guidance on SHELAA preparation is significantly amended.
- 10.2. As a result, the Council will continue to accept suggested sites for inclusion in future SHELAA reviews. Submitted sites will be kept on file and added to the SHELAA at the next review. If you would like to submit a site for inclusion please download the pro forma from the Council's website (<https://www.staffordbc.gov.uk/call-sites-including-brownfield-land-consultation>) along with a map showing a red line boundary of the land in question. Alternatively, the form is available in Appendix 1.

Appendix 1: Call for Sites Pro Forma



**CALL FOR SITES
INCLUDING
BROWNFIELD LAND
REGISTER**

Ref:
Date:

(For official
use only)

Please email return completed forms to: strategicplanningconsultations@staffordbc.gov.uk or alternatively send to

- Forward Planning, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

Guidelines for Submitting a Site

Landowners, developers and other interested parties are invited to submit any of the following types of development for consideration: housing, employment, retail, leisure, health, and mixed use schemes.

This form has three parts:

Part A: Personal Details

The information that you provide will only be used to assist in the Councils review of its development policies in accordance with the Planning and Compulsory Purchase Act 2004. Your personal details may be shared with other departments to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that representations will be made available for public inspection, this means that with the exception of telephone numbers, private addresses, personal email addresses and signatures, your comments and other details that you provide will be publicly available for inspection and will also be published on the internet.

Part B: Your representations.

- Please complete Part B of this form for each representation you wish to make. You do not need to complete Part A more than once, but please ensure you state your name or organisation as applicable at the top of each Part B form you submit.
- Where submitting a site for housing development, please ensure it could accommodate 5 or more dwellings before completing this form.
- Where submitting a site for economic development, please ensure that sites are a minimum size of 0.25ha (or 500sqm net additional floorspace) or above.

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- Please attach an up-to-date Ordnance Survey based map at 1:1250 or 1:2500. This must outline the precise boundaries of the site in its entirety and the part that may be suitable for development (if this is less than the whole). **Without this mapped information we are unable to register the site.**

Part C: Brownfield Sites – Call for Sites

In April 2017 the Government introduced a requirement on Local Planning Authorities (LPAs) to publish a Brownfield Land Register (BLR). A BLR is a list of previously developed sites that are potentially suitable for residential development. Any sites put forward concerning Brownfield Land as part of this Call for Sites exercise will be assessed for inclusion in the updated Brownfield Sites Register in 2018.

The BLR is to be kept in 2 parts:

- Part 1 will be for sites categorised as ‘previously developed land’ which are suitable, available and achievable for residential development.
- Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development.

The BLR will be maintained and reviewed at least once a year to ensure it is kept up to date. Landowners and other stakeholders are invited to submit sites which meet the National Planning Policy Framework (NPPF) definition of previously developed land that they consider have the potential to be used for housing led development.

However, a site’s inclusion on Part 1 of the Register does not confirm that it will be progressed to Part 2 and receive Permission in Principle.

To be included, sites should meet the definition of previously developed land as set out in the glossary at Annex 2 of the NPPF, which is:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time’.

Please complete section A, B (with the exception of B5), and C as fully as possible for each site.

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How will my submission be used?

We will acknowledge receipt of your submission and fully consider responses for the next stage of the plan-making process, although the Council will not engage through individual correspondence. All comments received will be published on the Council's website in accordance with the General Data Protection Regulations (May 2018).

Protecting Your Privacy

We believe you should always know what data we collect from you and how we use it, and that you should have meaningful control over both. As part of our ongoing commitment to transparency, and in relation to the new General Data Protection Regulations (May 2018), we have updated our Privacy Policy.

We will only use your personal information to send you information on the Local Plan and associated planning policy matters. You can find information about how we handle your personal data by visiting www.staffordbc.gov.uk/privacynotices and if you have any queries or would like to unsubscribe from receiving information please contact the Forward Planning section using the details above.

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Part A

1. Personal Details*

*If an agent is appointed please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

2. Agent's Details (if applicable)

1. Personal Details

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
Email address	<input type="text"/>

2. Agent Details (if applicable)

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Job Title (where relevant)	<input type="text"/>
Organisation (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/>
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
Email address	<input type="text"/>

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Part B – Please Use a Separate Sheet for each representation

B1. Name/Organisation	
------------------------------	--

B2. I am...			
Owner of the site	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
Local Resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity / Community Group	<input type="checkbox"/>	Registered Social Landlord	<input type="checkbox"/>
Other (please specify):			

B3. Site Information				
Site location (including address and post code)				
Grid reference (if known)				
Site area (hectares)				
Current Land Use If the site is vacant please advise its historic use				
Type of site	Greenfield	Brownfield	Mixed please provide the approximate area that is Brownfield land (HA)	If brownfield please provide number and type of buildings currently on site
Existing trees and other landscape features on the site				
Availability of access to the site				

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Ecological features and areas of biological importance						
Relevant Planning History (please include planning application numbers)						
B4. Proposed Use of Site - Residential						
Where a residential use is being suggested for the site, so long as it could accommodate 5 or more dwellings please provide details below (if known)						
Housing, consisting of (please tick all that apply)	Proposed housing Type	(x)	Estimated number of dwellings proposed on site	Proposed housing Type	(x)	Estimated number of dwellings proposed on site
	Market housing			Affordable housing		
	Self-build			Starter homes		
	Sheltered housing			Residential institutions with care (C2 use)		
	Gypsy and traveller pitches			Live / work units		
	Other, please specify:					
Overall total estimated no. of dwellings proposed						

B5 Proposed Use of Site - All Other Uses (This section is not applicable for sites to be considered on the Brownfield Land Register)					
What use are you suggesting for the site? Please put a cross (x) next to all that apply					
YES (x)	Use	Detailed Use Type	(x)	Detailed Use Type	(x)
	Employment consisting of (please tick all corresponding detailed uses that apply)	Offices		Light industry	
		Storage / distribution		General industry	
		Other, please specify			
	Retail, leisure or community uses consisting of (please tick all corresponding detailed uses that apply)	Shops		Food / drink establishments	
		Leisure		Community facilities	
		Other, please specify			
	Any other use not listed above, please provide details				

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Estimated floorspace for each use (m²) and total overall floorspace (m²) (excluding any proposed residential uses)	Employment		m ²
	Retail / Leisure / Community		m ²
	Any other proposed use		m ²
	Not known at this stage. Please cross (x) if applicable		
	Total non-residential uses (if known)		m ²

B6. Site Ownership		
I (or my client)...		
Is the sole owner of the site	<input type="checkbox"/>	
Is a part owner of the site	<input type="checkbox"/>	
Does not own (or hold any legal interest in) the site whatsoever	<input type="checkbox"/>	
If Owner / Part-owner have you attached a copy of the title plan and deeds with this form?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If you are not the owner, or own only part of the site, do you know who owns the site or its other parts? (please provide details):		
Does the owner (or other owners) support future development on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

B7. Market Interest		
Please choose the most appropriate category below and indicate what level of market interest there is / has recently been in the site.		
	Yes	Comments
Site is owned by a developer	<input type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

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B8. Utilities			
Please tell us which of the following utilities are available to the site			
	Yes	No	Unsure
Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline telephone / broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

B9. Suitability Issues			
Please tell us if there are any of the following constraints			
	Yes	No	Unsure
Land in other ownership must be acquired to develop the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restrictive covenants exist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Current use needs to be relocated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical constraints (topography, trees, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Rights of Way cross or adjoin the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contamination / Land Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Area / Listed Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature Conservation / Ecology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities (high pressure gas pipeline / electricity pylons / water infrastructure)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Flood plain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please provide any relevant information of likely measures to address any of the above that you have answered "YES" to:			

B10. Timescale for Availability

Please indicate the approximate timescale for availability:

		Comments – particularly if you have indicated that the site is not immediately available, please explain why:
Immediately	<input type="checkbox"/>	
Up to 5 years	<input type="checkbox"/>	
5 - 10 years	<input type="checkbox"/>	
10 – 15 years	<input type="checkbox"/>	
Beyond 15 years	<input type="checkbox"/>	

B11. Other Relevant Information – Please use the space below for additional information or further explanations on any of the topics covered in this form (any additional information should be limited to 3 sides of A4):

Signature:.....

Date:.....

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Part C – Brownfield Land Register

C1. Meeting the Definition of Previously Developed Land	
To ensure the land meets the definition of previously developed land as provided in the Glossary to the NPPF, please confirm the following by ticking all the boxes where you believe the statements are fulfilled.	
The land is or was occupied by a permanent structure.	<input type="checkbox"/>
The land is within the curtilage of a permanent structure and does not include any land that is not curtilage land.	<input type="checkbox"/>
The land is not or has not been occupied by agricultural or forestry buildings.	<input type="checkbox"/>
The land is not a formal minerals or waste disposal site with restoration conditions.	<input type="checkbox"/>
The land is not a residential garden, park, recreation ground or allotment in a built up area.	<input type="checkbox"/>
The land may have been previously developed but the remains of the permanent structure have not blended into the landscape in process of time.	<input type="checkbox"/>

C2. Adjacent Land Uses
Please tell us the adjacent land uses

Appendix 2: Site Deliverability Table

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
ADB01				Y
BAR01				Y
BAR02				Y
BAR03				Y
BAR04				Y
BER01				Y
BER02		Y		
BER03				Y
BER04		Y		
BER05		Y		
BRA01				Y
BRA02				Y
BRA03				Y
BRA04				Y
BRO01				Y
BRO02				Y
BRO03				Y
BRO04				Y
BRO05				Y
BRO06				Y
BRO07				Y
BUR01				Y
BUR02				Y
BUR03				Y
BUR04				Y
CHE01				Y
CHE02				Y
CHE03				Y
CHE04				Y
CHE05				Y
CHE06				Y
CHU01 (A and B)				Y
CHU02				Y
COL01				Y
COL02 and COL05				Y
COL03				Y
COL04		Y		
COL06		Y		
COL07				Y
COL08		Y		
COL09				Y
COL10		Y		
COL11				Y
COL12				Y
COL13		Y		
COL14				Y
COL15				Y
COL16				Y
COL17				Y
CRE01		Y		
CRE02	Y			
CRE03		Y		
CRE04				Y
CRE05				Y
CRE06				Y
DOX01				Y
DOX02				Y
DOX03				Y
DOX04				Y

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
ECC01		Y		
ECC02		Y		
ECC03		Y		
ECC04				Y
ECC05				Y
ECC06		Y		
ECC07		Y		
ECC08				Y
ECC09		Y		
ECC10				Y
ECC11				Y
ECC12		Y		
ECC13				Y
ECC14		Y		
ECC15				Y
ECC17				Y
ECC18		Y		
ECC19				Y
ECC20				Y
ECC21				Y
ECC22 (*SWY14)				Y
ECC23 (*SWY20)				Y
ECC24				Y
FOR01				Y
FUL01				Y
FUL02 (A and B)				Y
FUL03			Y	
FUL04				Y
FUL05				Y
GAY01				Y
GNO01				Y
GNO02	Y			
GNO03				Y
GNO04		Y		
GNO05		Y		
GNO06				Y
GNO07				Y
GNO08				Y
GNO09		Y		
GNO10				Y
GNO11		Y		
GNO12				Y
GNO13				Y
GNO14				Y
GNO15				Y
GNO16				Y
GNO17				Y
GNO18		Y		
HAU01				Y
HAU02				Y
HAU03				Y
HAU04				Y
HAU05		Y		
HAU06		Y		
HIG01				Y
HIG02				Y
HIG03				Y
HIG04				Y
HIG05				Y

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
HIG06				Y
HIG07	Y			
HIG08		Y		
HIG09		Y		
HIG10	Y			
HIG11		Y		
HIG12				Y
HIG13		Y		
HIL01 and HIL02				Y
HIL03				Y
HIL04			Y	
HIX01		Y		
HIX02				Y
HIX03		Y		
HIX04		Y		
HIX05		Y		
HIX06				Y
HIX07				Y
HIX08				Y
HIX09		Y		
HIX10		Y		
HIX11				Y
HIX12		Y		
HIX13		Y		
HIX14		Y		
HIX15		Y		
HIX16		Y		
HIX17		Y		
HIX18	Y			
HIX19		Y		
HIX20		Y		
HOP01				Y
HOP02		Y		
HOP03	Y			
HOP04				Y
HOP05				Y
HOP06				Y
HOP07				Y
HOP08				Y
HOP09		Y		
HOP10				Y
HOP11				Y
HYD01				Y
MAR01				Y
MAR02				Y
MAR03				Y
MAR04		Y		
MIL01				Y
MIL02				Y
MIL03				Y
MIL04				Y
RAN01				Y
SAL01				Y
SAL02				Y
SAL03				Y
SEI01				Y
SEI02				Y
SEI03				Y
SEI04				Y
SEI05				Y
SEI06				Y
SEI07				Y
SEI08				Y

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
SEI09				Y
SEI10				Y
SEI11				Y
SEI12				Y
SEI13				Y
SEI14				Y
SEI15				Y
SRUR01			Y	
SRUR02				Y
SRUR03			Y	
SRUR04				Y
SRUR05				Y
SRUR06				Y
SRUR07				Y
SRUR08				Y
SRUR09				Y
SRUR10		Y		
SRUR11				Y
SRUR12				Y
SRUR13				Y
SRUR14				Y
SRUR15				Y
STAFMB01 and STAFMB17				Y
STAFMB02				Y
STAFMB03		Y		
STAFMB04				Y
STAFMB05				Y
STAFMB06				Y
STAFMB07	Y			
STAFMB09		Y		
STAFMB10				Y
STAFMB11				Y
STAFMB12	Y			
STAFMB13		Y		
STAFMB14				Y
STAFMB15				Y
STAFMB16				Y
STAFMB18				Y
STAFMB19				Y
STAFMB21				Y
STAFMB22				Y
STAFMB23				Y
STAN01				Y
STAN02				Y
STAN03				Y
STO01		Y		
STO02		Y		
STO03		Y		
STO04				Y
STO05				Y
STO06		Y		
STO07		Y		
STO08 and STO10		Y		
STO09	Y			
STO11				Y
STO12		Y		
STO13		Y		
STO14				Y
STO16		Y		
STO17				Y
STOW01				Y
STOW02				Y

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
STOW03				Y
STOW04				Y
SWY01				Y
SWY02 (*SWY05)				Y
SWY03 (*SWY15)				Y
SWY04 (*SWY16)				Y
SWY05 (*SWY17)				Y
SWY06 (*SWY18)				Y
SWY07 (*SWY19)				Y
SWY08 (*SWY21)				Y
TIX01		Y		
TIX02		Y		
WES01				Y
WES02		Y		
WES03		Y		
WES04				Y
WES05				Y
WHI01				Y
WHI02				Y
WHI03	Y			
YCM01 (*SWY02)				Y
YCM02 (*SWY03)				Y
YCM03 (*SWY04)			Y	
YCM04 (*SWY06)				Y
YCM05 (*SWY07)				Y
YCM06 (*SWY08)				Y
YCM07 (*SWY09)				Y
YCM08 (*SWY10)				Y

Site ID (*Previous ID where relevant)	Deliverable	Developable subject to compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF	Developable subject to compliance with Paragraph 149, Section G of the NPPF	Not currently developable
YCM09 (*SWY11)				Y
YCM10 (*SWY12)				
YCM11 (*SWY13)			Y	Y
YCM12 (*SWY22)			Y	
YCM13 (*SWY23)				Y

Appendix 3: Completed SHELAA Forms

The following section includes the completed SHELAA forms for each site that has been submitted for inclusion in the SHELAA.

Please note since the publication of the SHELAA 2021 Update some of the sites have been recoded and renumbered to reflect Yarnfield and Cold Meece Parish separating from Swynnerton Parish. All the sites in this region have had their Parish checked and have been recoded / renumbered accordingly. The sites which have had their ID updated include a reference on their forms to the code they were previously recorded as.

Stafford Borough Council SHELAA 2022

ADB01	Site Name: Land adjacent to the former Brown Jug public house, ST21 6ET		
Ward	Eccleshall	Parish	Adbaston
Size	0.2 hectares	Potential Yield	7
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints border the eastern boundary of the site: Historic Environment Record, Conservation Area and a regionally important geological site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BAR01	Site Name: Land off Cocknage Road, Rough Close, ST3 4NZ		
Ward	Barlaston	Parish	Barlaston
Size	6.7 hectares	Potential Yield	140
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is located within the Green Belt.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Green Belt.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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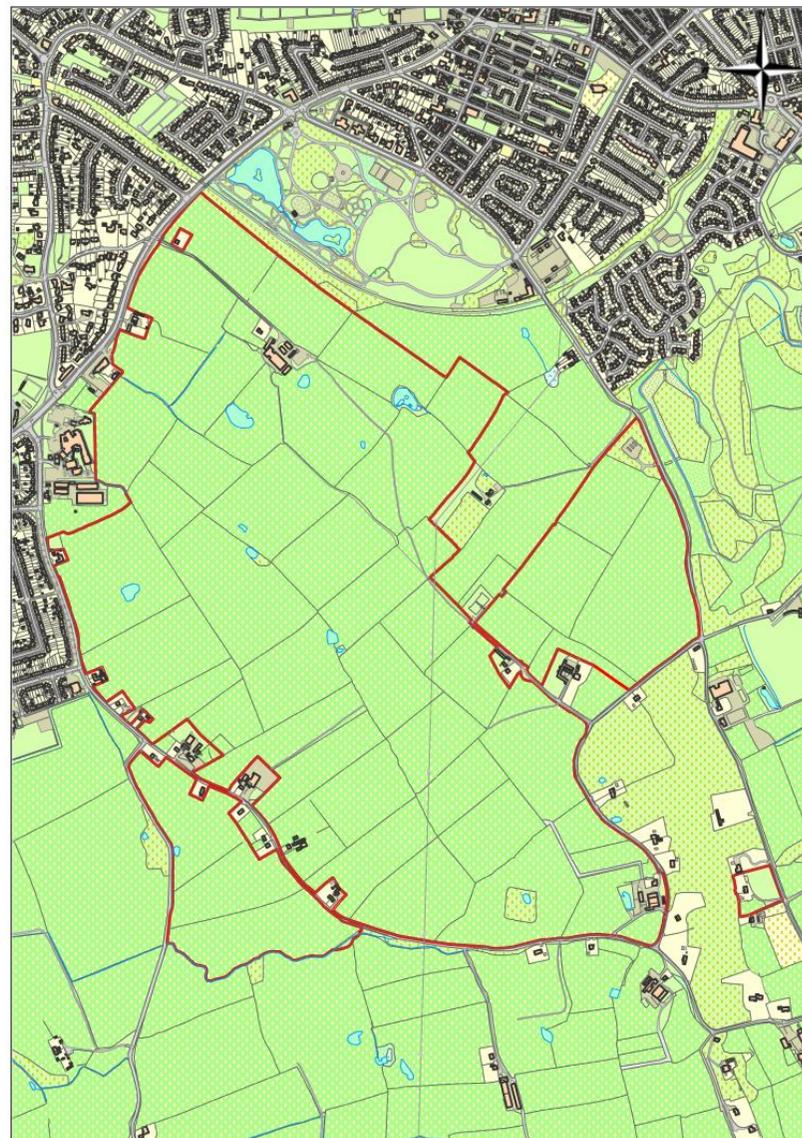
BAR02	Site Name: Land at Old Road, Barlaston, ST12 9EN		
Ward	Barlaston	Parish	Barlaston
Size	0.4 hectares	Potential Yield	11
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is positioned within the Green Belt.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Barlaston. The following constraints exist: Green Belt.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		



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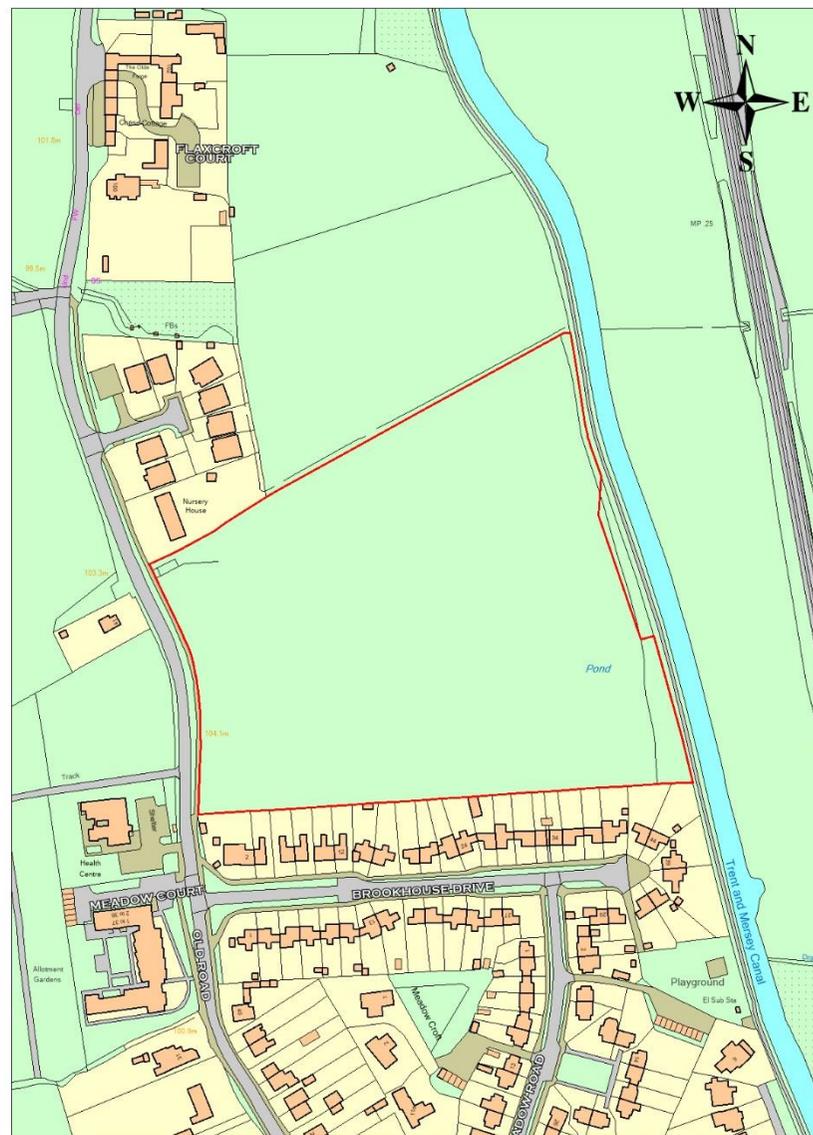
BAR03	Site Name: Cocknage, Staffordshire County Council, County Farm, ST3 4AW		
Ward	Barlaston	Parish	Barlaston
Size	194.4 hectares	Potential Yield	4,082
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is positioned within the Green Belt.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Public Right of Way, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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BAR04	Site Name: Land off Old Road, Barlaston, ST12 9EN		
Ward	Barlaston	Parish	Barlaston
Size	3.9 hectares	Potential Yield	82
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is positioned within the Green Belt.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Barlaston.</p> <p>The following constraints exist: Green Belt. A Historic Environment Record abuts the sites eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		



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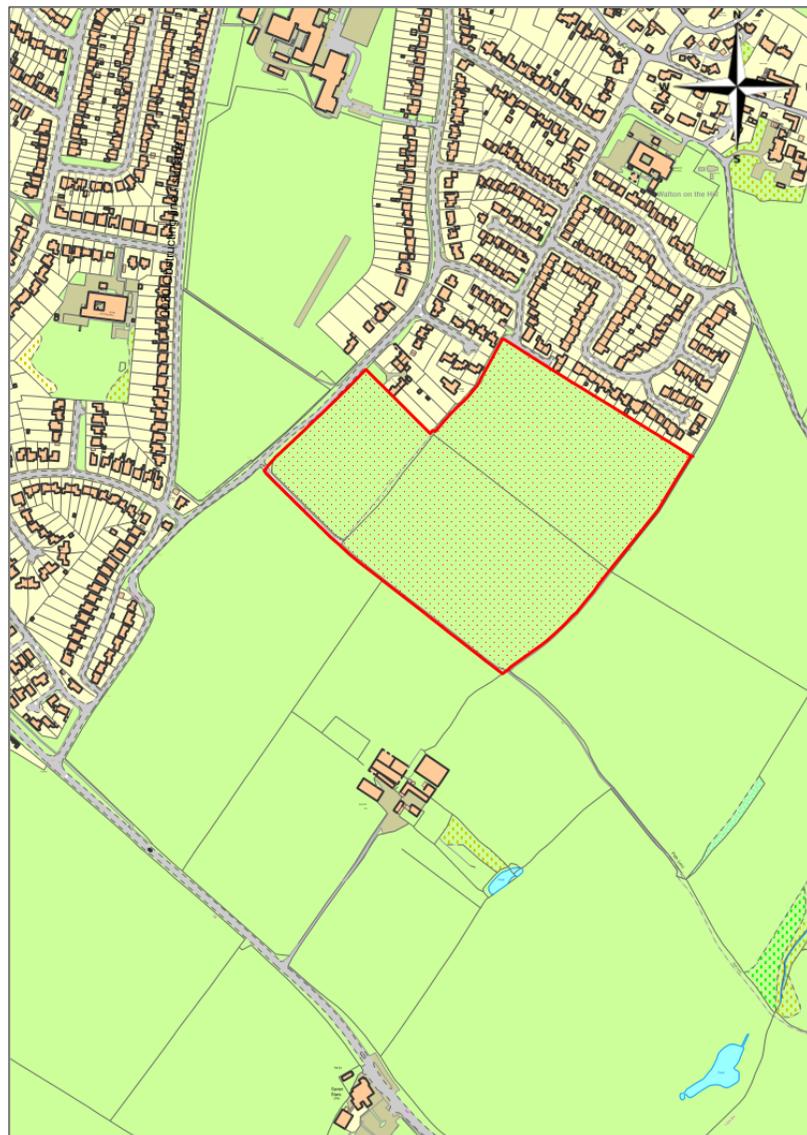
BER01	Site Name: Brocton Park Farm, Cannock Road, Stafford, ST17 0SU		
Ward	Milford	Parish	Berkswich
Size	6.8 hectares	Potential Yield	122
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints are present: Public Right of Way, Historic Environment Record, landfill buffer and mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BER02	Site Name: Land south-east of Old Croft Road, Walton on the Hill, Stafford, ST17 0NE		
Ward	Milford	Parish	Berkswich
Size	9.9 hectares	Potential Yield	209
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints are present: Public Right of Way, landfill buffer and mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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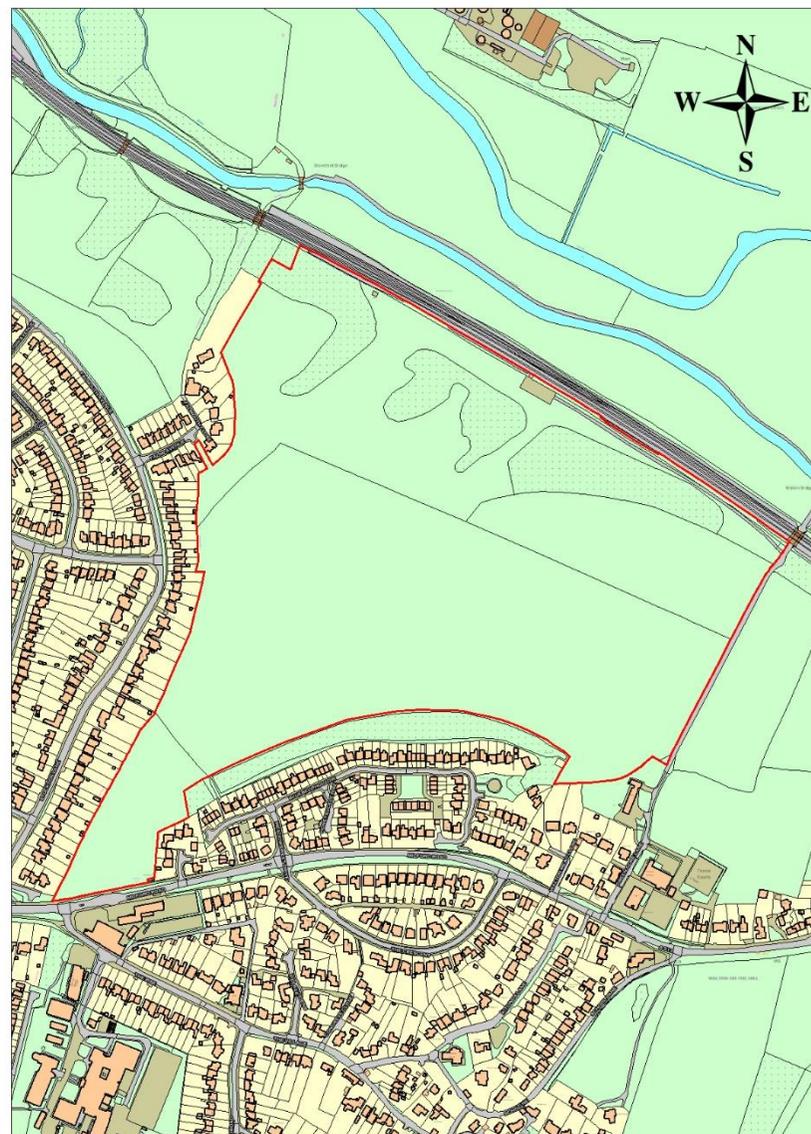
BER03	Site Name: Transport Yard, H Nickolls and Son (Milford) Ltd. The Green, Milford, Stafford, ST17 0UR		
Ward	Milford	Parish	Berkswich
Size	0.47 hectares	Potential Yield	9
Greenfield or Brownfield	Brownfield		
Current Use	Haulage yard.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraint exists: Area of Outstanding Natural Beauty.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BER04	Site Name: Land north of Milford Road, ST17 0JP		
Ward	Milford	Parish	Berkswich
Size	29.2 hectares	Potential Yield	613
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural land, scrub and woodland.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Historic Environment Record, Tree preservation order, a Public Right of Way, landfill buffer and mineral deposits buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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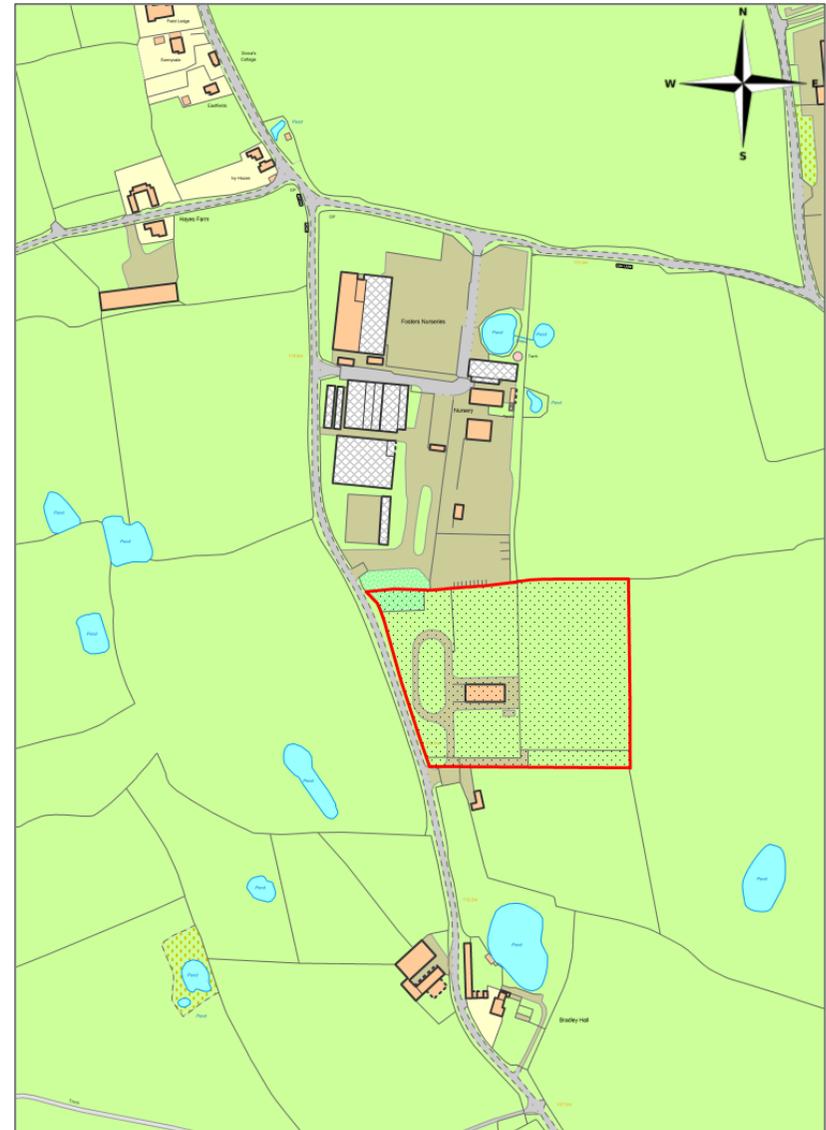
Stafford Borough Council SHELAA 2022

BER05	Site Name: Land south of Main Road, Walton-on-the-Hill, ST17 0LR		
Ward	Milford	Parish	Berkswich
Size	7.52 hectares	Potential Yield	158
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Tree Preservation Order, a Public Right of Way, Regionally important geological site, Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



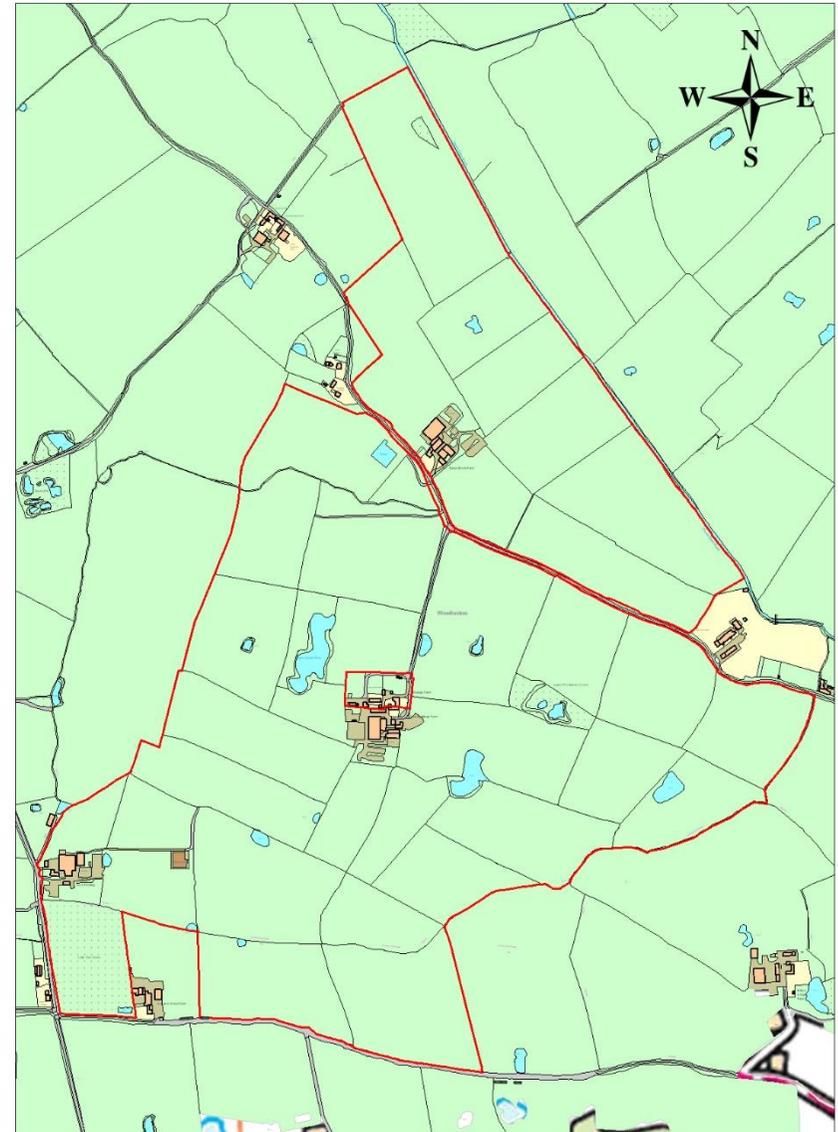
Stafford Borough Council SHELAA 2022

BRA01	Site Name: Land at Mitton Road, Bradley, ST18 9EA		
Ward	Seighford and Church Eaton	Parish	Bradley
Size	2.4 hectares	Potential Yield	51
Greenfield or Brownfield	Mixed		
Current Use	Business purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The current user needs to be relocated. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



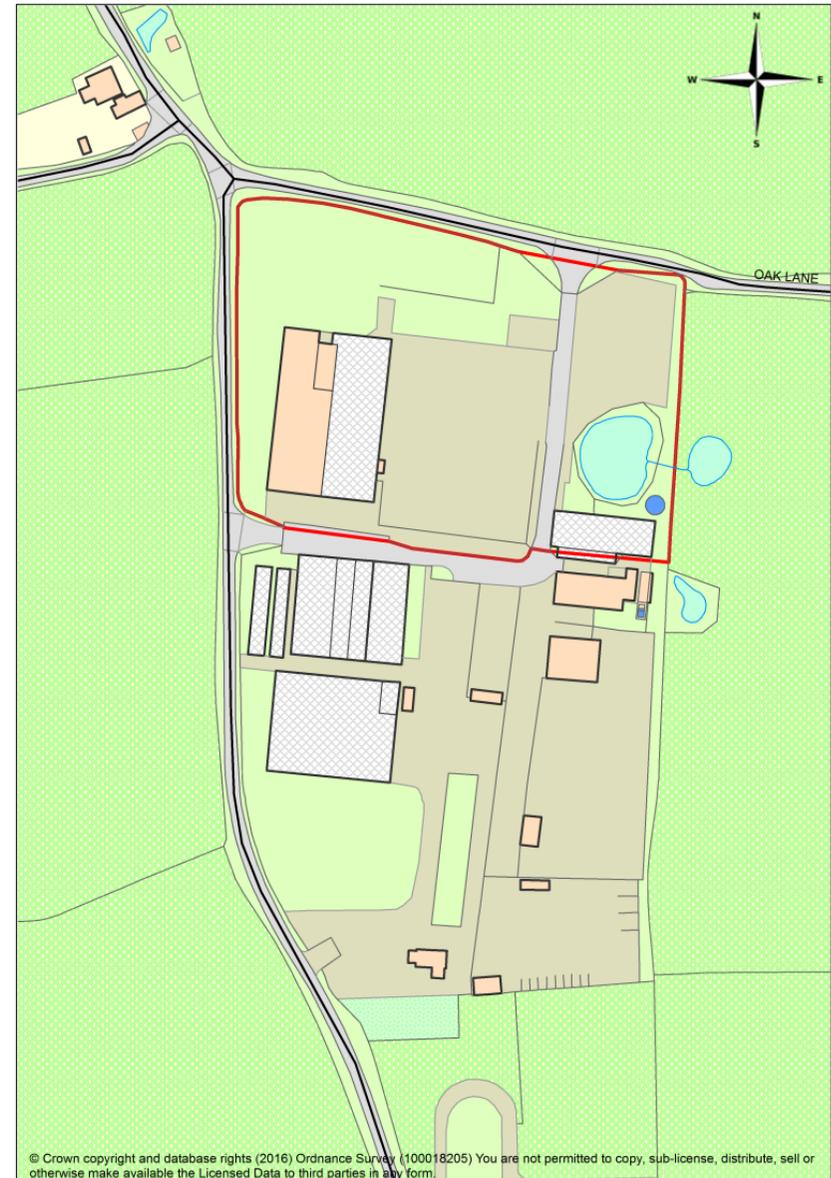
Stafford Borough Council SHELAA 2022

BRA02	Site Name: Upper Woollaston, SCC, County Farm, ST20 0AA		
Ward	Seighford and Church Eaton	Parish	Bradley
Size	125 hectares	Potential Yield	2,256
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The current user needs to be relocated. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

BRA03	Site Name: Bradley Nurseries and Garden Centre Land south of Oak Lane, Bradley, ST18 9EA		
Ward	Seighford and Church Eaton	Parish	Bradley
Size	1.8 hectares	Potential Yield	42
Greenfield or Brownfield	Brownfield		
Current Use	Vacant former retail garden centre.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

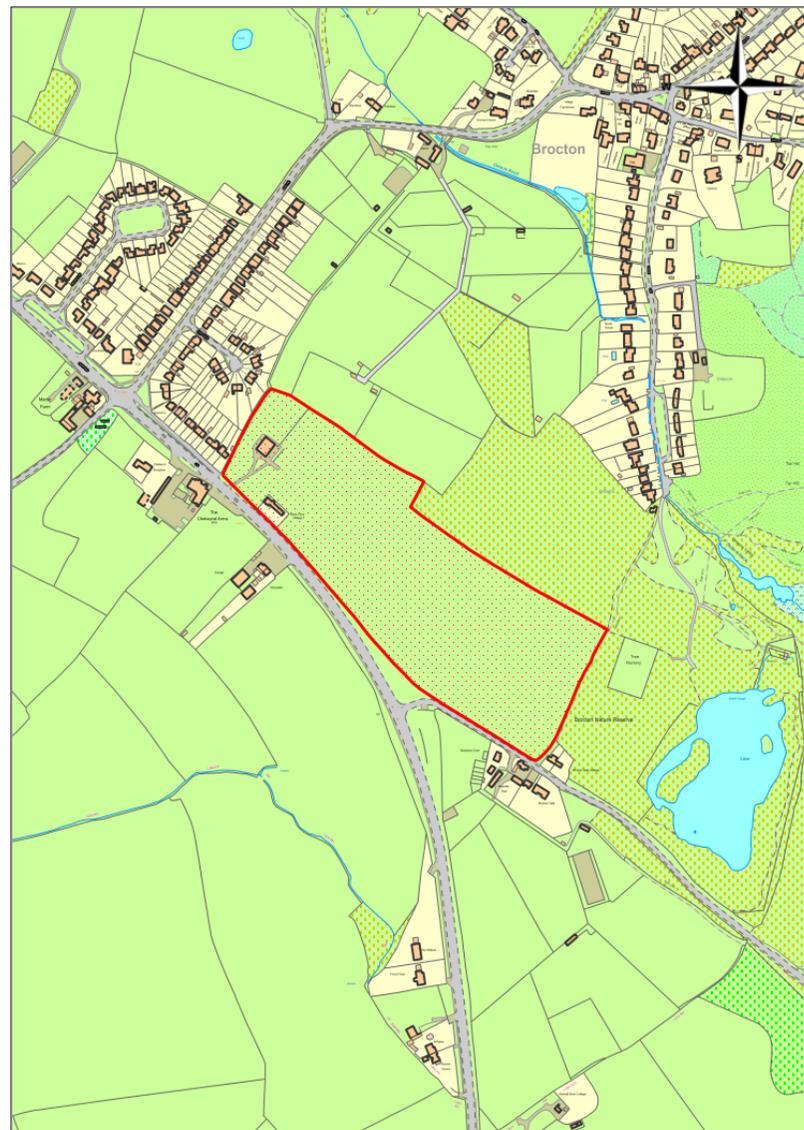
BRA04	Site Name: Land at Holly Lane, Bradley, Staffordshire, ST18 9DR		
Ward	Seighford and Church Eaton	Parish	Bradley
Size	0.5 hectares	Potential Yield	11
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Landfill buffer. A Conservation Area abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BRO01	Site Name: Bank Farm Cottage, Cannock Road, Brocton, ST17 0ST		
Ward	Milford	Parish	Brocton
Size	8 hectares	Potential Yield	141
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	<p>The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought.</p> <p>The site is currently under dual ownership, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Green Belt, Public Right of Way, Area of Outstanding Natural Beauty, landfill buffer and mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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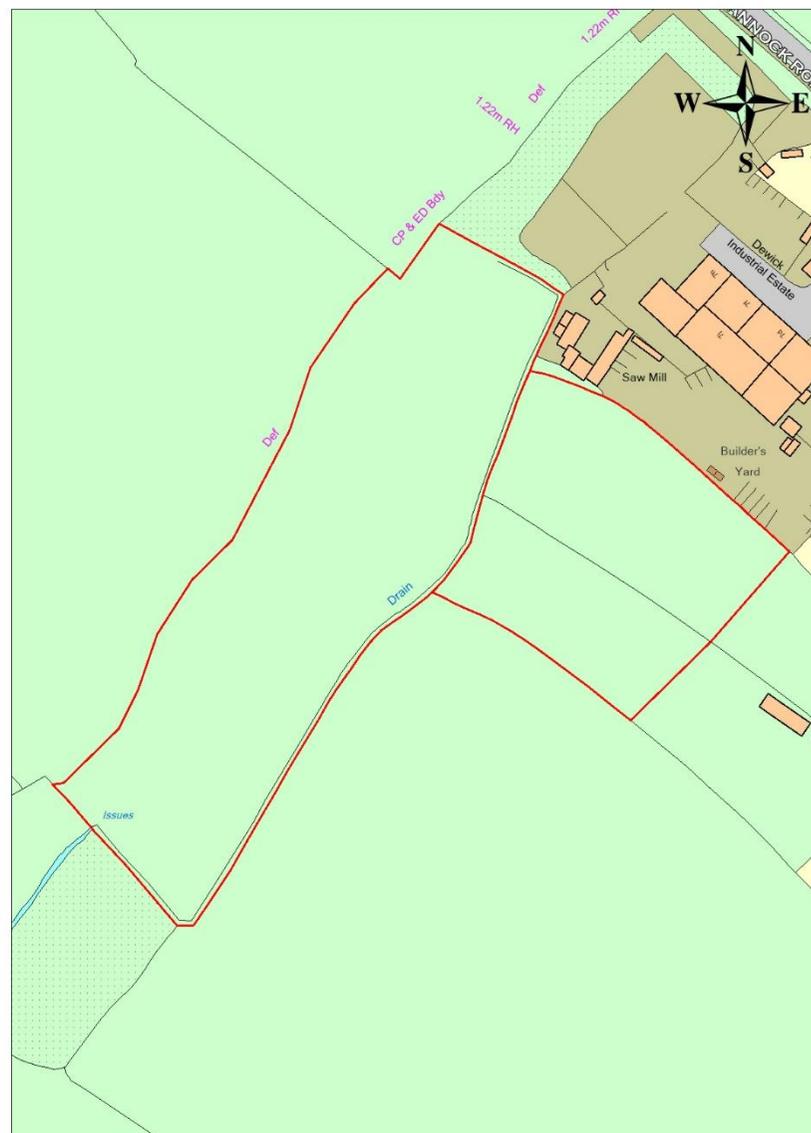
BRO02	Site Name: Sawpit Lane, Brocton, Stafford, ST17 OTS		
Ward	Milford	Parish	Brocton
Size	1.1 hectares	Potential Yield	22
Greenfield or Brownfield	Greenfield		
Current Use	Used by Bank Farm House for ancillary purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Area of outstanding natural beauty, mineral deposits. The site is bordered by the Green Belt on its southern boundary, and a Historic Environment Record abuts the site on its western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BRO03	Site Name: Land to the rear of Brocton Business Park, Brocton, ST17 0SU		
Ward	Milford	Parish	Brocton
Size	2.6 hectares	Potential Yield	55
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>There are no other known constraints.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

BRO04	Site Name: Land off Sawpit Lane, Brocton, ST17 0TE		
Ward	Milford	Parish	Brocton
Size	0.8 hectares	Potential Yield	17
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Mineral deposits and landfill buffer. Green Belt abuts the site on its south-eastern boundary. A Public Right of Way, Area of Outstanding Natural Beauty and Historic Environment Record abuts the site on its north-eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BRO05	Site Name: Land adjacent to Cottage Farm, Cannock Road, Brocton, ST17 0SU		
Ward	Milford	Parish	Brocton
Size	1.15 hectares	Potential Yield	24
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: A Public Right of Way, Historic Environment Record, Landfill and mineral deposits buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

BRO06	Site Name: Land at Sawpit Lane, Brocton, Stafford, ST17 0TJ		
Ward	Milford	Parish	Brocton
Size	1.2 hectares	Potential Yield	25
Greenfield or Brownfield	Greenfield		
Current Use	Equestrian purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Area of Outstanding Natural Beauty and mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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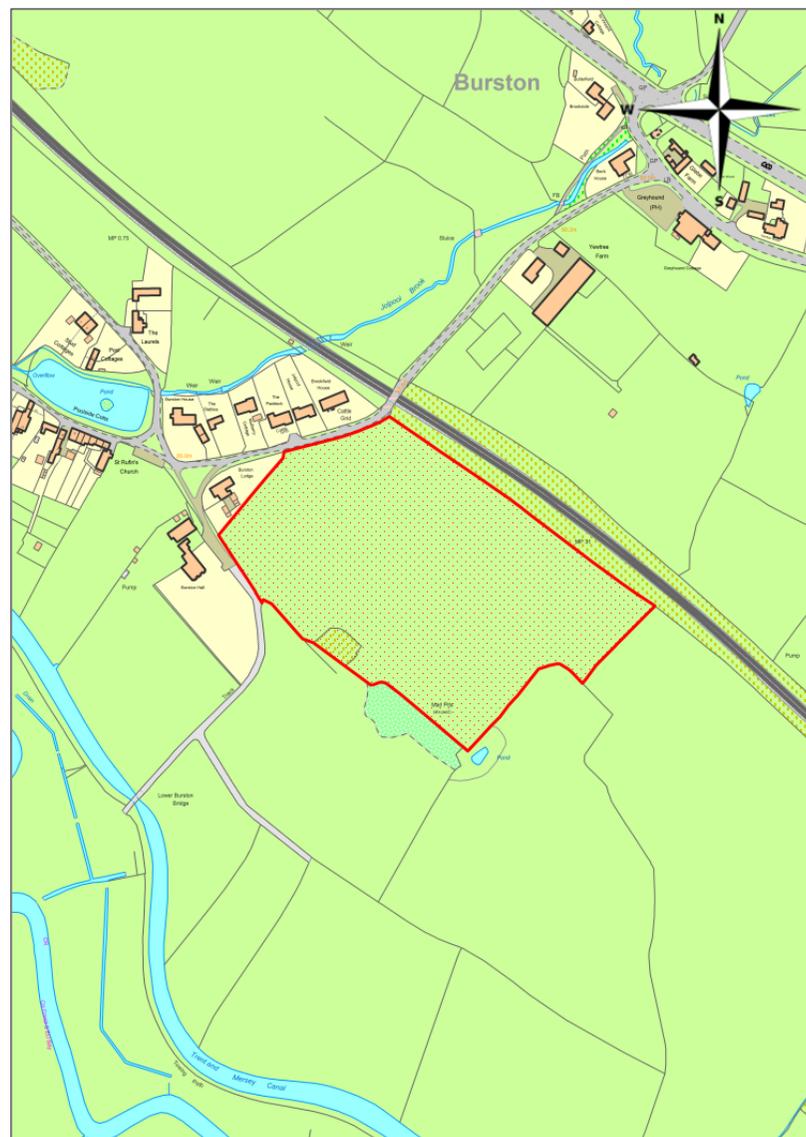
BRO07	Site Name: Land north of Walton Lane, Brocton, ST17 0TT		
Ward	Milford	Parish	Brocton
Size	3.1 hectares	Potential Yield	65
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraint exists: Area of Outstanding Natural Beauty, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BUR01	Site Name: Land southeast of Burston Lane, Burston, ST18 0DR		
Ward	Milwich	Parish	Sandon and Burston
Size	4.3 hectares	Potential Yield	78
Greenfield or Brownfield	Mixed		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits. A Public Right of Way abuts the site on its north western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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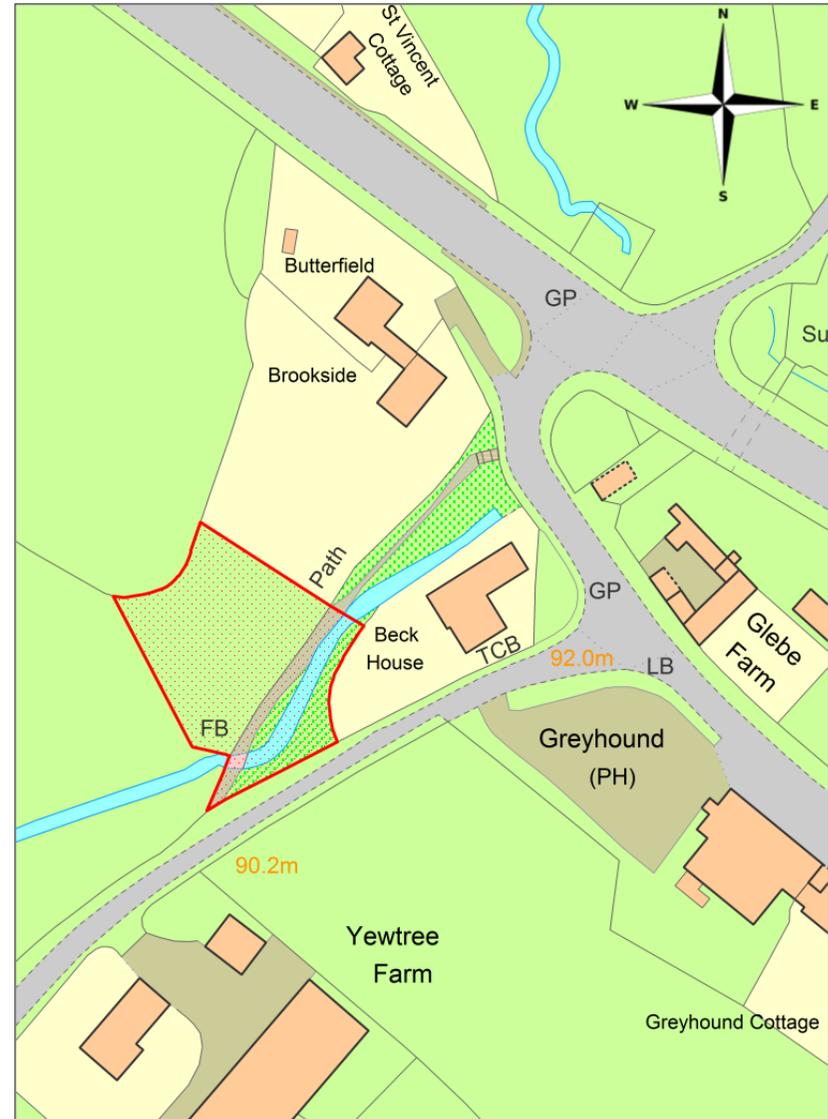
BUR02	Site Name: Land south of Burston Lane, Burston, ST18 0DR		
Ward	Milwich	Parish	Sandon and Burston
Size	0.88 hectares	Potential Yield	19
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits. A Conservation Area and a Historic Environment Record abuts the southern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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BUR03	Site Name: Land at Burston Lane, Burston, ST18 0DR		
Ward	Milwich	Parish	Sandon and Burston
Size	0.1 hectares	Potential Yield	4
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	It is unknown when the site will be available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the timescale for delivery is unknown.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Public Right of Way, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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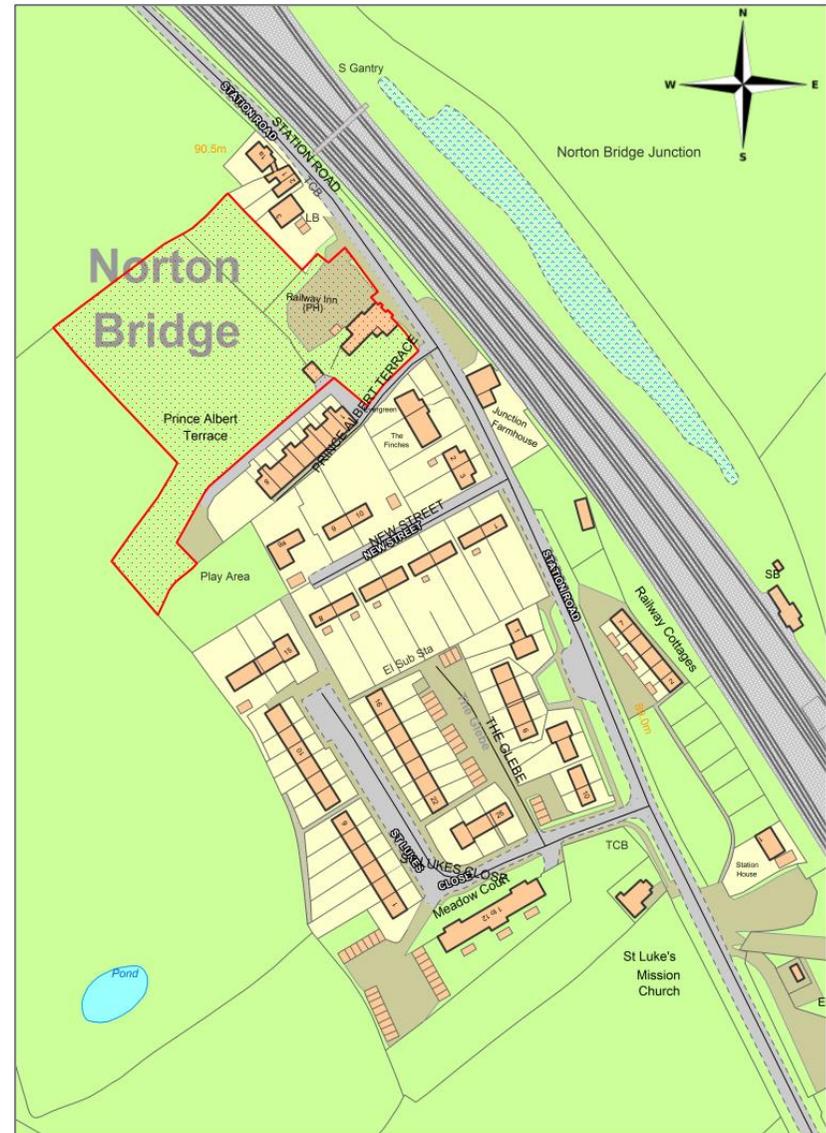
BUR04	Site Name: Land at Woodcock Lane, Burston, ST18 0DS		
Ward	Milwich	Parish	Sandon and Burston
Size	4 hectares	Potential Yield	69
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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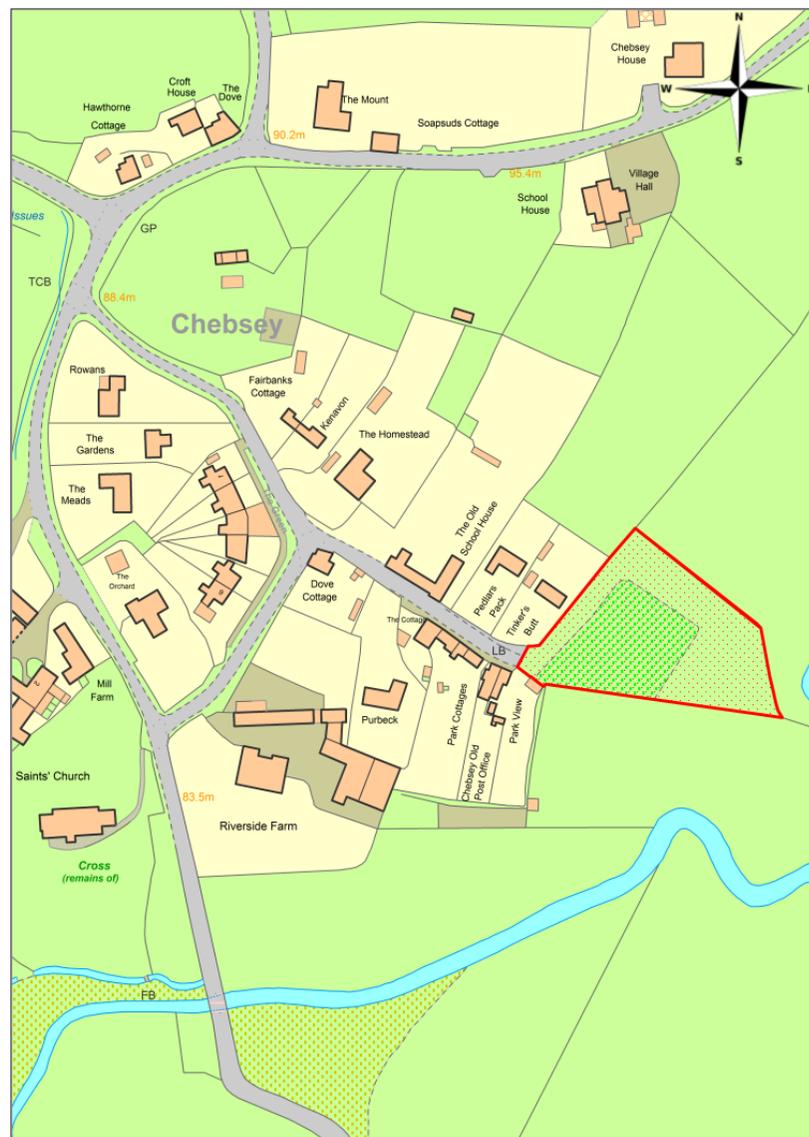
CHE01	Site Name: The Former Railway Public House, Norton Bridge, ST15 0NU		
Ward	Eccleshall	Parish	Chebsey
Size	0.8 hectares	Potential Yield	18
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a vacant public house, with greenfield land to the rear.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: landfill buffer, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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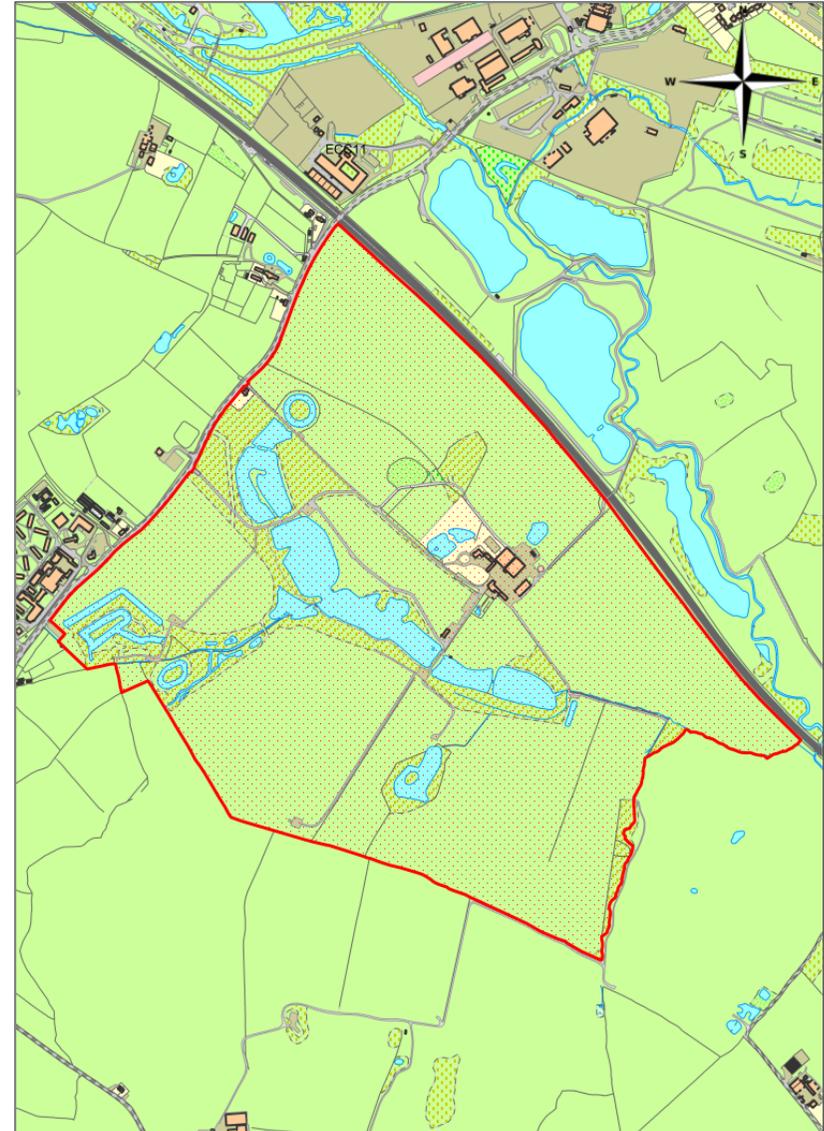
CHE02	Site Name: Land at Park Lane, Chebsey, ST21 6JU		
Ward	Eccleshall	Parish	Chebsey
Size	0.4 hectares	Potential Yield	11
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	It is unknown when the site will be available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the timescale for delivery is unknown.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints are present: Tree Preservation Order, Public Right of Way, Historic Environment Record, mineral deposit buffer. A Conservation Area abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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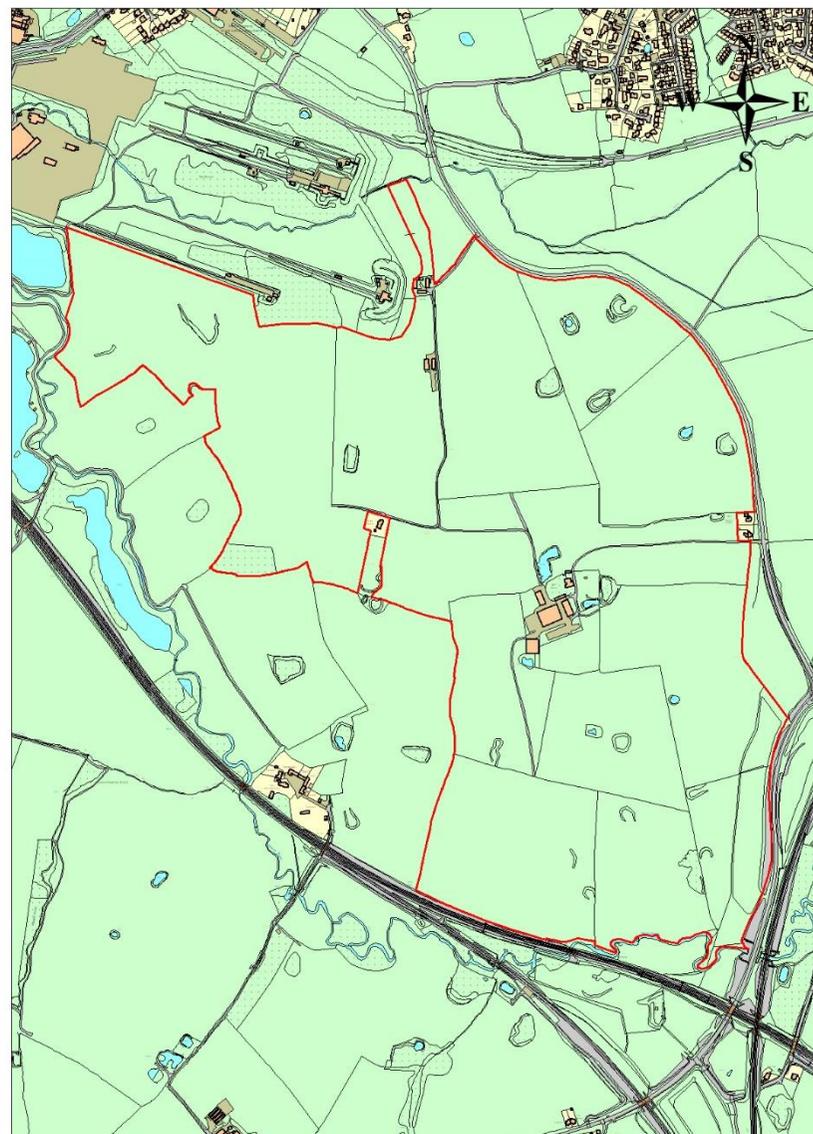
CHE03	Site Name: Baden Hall Farm, Swynnerton Road, Cold Meece, ST21 6LG		
Ward	Eccleshall	Parish	Chebsey and Eccleshall
Size	127.1 hectares	Potential Yield	2,288
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural, sporting and recreational purposes.		
Deliverability Summary			
Available	The site won't be available for 10-15 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 10-15 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone, listed building.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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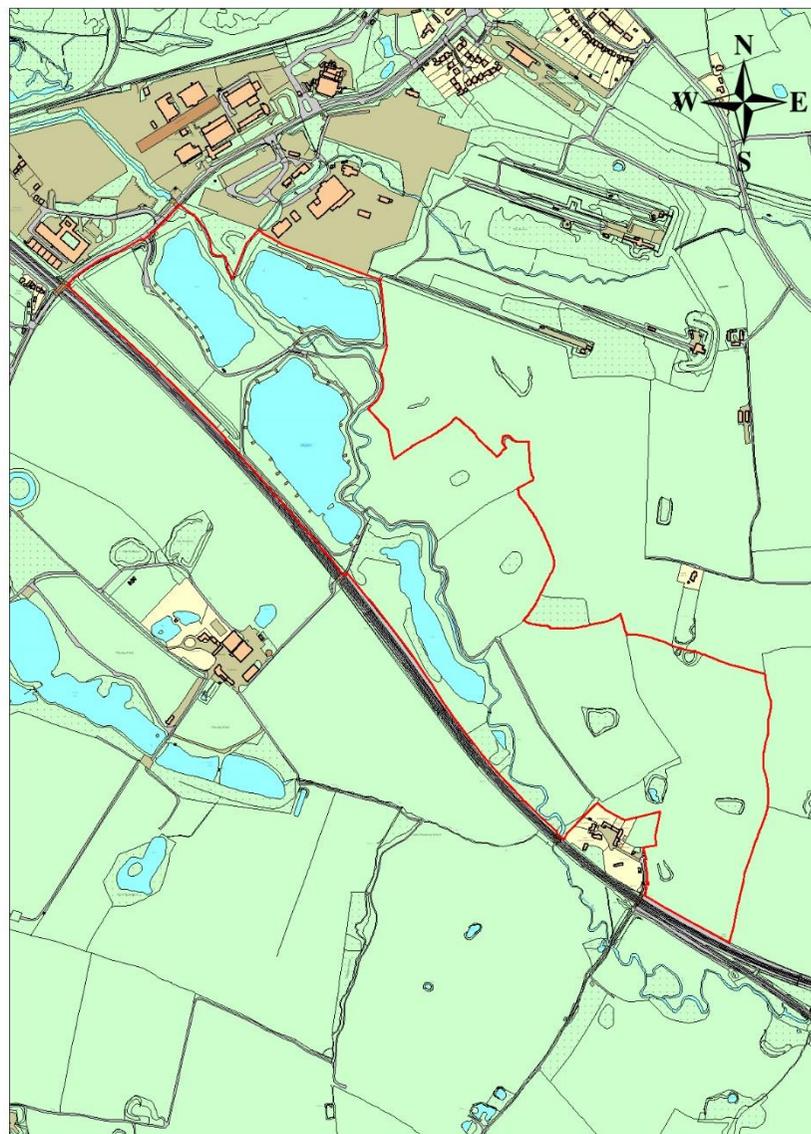
CHE04	Site Name: Upper Heamies Farm, Yarnfield, Stone, Staffs, ST15 0NF		
Ward	Eccleshall	Parish	Chebsey
Size	126.8 hectares	Potential Yield	2,282
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes with some residential areas.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: a Public Right of Way, Historic Environment Record, Flood Zone and mineral deposits buffer. A Site of Biological Importance abuts the site on its southern boundary and Green Belt abuts the site on its north eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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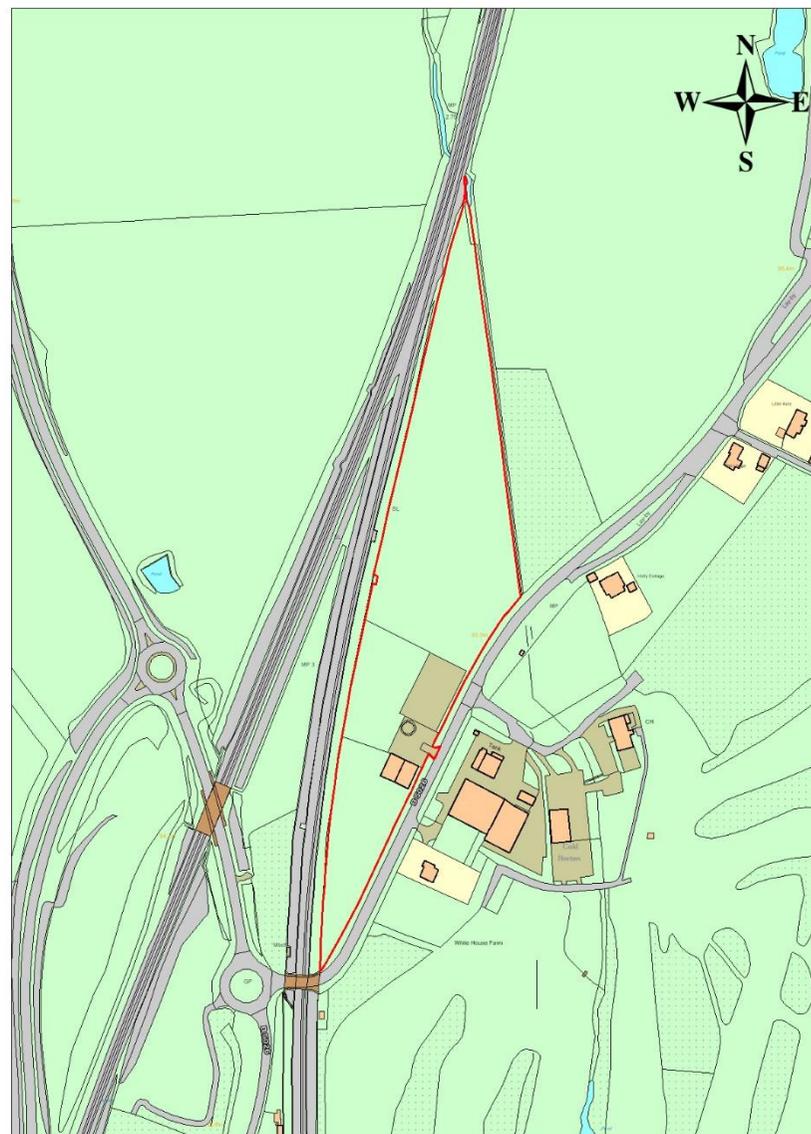
Stafford Borough Council SHELAA 2022

CHE05	Site Name: Baden Hall Farm Estate, Swynnerton Road, Coldmeece, ST21 6LG		
Ward	Eccleshall	Parish	Chebsey
Size	70.2 hectares	Potential Yield	1,264
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural, leisure and recreational purposes.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, landfill buffer, Flood Zone, a Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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CHE06	Site Name: Land at Norton Bridge, ST15 0NS		
Ward	Eccleshall	Parish	Chebsey
Size	3.2 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Greenfield		
Current Use	Equestrian purposes.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and part of the site is available immediately and for the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Flood Zone and mineral deposits. A Public Right of Way abuts the sites on its north-eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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CHU01 (A and B)	Site Name: Land off Malthouse Lane and High Street, Church Eaton, Staffordshire, ST20 0BA		
Ward	Seighford and Church Eaton	Parish	Church Eaton
Size	2.7 hectares	Potential Yield	57
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: landfill, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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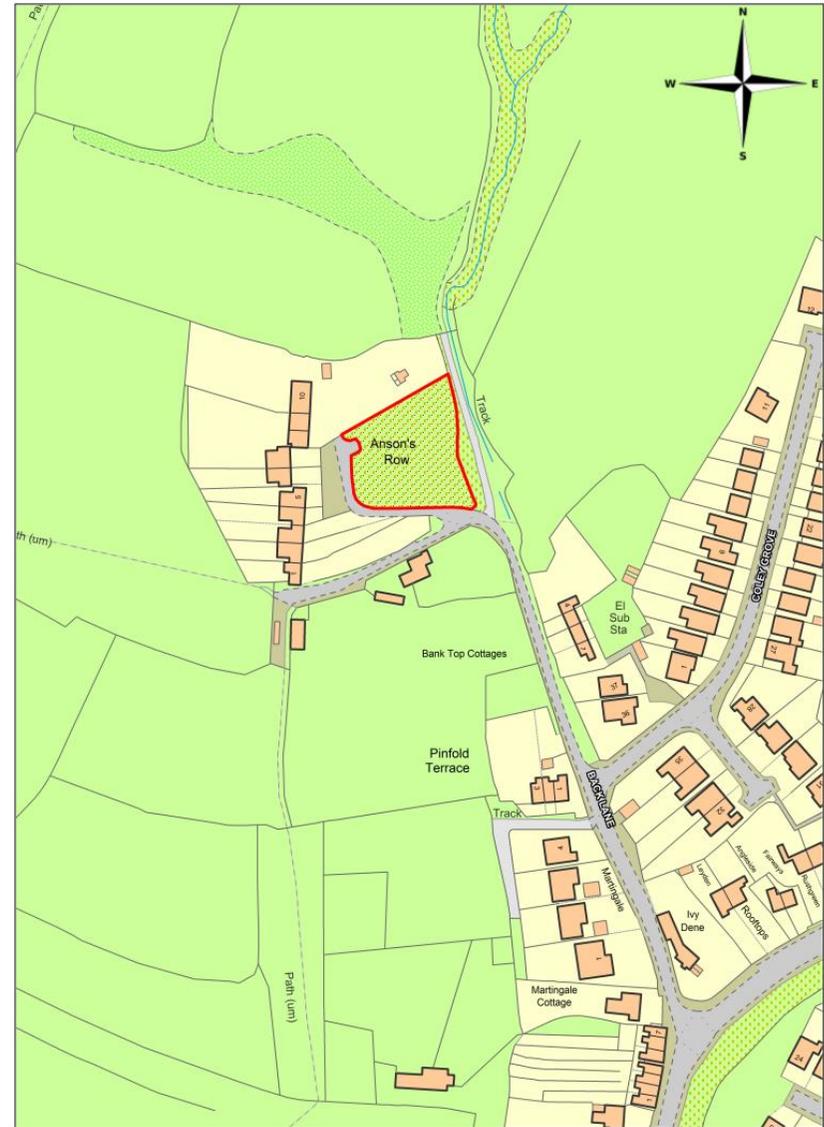
COL01	Site Name: Land to the northwest of Bower Lane, Rugeley, WS15 2QX		
Ward	Haywood and Hixon	Parish	Colwich
Size	15.8 hectares	Potential Yield	332
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.		
Suitability Assessment	<p>The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary.</p> <p>The following constraints exist: Green Belt, Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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COL02 and COL05	Site Name: Land at Back Lane, Little Haywood, ST18 0UN		
Ward	Haywood and Hixon	Parish	Colwich
Size	0.2 hectares	Potential Yield	5
Greenfield or Brownfield	Greenfield		
Current Use	Currently a coppice.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Tree Preservation Order, Conservation Area.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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COL03	Site Name: Overdale Farm, Colwich, Stafford, ST17 0XQ		
Ward	Haywood and Hixon	Parish	Colwich
Size	2 hectares	Potential Yield	41
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51, which provides a physical barrier preventing development.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Colwich. The following constraints exist: Public Right of Way, landfill buffer and mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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COL04	Site Name: Land at Back Lane, Little Haywood, ST18 0UL		
Ward	Haywood and Hixon	Parish	Colwich
Size	0.1 hectares	Potential Yield	2
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Conservation Area.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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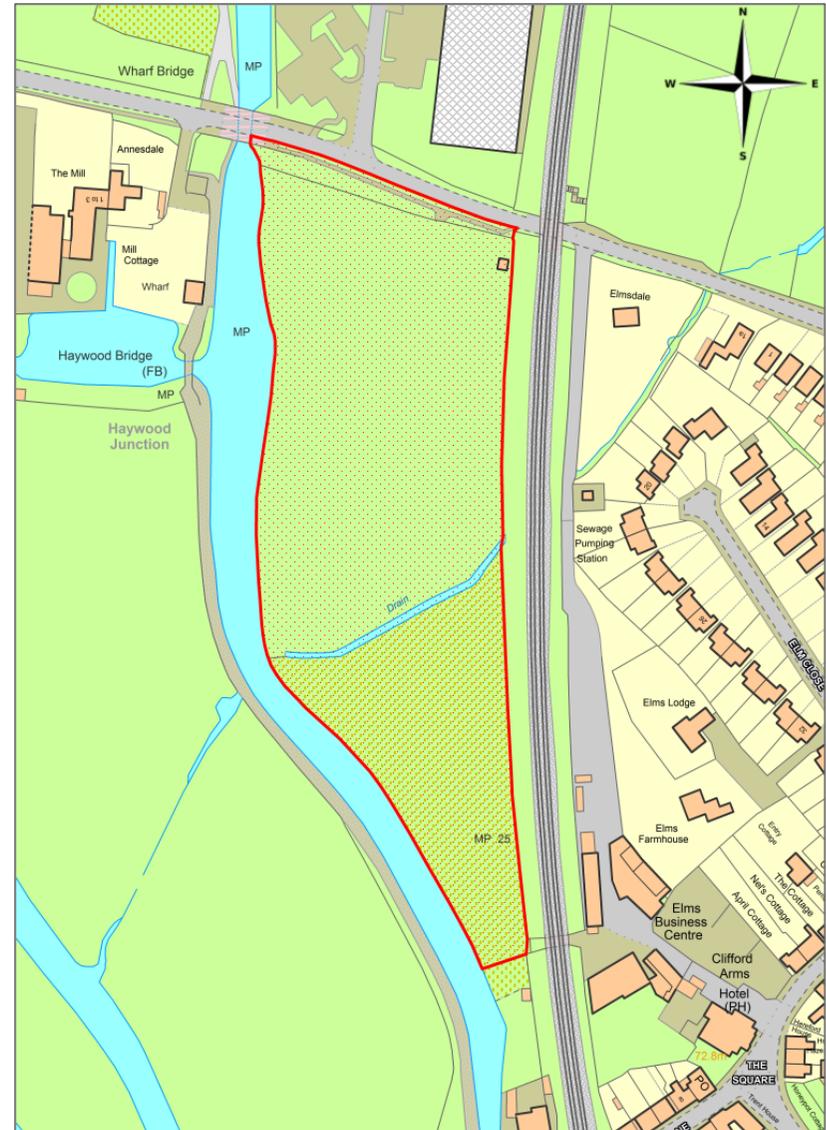
COL06	Site Name: Land at Little Tixall Lane, Great Haywood, ST18 0SF		
Ward	Haywood and Hixon	Parish	Colwich
Size	2 hectares	Potential Yield	52
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Great Haywood.</p> <p>The following constraints exist: Tree Preservation Order, Public Right of Way, Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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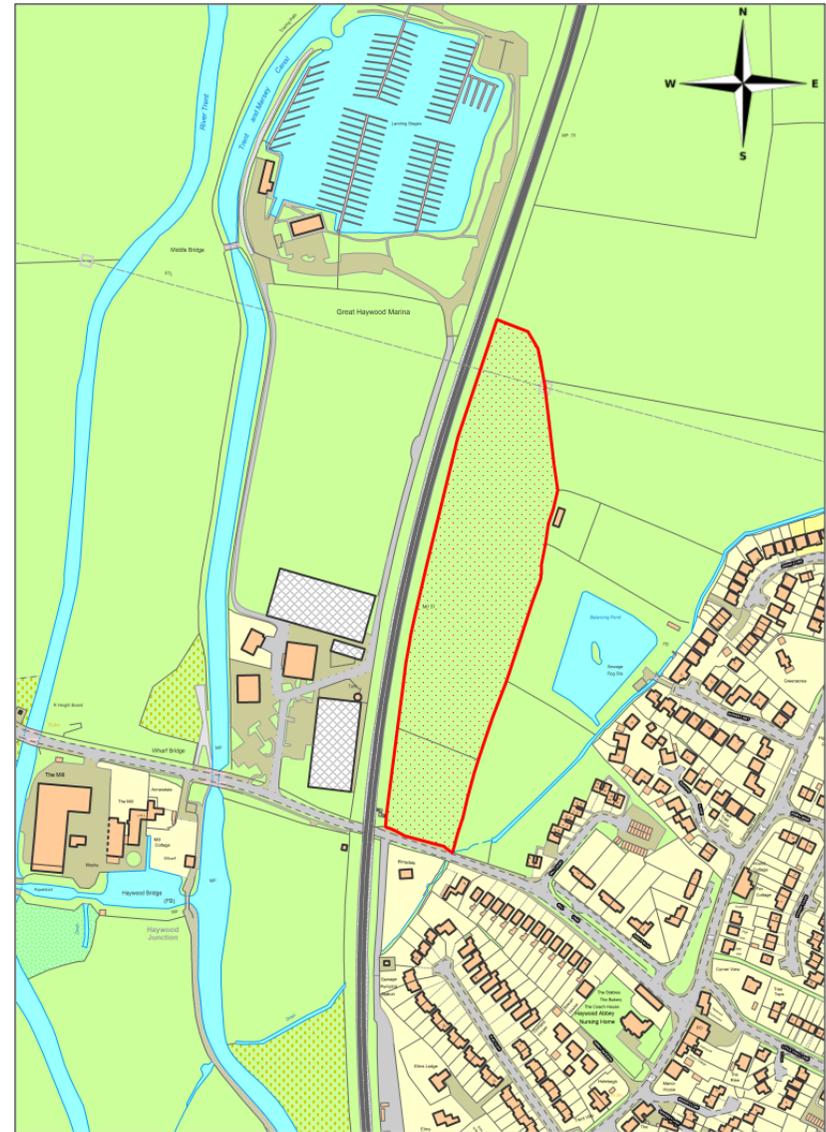
COL07	Site Name: Land at Mill Lane, Great Haywood, ST18 0RJ		
Ward	Haywood and Hixon	Parish	Colwich
Size	2.2 hectares	Potential Yield	47
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture. It is identified in the Neighbourhood Plan as having potential for a car park/recreation facility.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement. However, the adjacent railway provides a restrictive barrier preventing future development.		
Suitability Assessment	Although the site could be considered to be adjacent to the currently recognised Local Plan settlement of Great Haywood, the railway line is too strong a boundary to allow future development. The following constraints exist: Historic Environment Record, Conservation Area, landfill buffer, Flood Zone, mineral deposits. The Cannock Chase Area of Outstanding Natural Beauty lies to the south west of the site, and a listed bridge abuts the north east corner of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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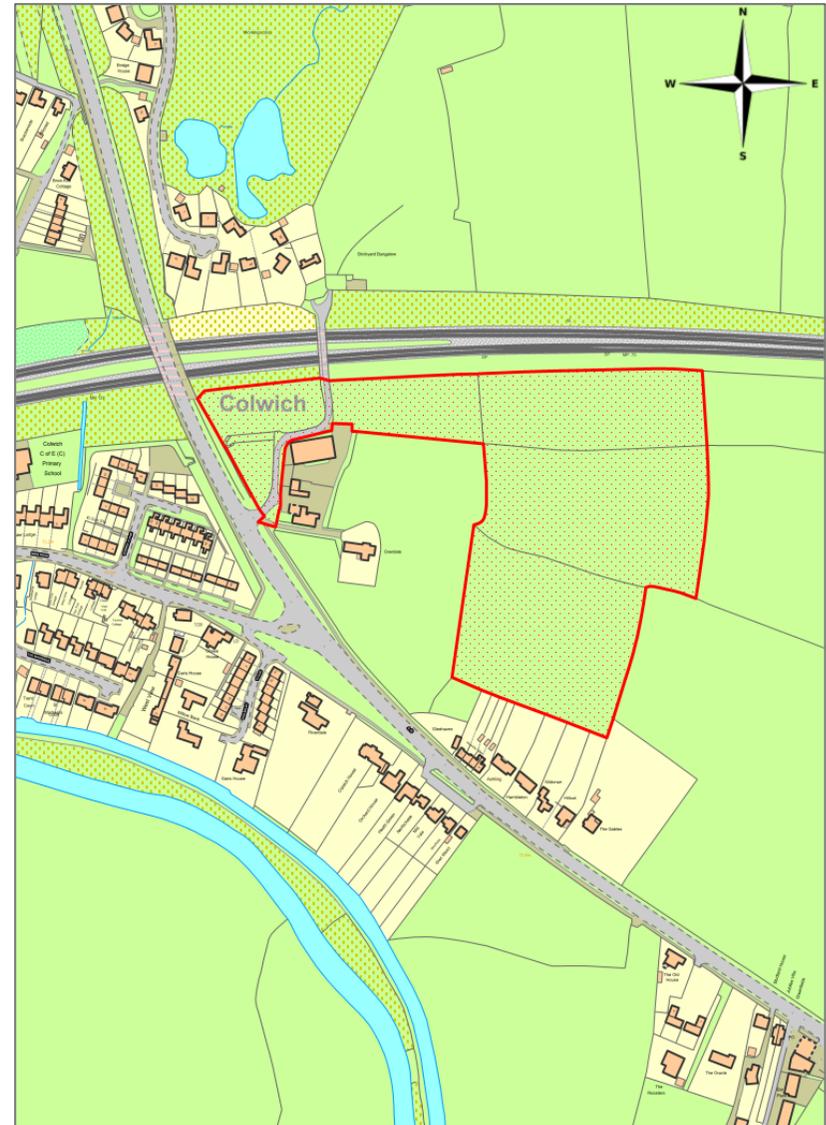
COL08	Site Name: Land at Mill Lane, Great Haywood, ST18 0FY		
Ward	Haywood and Hixon	Parish	Colwich
Size	2.7 hectares	Potential Yield	57
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Great Haywood. The following constraints exist: Tree Preservation Order, Conservation Area, mineral deposits, landfill buffer. A listed bridge abuts the site on its south west corner.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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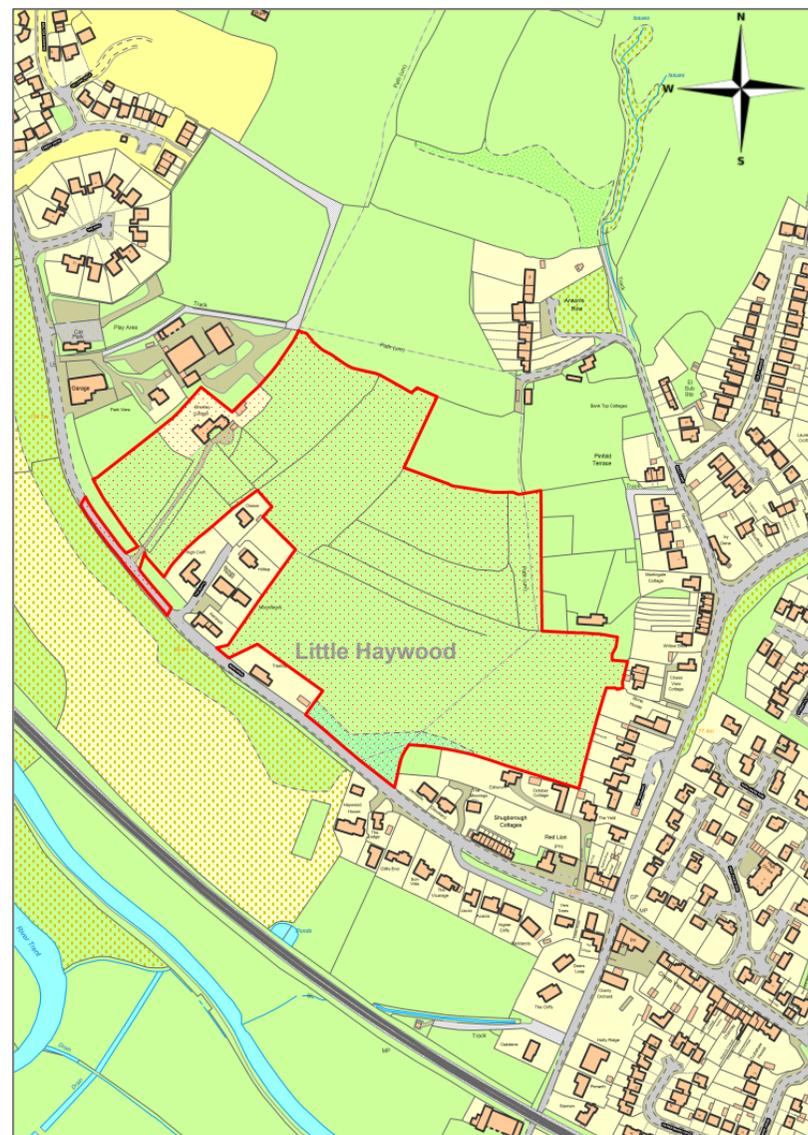
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COL09	Site Name: Land at Overdale Farm, Colwich, Stafford, ST17 0XQ		
Ward	Haywood and Hixon	Parish	Colwich
Size	5.1 hectares	Potential Yield	92
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site currently has multiple owners, and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51, which provides a physical barrier preventing development.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Colwich.</p> <p>The following constraints exist: Public Right of Way, landfill buffer, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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COL10	Site Name: Land adjacent to Shenley Cottage, Little Haywood, ST18 0TR		
Ward	Haywood and Hixon	Parish	Colwich
Size	6.7 hectares	Potential Yield	121
Greenfield or Brownfield	Greenfield		
Current Use	Occupied by a vacant dwelling and agricultural land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlements of Great Haywood and Little Haywood. The following constraints exist: Tree Preservation Order, Public Right of Way, Conservation Area. A Site of Biological Importance, Area of Outstanding Natural Beauty and a Historic Environment Record abuts the southern boundary of the site, whilst a further Historic Environment Record abuts the northern boundary. Part of the site is designated Local Green Space in the Neighbourhood Plan.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The portion of the site not designated as Local Green Space in the Colwich Neighbourhood Plan is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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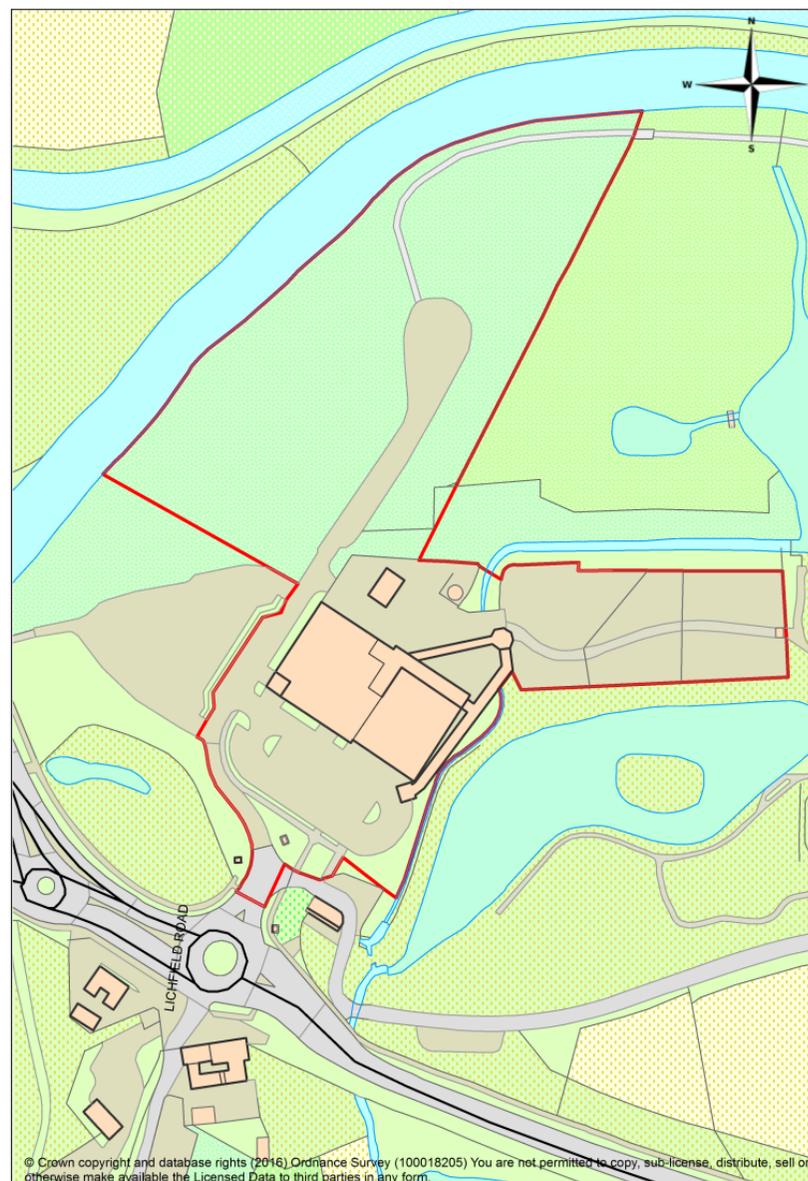
COL11	Site Name: Land next to petrol filling station, Wolseley Bridge, ST17 0XJ		
Ward	Haywood and Hixon	Parish	Colwich
Size	0.3 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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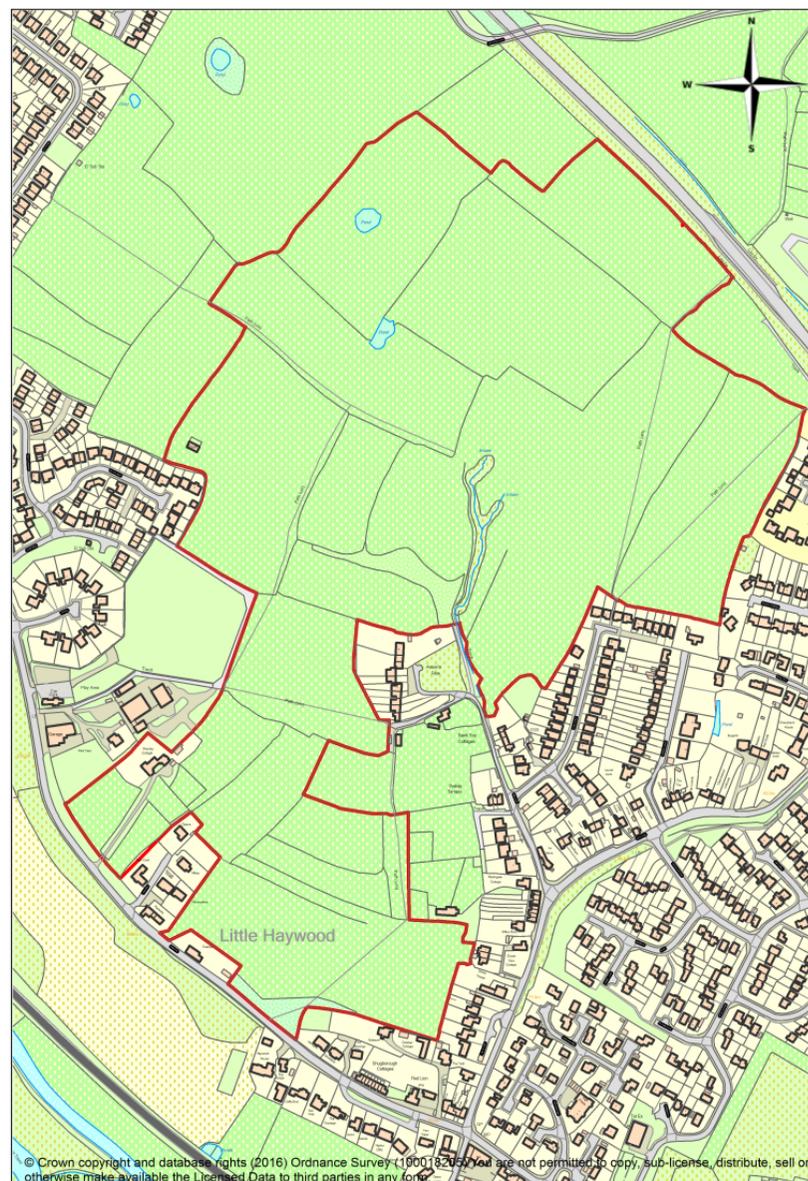
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COL12	Site Name: Wyevale Garden Centre, Wolseley Bridge, Little Haywood, Stafford, ST17 0YA		
Ward	Haywood and Hixon	Parish	Colwich
Size	3.1 hectares	Potential Yield	65
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a retail garden centre.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, Flood Zone, Regionally Important Geological Site Buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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COL13	Site Name: Stone House Farm, Little Haywood, ST18 0UN		
Ward	Haywood and Hixon	Parish	Colwich
Size	31.08 hectares	Potential Yield	559
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Tree Preservation Order, Historic Environment Record, Public Right of Way. The site is adjacent to the Cannock Chase Area of Outstanding Natural Beauty and a Site of Biological Importance. Part of the site is designated Local Green Space in the Neighbourhood Plan.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The portion of the site not designated as Local Green Space in the Colwich Neighbourhood Plan is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



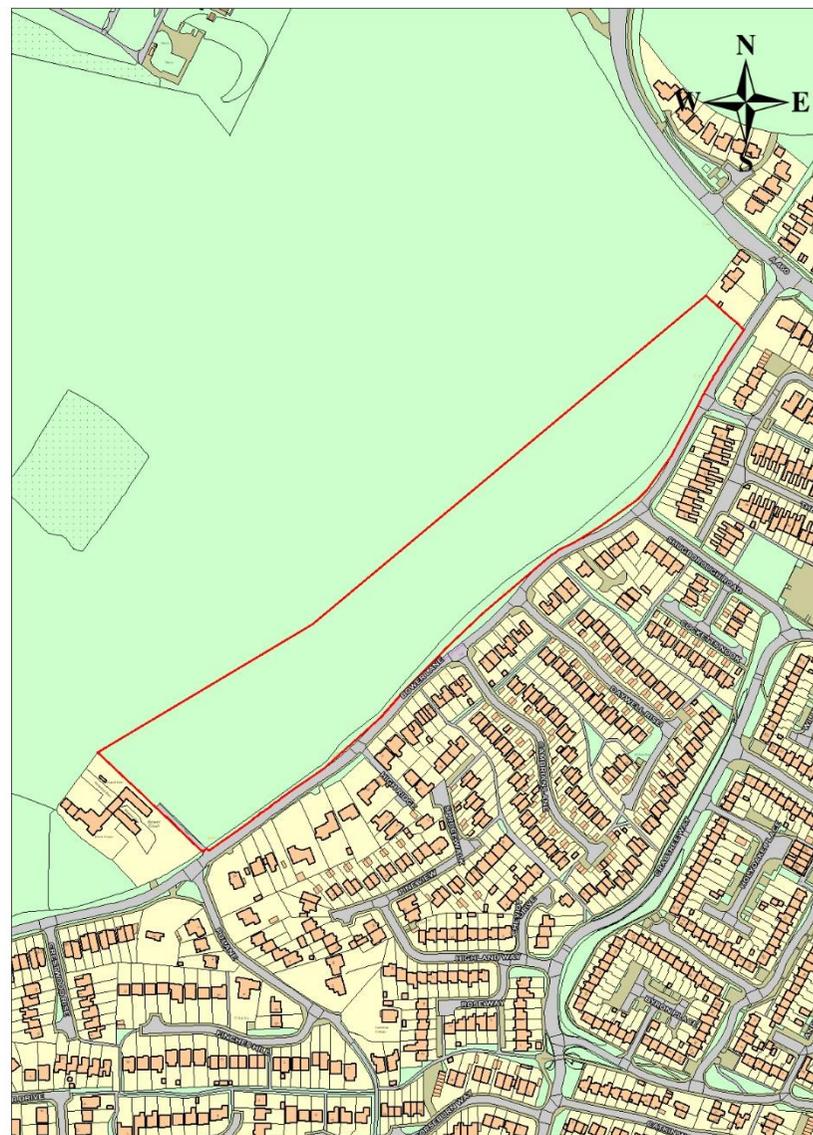
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COL14	Site Name: St Mary's Abbey, Colwich, Little Haywood, Stafford, ST18 0UF		
Ward	Haywood and Hixon	Parish	Colwich
Size	2.29 hectares	Potential Yield	48
Greenfield or Brownfield	Mixed		
Current Use	Forms the grounds of an abbey.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is designated as Green Infrastructure.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Little Haywood. The following constraints exist: Green Infrastructure, Tree Preservation Orders, Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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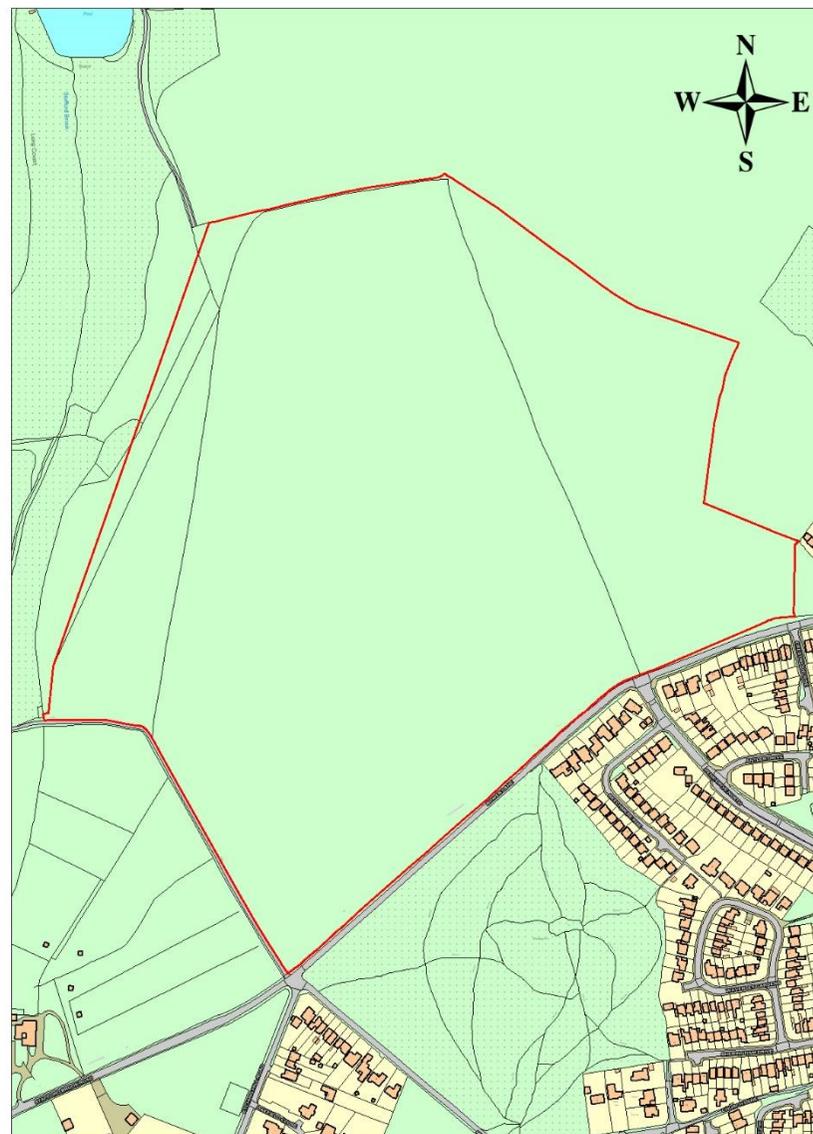
COL15	Site Name: Land off Bower Lane, Rugeley, WS15 2TS		
Ward	Haywood and Hixon	Parish	Colwich
Size	4.36 hectares	Potential Yield	78
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.		
Suitability Assessment	<p>The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary.</p> <p>The following constraints exist: Green Belt, Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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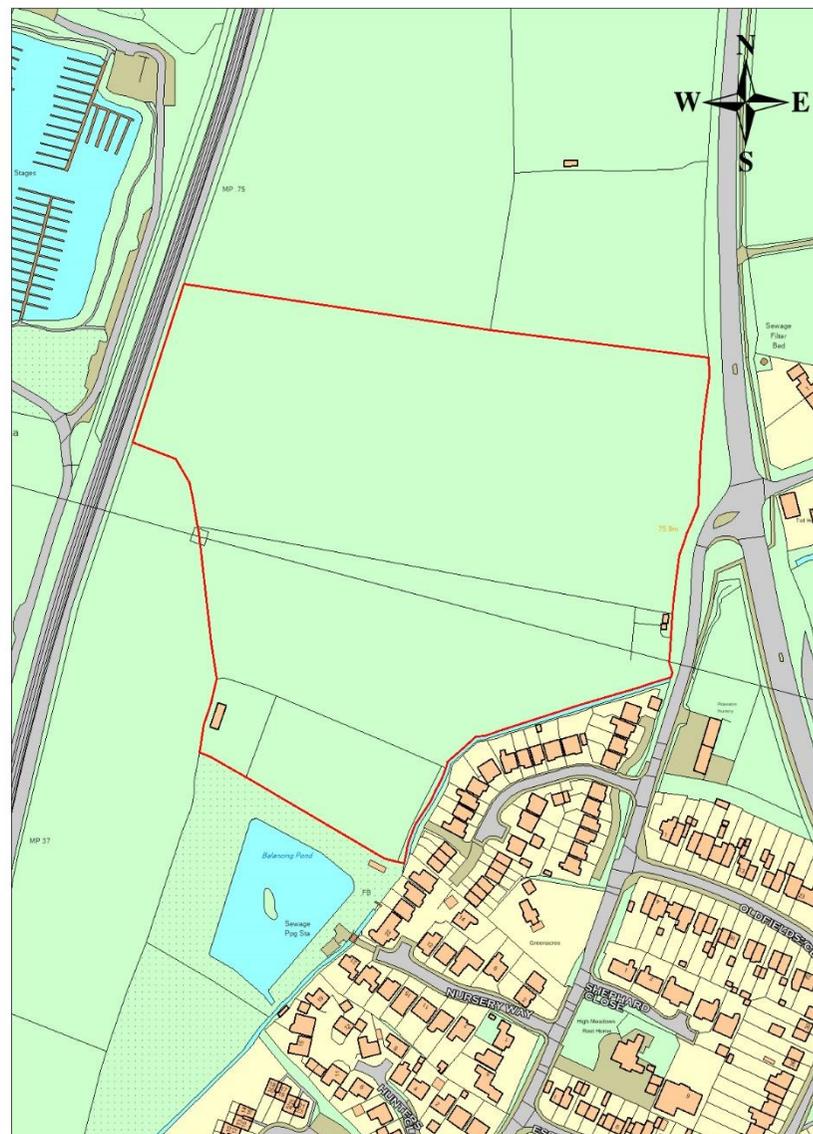
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COL16	Site Name: Land to the west of Bower Lane, Rugeley, WS15 2TS		
Ward	Haywood and Hixon	Parish	Colwich
Size	32.9 hectares	Potential Yield	592
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is in the Green Belt.		
Suitability Assessment	The site is adjacent to the settlement of Rugeley. However, Rugeley is not within the Stafford Borough boundary. The following constraints exist: Green Belt, a Public Right of Way, Area of Outstanding Natural Beauty, mineral deposits, Historic Environment Record. Additionally, a Site of Biological Importance abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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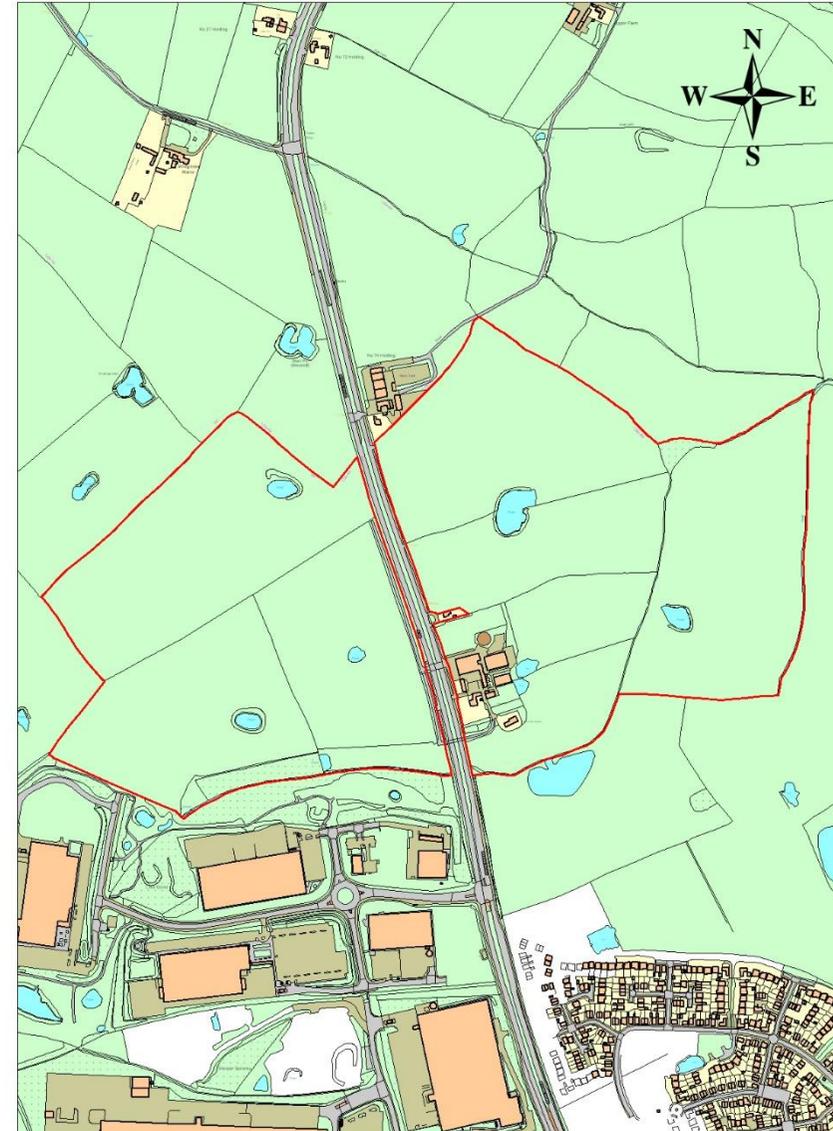
COL17	Site Name: Land off Main Road, Great Haywood, ST18 0RT		
Ward	Haywood and Hixon	Parish	Colwich
Size	6.6 hectares	Potential Yield	119
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Great Haywood.</p> <p>The following constraints exist: Tree Preservation Order, mineral deposits. Additionally, the HS2 safeguarding buffer intersects the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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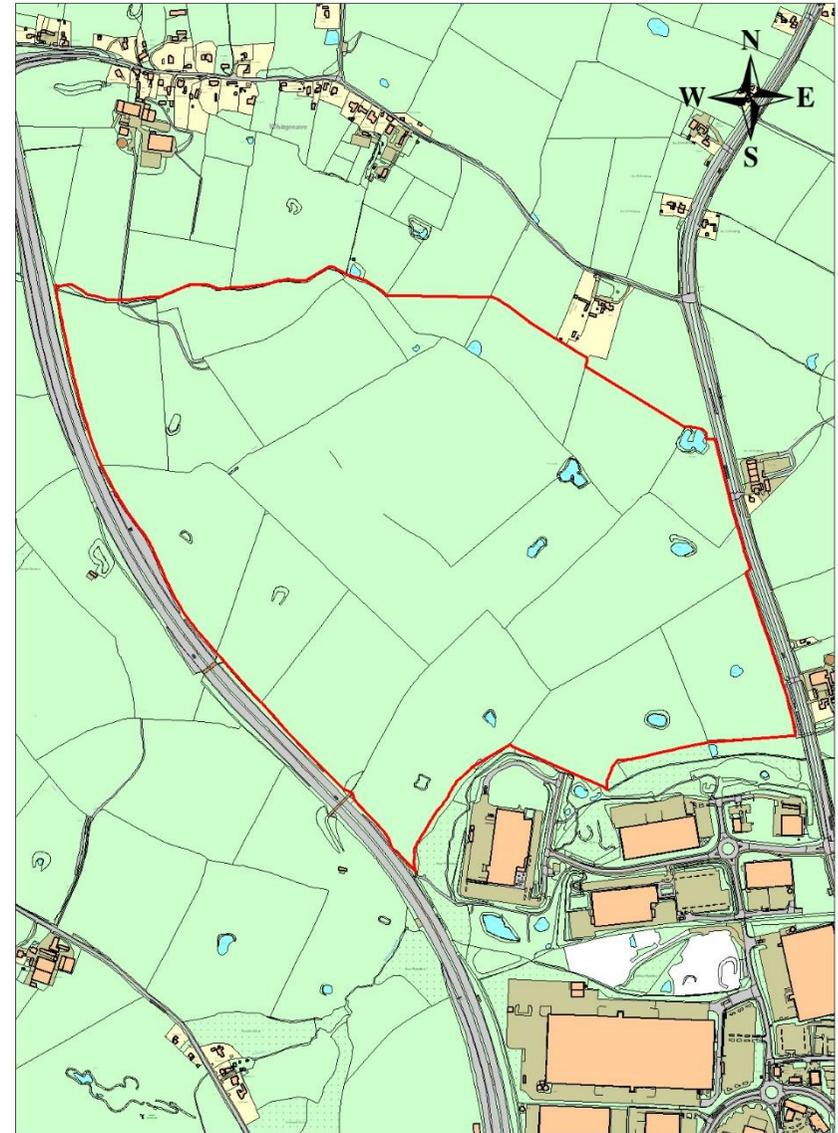
CRE01	Site Name: Land allocation to the north of Redhill, ST18 9SA		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	53.5 hectares	Potential Yield	1,124
Greenfield or Brownfield	Greenfield		
Current Use	Divided between being used for agricultural purposes and being allocated for employment in the Local Plan.		
Deliverability Summary			
Available	The site won't be available for 10-15 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in 10-15 years.		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Historic Environment Record, Site of Biological Importance.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The area of the site not allocated for employment in the Local Plan could be developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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CRE02	Site Name: Land allocation to the north of Redhill, ST18 9SP		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	113.5 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Greenfield		
Current Use	Divided between being used for agricultural purposes and being allocated for employment in the Local Plan.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in 5 years.		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Historic Environment Record and mineral deposits buffer. A Site of Biological Importance abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Part of the site is currently deliverable; the remainder is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF		



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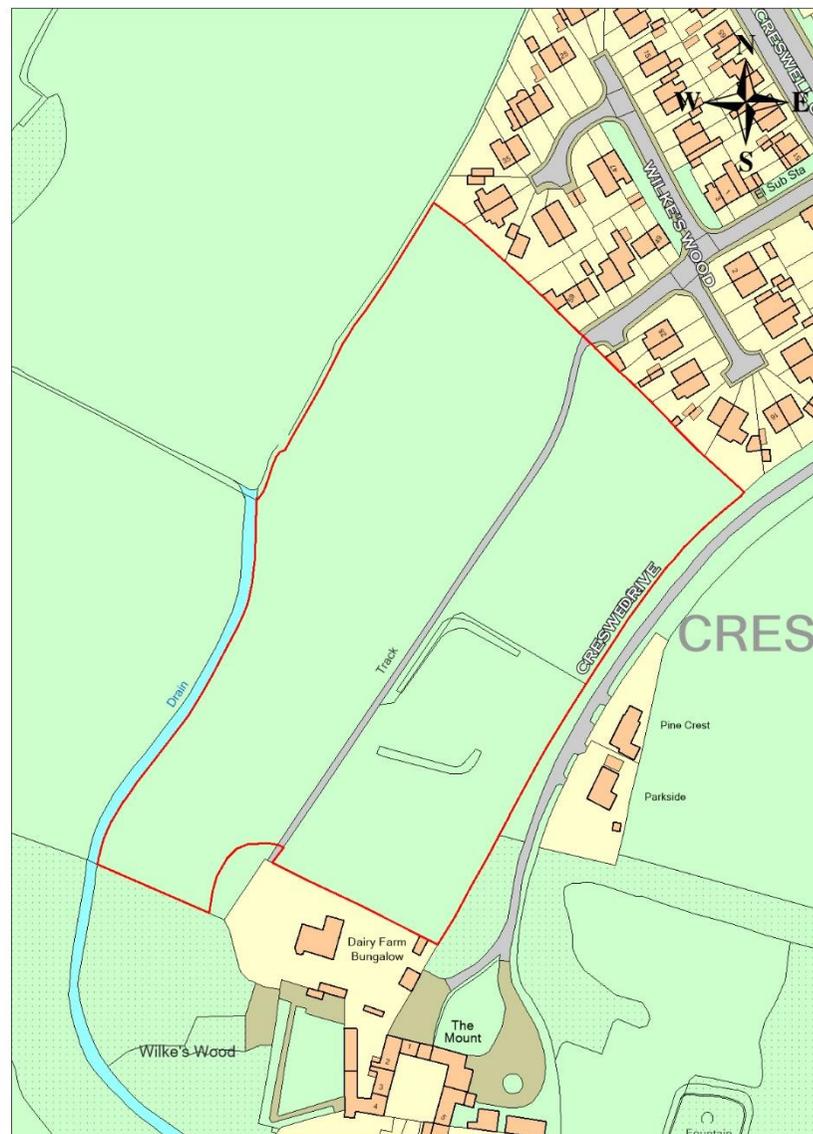
CRE03	Site Name: Redhill Farm, Stone Road, Stafford, ST18 9SA		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	29.4 hectares	Potential Yield	617
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever and the site will become available in the next 5-10 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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CRE04	Site Name: Land at Wilkes Wood, Creswell, Staffordshire, ST18 9QR		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	3 hectares	Potential Yield	63
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purpose.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, mineral deposit buffer, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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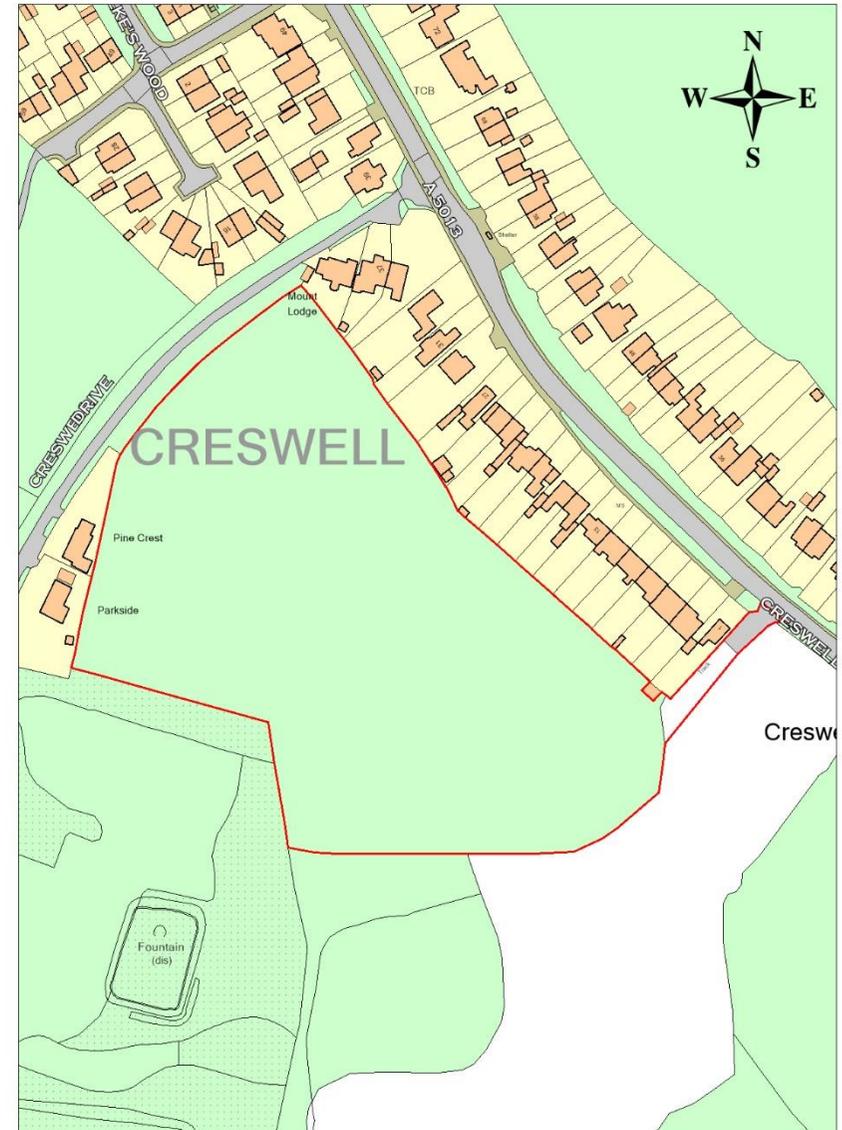
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CRE05	Site Name: Land adjacent the Whitsters, Eccleshall Road, Creswell, Stafford, ST18 9SG		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	0.8 hectares	Potential Yield	17
Greenfield or Brownfield	Greenfield		
Current Use	Uncultivated woodland.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraint exists: mineral deposit buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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CRE06	Site Name: Land at Creswell Grove, Creswell, Stafford, ST18 9QT		
Ward	Seighford and Church Eaton	Parish	Creswell
Size	2.6 hectares	Potential Yield	55
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



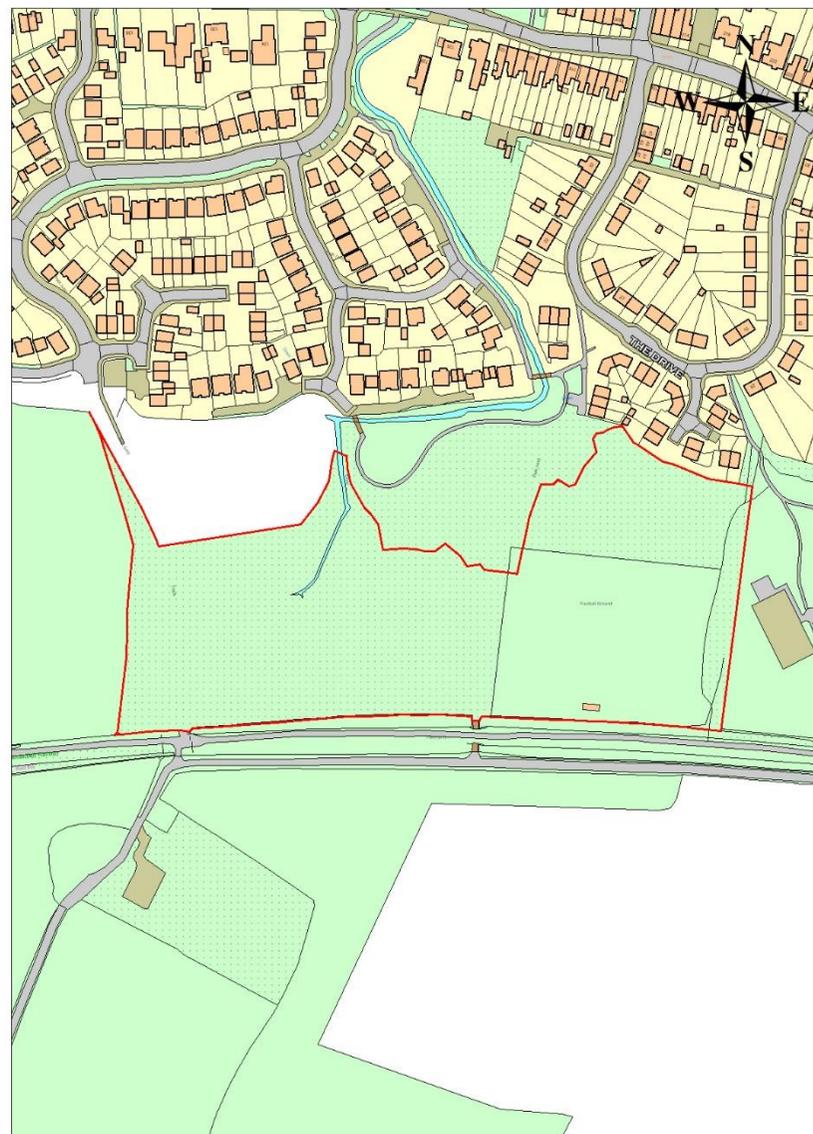
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DOX01	Site Name: Land north of the Crescent, Doxey, Stafford, ST16 1ED		
Ward	Doxey and Castletown	Parish	Doxey
Size	3.1 hectares	Potential Yield	76
Greenfield or Brownfield	Greenfield		
Current Use	Vacant scrubland.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is in the Flood Zone and is designated as Green Infrastructure.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Historic Environment Record, Landfill, Flood Zone. The site is adjacent to an open space.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



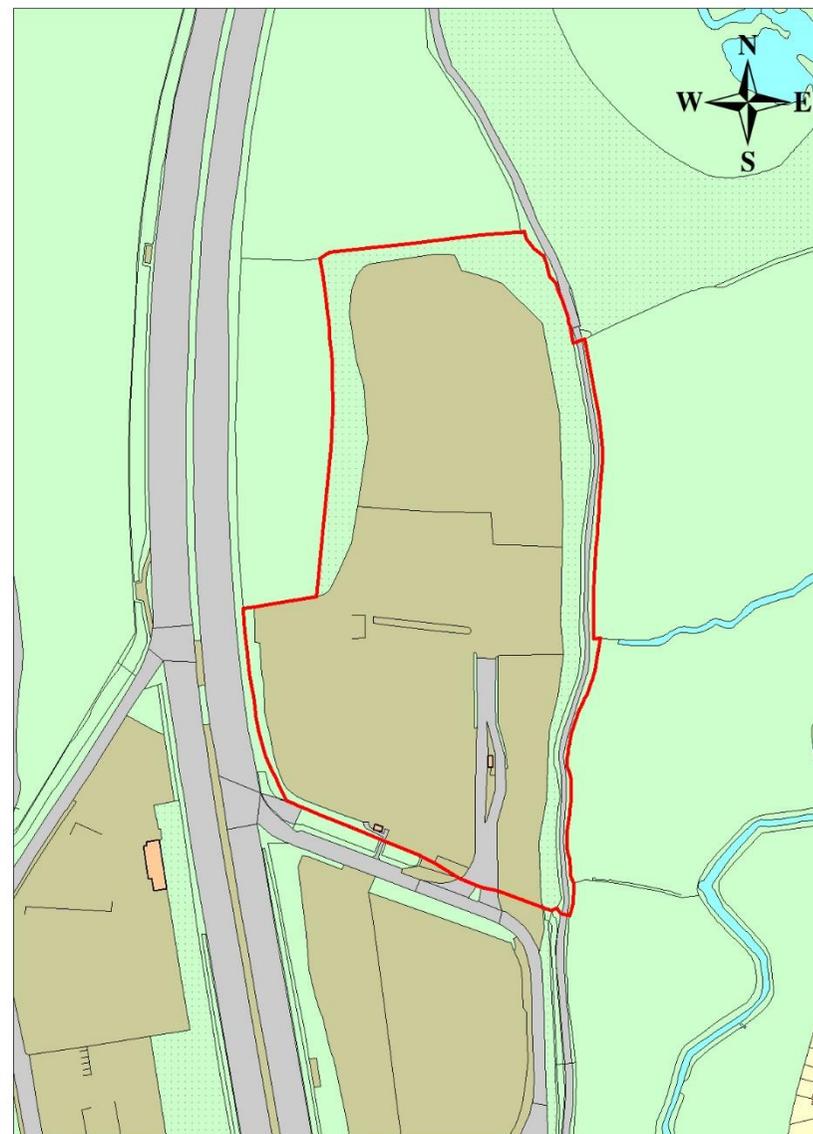
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DOX02		Site Name: Land to the south of Lapwing Place, Sandpiper Drive and The Drive, Doxey, Stafford, ST16 1FX	
Ward	Doxey and Castletown	Parish	Doxey
Size	3.6 hectares	Potential Yield	103
Greenfield or Brownfield	Mixed		
Current Use	Vacant land and sports pitches. The site has been allocated in the adopted Plan.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site will become available in the next 5 years.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone and is designated as Green Infrastructure.		
Suitability Assessment	The site is situated within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Open space/playing fields, a Public Right of Way, Biodiversity Alert Site, Historic Environment Record, contaminated land/stability issues, landfill, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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DOX03		Site Name: Aston Bank Farm, Aston, Stafford, ST16 1UF	
Ward	Doxey and Castletown	Parish	Doxey
Size	4.2 hectares	Potential Yield	76
Greenfield or Brownfield	Brownfield		
Current Use	Leased as construction depot.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is designated as Green Infrastructure.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Current user needs to be relocated, Flood Zone, Mineral Deposits, Green Infrastructure. A Historic Environment Record abuts the site to the north.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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DOX04	Site Name: Land South of Doxey Road, Stafford		
Ward	Doxey and Castletown	Parish	Doxey
Size	5.5 hectares	Potential Yield	116
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is positioned within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Tree Preservation Order, Historic Environment Record, Flood Zone, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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ECC01	Site Name: Land off Cross Butts, ST21 6SR		
Ward	Eccleshall	Parish	Eccleshall
Size	2.2 hectares	Potential Yield	45
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site ownership is not known, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Tree Preservation Order, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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ECC02	Site Name: Land to the South of Stone Road, Eccleshall, ST21 6DL		
Ward	Eccleshall	Parish	Eccleshall
Size	6.5 hectares	Potential Yield	118
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available immediately and for the next 10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership and part of the site is available immediately and for the next 10 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: Public Right of Way, mineral deposits. A Historic Environment Record abuts the northern boundaries of the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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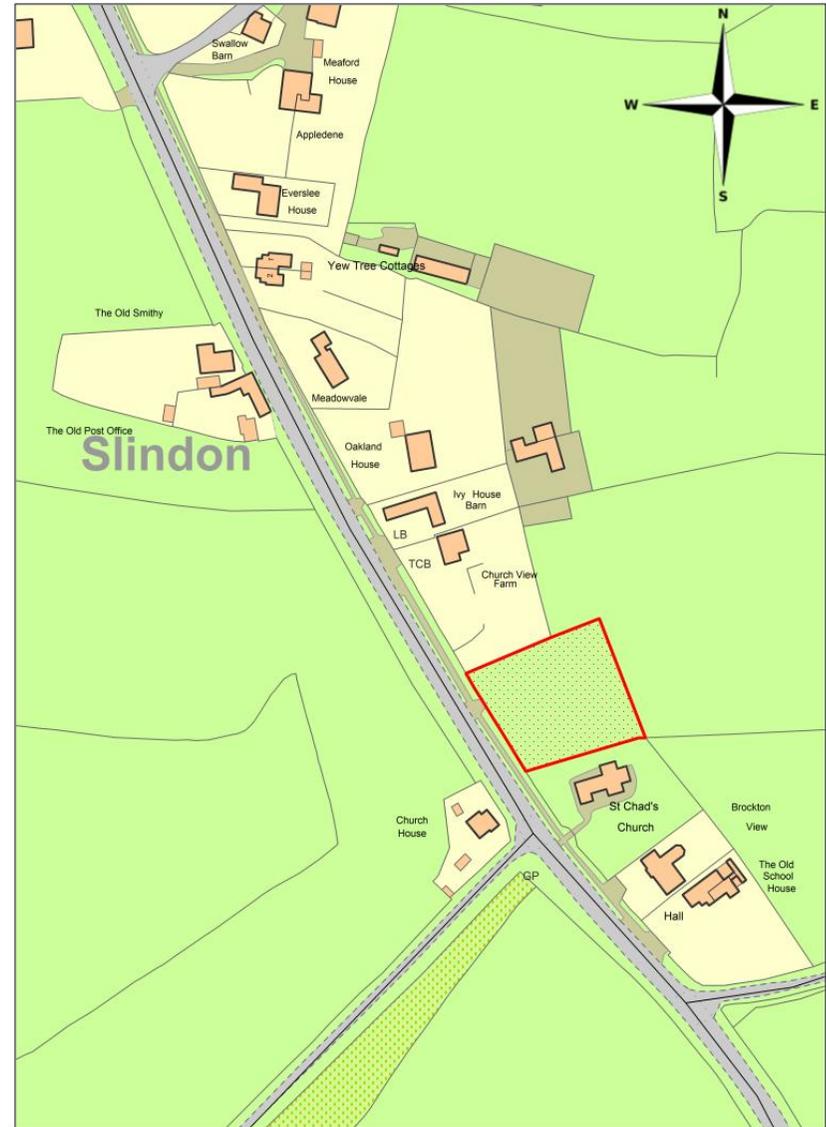
ECC03	Site Name: Land off Green Lane, Eccleshall, ST21 6BE		
Ward	Eccleshall	Parish	Eccleshall
Size	4.8 hectares	Potential Yield	86
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available immediately and for the next 10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and part of the site is available immediately and for the next 10 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: Historic Environment Record. A Tree Preservation Order exists on the western boundary of the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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ECC04	Site Name: Church View Far, Newcastle Road, Slindon, Stafford, ST21 6LX		
Ward	Eccleshall	Parish	Eccleshall
Size	0.2 hectares	Potential Yield	7
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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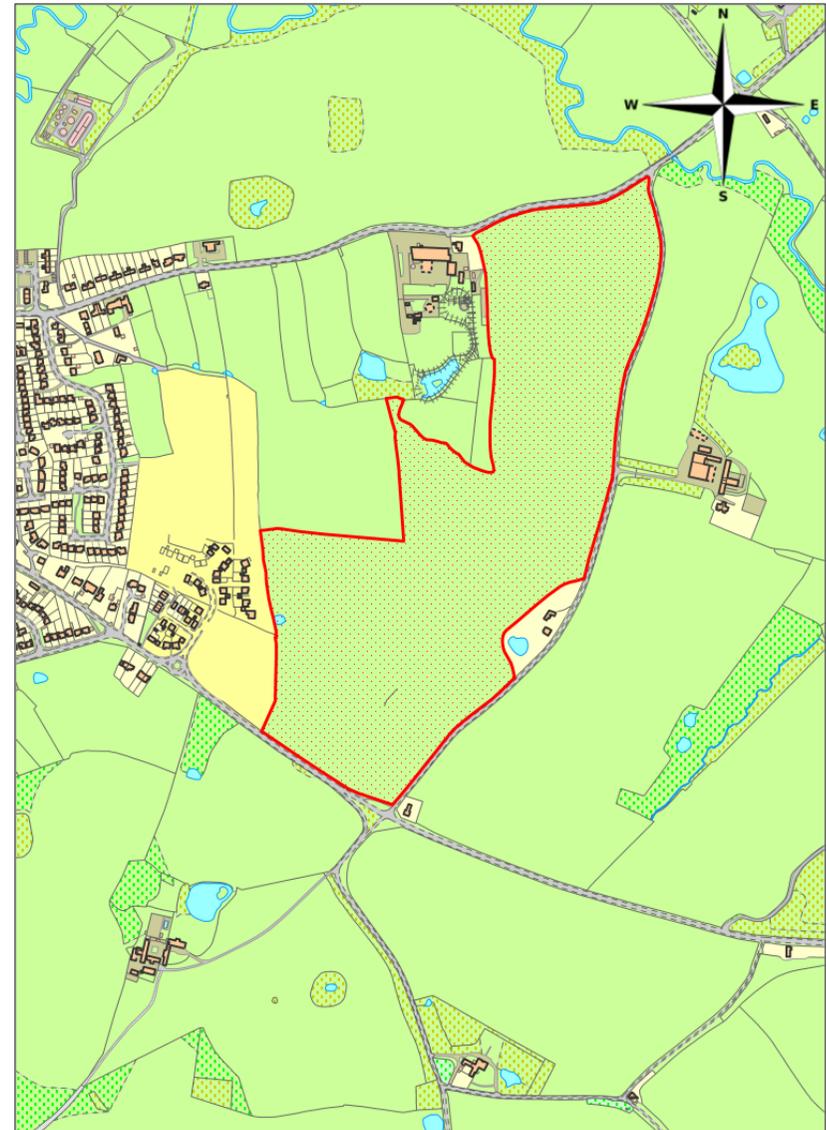
ECC05	Site Name: Land off Shaws Lane, Eccleshall, ST21 6JA		
Ward	Eccleshall	Parish	Eccleshall
Size	1.5 hectares	Potential Yield	32
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: The site is abutted by a Public Right of Way on its eastern boundary, and a Site of Biological Importance on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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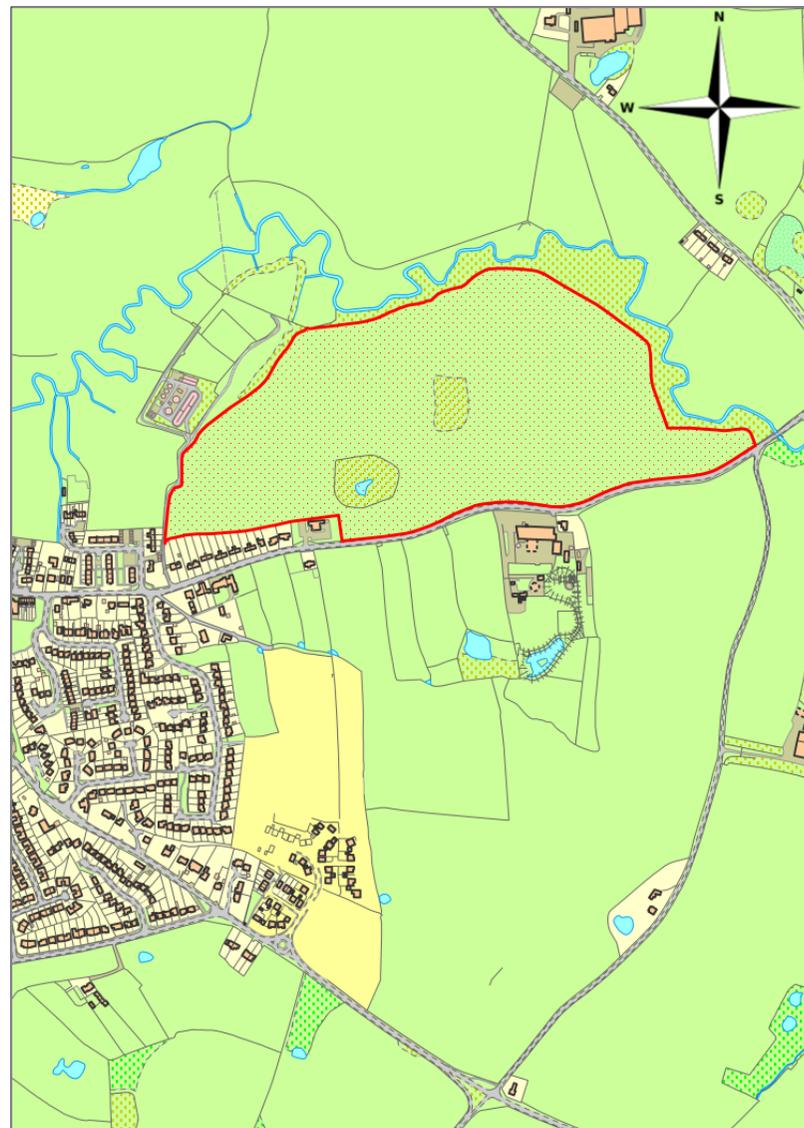
ECC06	Site Name: Land between Stone and Stafford Road, Eccleshall, ST21 6JY		
Ward	Eccleshall	Parish	Eccleshall
Size	26 hectares	Potential Yield	468
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5-10 years.</p>		
Suitable	Part of the site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: a Public Right of Way, mineral deposits. The site is abutted by a Historic Environment Record on its western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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ECC07	Site Name: Land to the north of Stone Road and east of the Burbage, Eccleshall, ST21 6JX		
Ward	Eccleshall	Parish	Eccleshall
Size	22 hectares	Potential Yield	390
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5-10 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: Historic Environment Record, mineral deposits and a landfill buffer with a landfill abutting the site's northwestern boundary. Additionally, the site is adjacent to the Flood Zone.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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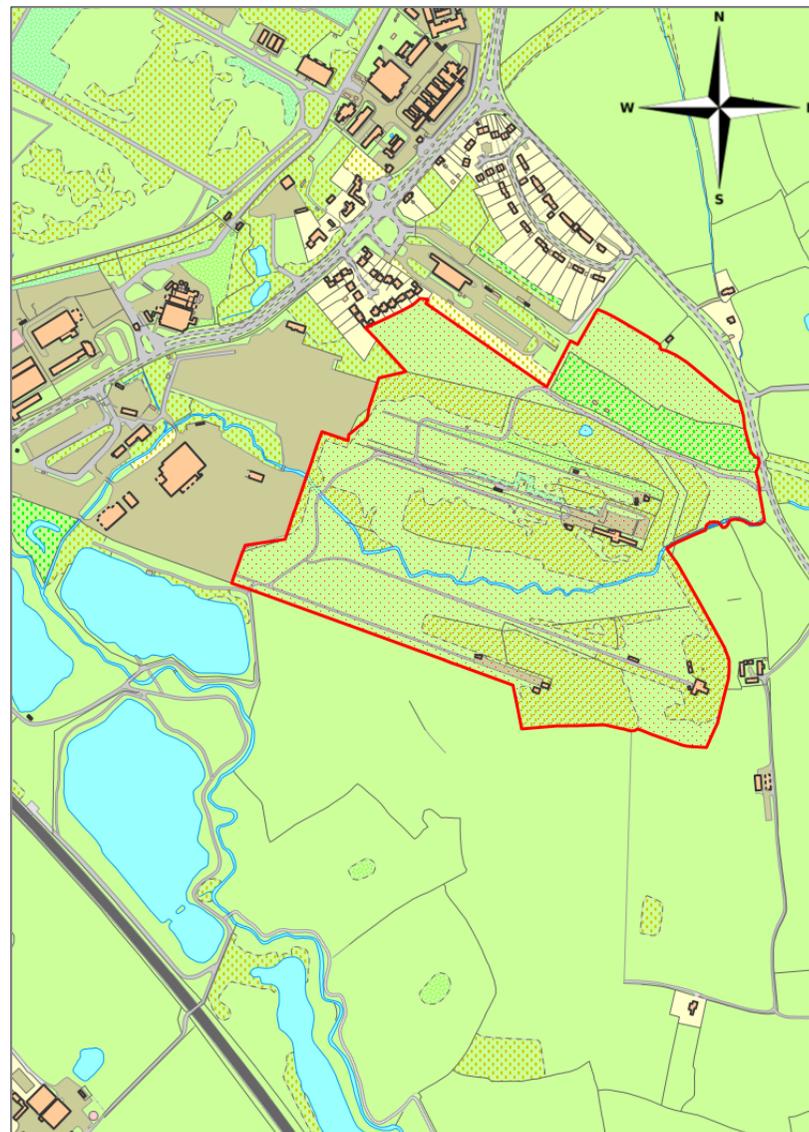
ECC09	Site Name: Land at Shaws' Lane, Eccleshall, ST21 6JA		
Ward	Eccleshall	Parish	Eccleshall
Size	2.7 hectares	Potential Yield	57
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Public Right of Way. The site is abutted by a Historic Environment Record on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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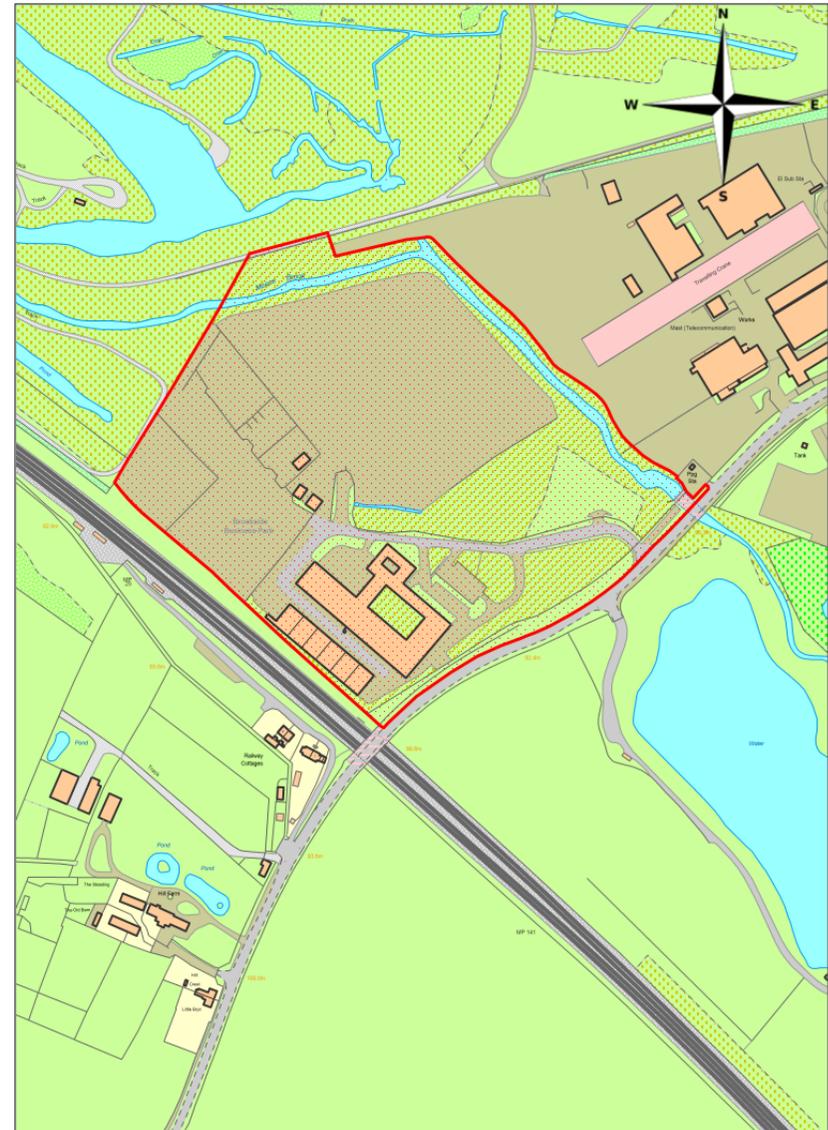
ECC10	Site Name: Former MoD Test Firing Ranges, Coldmeece, ST15 0YA		
Ward	Eccleshall	Parish	Eccleshall
Size	32.5 hectares	Potential Yield	585
Greenfield or Brownfield	Brownfield		
Current Use	Previously used as MoD test firing ranges.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not situated within, or adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Contamination/land stability, Flood Zone, landfill buffer. The site is abutted by the Green Belt and a Site of Biological Importance on its eastern boundaries, and a Tree Preservation Order on its western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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ECC11	Site Name: Brookside Business Park, Cold Meece, ST15 0RZ		
Ward	Eccleshall	Parish	Eccleshall
Size	9.4 hectares	Potential Yield	170
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a commercial development.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not situated within, or adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Site of Biological Importance, Historic Environment Record, Flood Zone, landfill buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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ECC12	Site Name: Land north of the Burgage, Eccleshall, ST21 6DR		
Ward	Eccleshall	Parish	Eccleshall
Size	2.6 hectares	Potential Yield	54
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and part of the site is available immediately and for the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: Historic Environment Record, landfill, Flood Zone, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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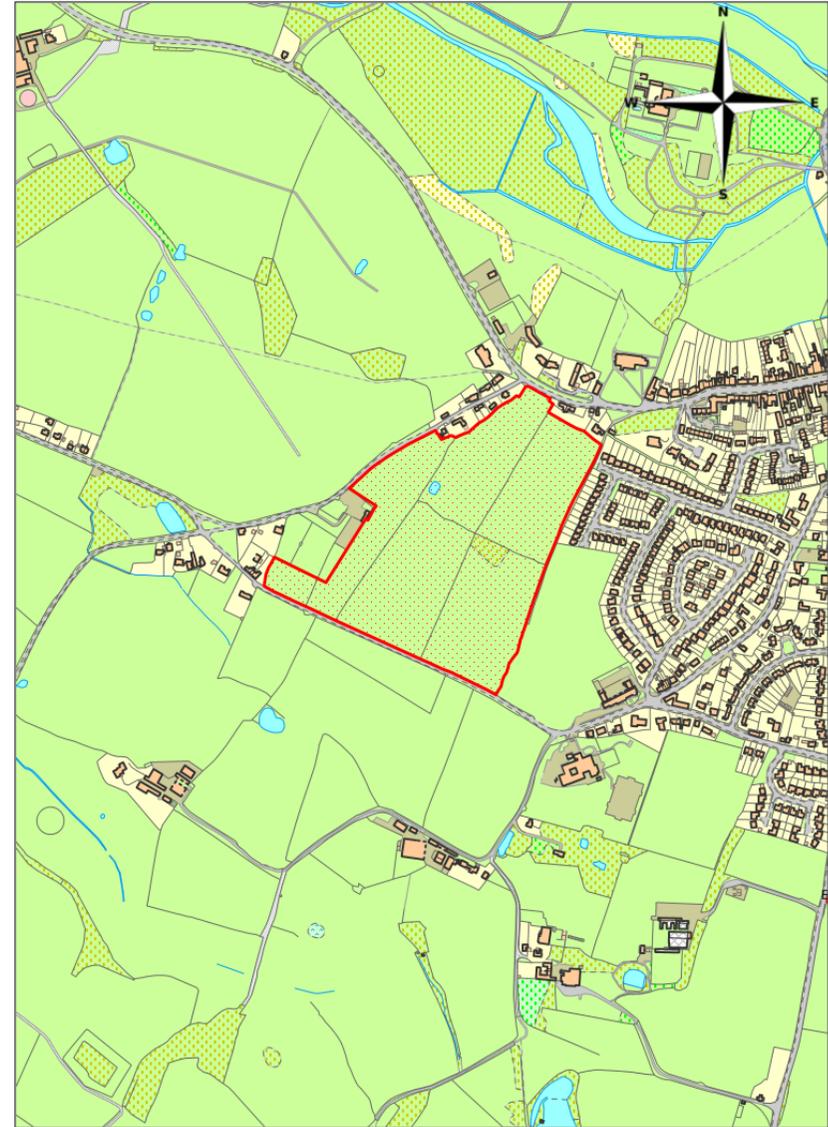
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ECC13	Site Name: Land adjoining Corner Farm, Fairoak, Eccleshall, ST21 6PN		
Ward	Eccleshall	Parish	Eccleshall
Size	0.2 hectares	Potential Yield	6
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and part of the site is available immediately and for the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within, or adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Mineral buffer zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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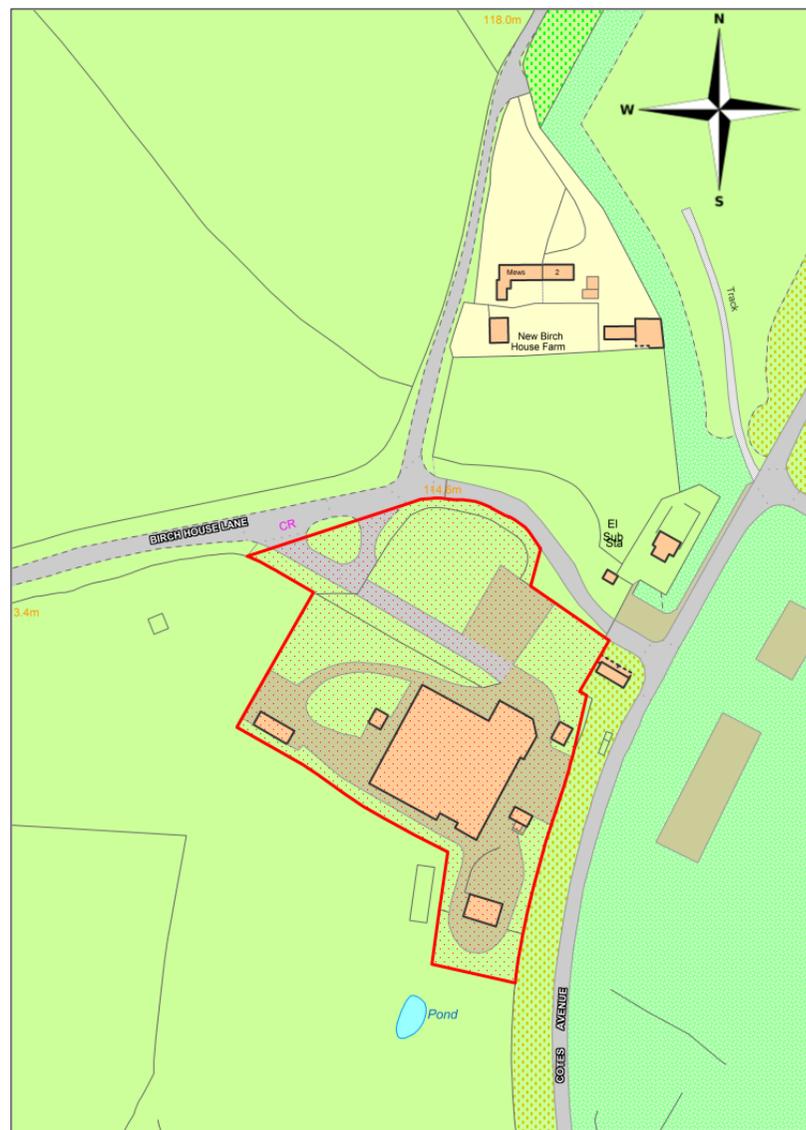
ECC14	Site Name: Land North of Shaws' Lane, Eccleshall, ST21 6EJ		
Ward	Eccleshall	Parish	Eccleshall
Size	11.4 hectares	Potential Yield	206
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site currently has multiple owners, and part of the site is available immediately and for the next 5 years.		
Suitable	Part of the site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall. The following constraints exist: Conservation Area. The site is abutted by a Public Right of Way and a group of Tree Preservation Order on its eastern boundary. A Site of Biological Importance lies to the south of the site, whilst a Historic Environment Record abuts the western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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ECC15	Site Name: Birchhouse Lane Industrial Estate, Cold Meece, ST15 0QQ		
Ward	Eccleshall	Parish	Eccleshall
Size	1.4 hectares	Potential Yield	30
Greenfield or Brownfield	Mixed		
Current Use	Industrial purposes.		
Deliverability Summary			
Available	The site will become available in the next 10-15 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 10-15 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: landfill buffer. A Site of Biological Importance abuts the northeast corner of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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ECC17	Site Name: Land adjacent to Armsdale House, Fairoak, ST21 6PP		
Ward	Eccleshall	Parish	Eccleshall
Size	0.3 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within a currently recognised Local Plan settlement. The following constraints exist: the site is surrounded by mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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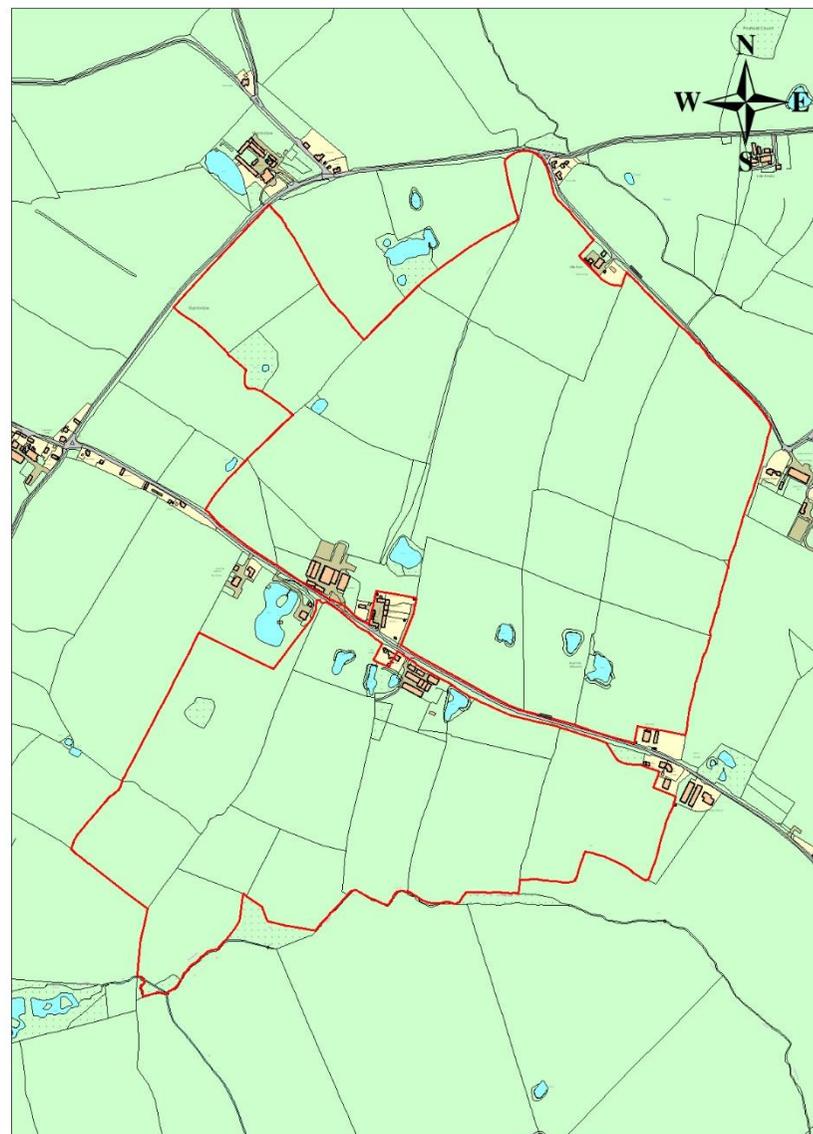
ECC18	Site Name: Land east of Castle Street, Eccleshall, ST21 6DF		
Ward	Eccleshall	Parish	Eccleshall
Size	2.8 hectares	Potential Yield	58
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site will become available in the next 5 years.</p>		
Suitable	Part of the site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>Part of the site is adjacent to the currently recognised Local Plan settlement of Eccleshall.</p> <p>The following constraints exist: Historic Environment Record, landfill buffer, Flood Zone, mineral deposits buffer. The site is adjacent to a Conservation Area.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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ECC19	Site Name: Rue Barn, SCC, County Farm, ST21 6LW		
Ward	Eccleshall	Parish	Eccleshall
Size	93 hectares	Potential Yield	1,670
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, landfill. A group of Tree Preservation Orders abuts the north-western boundary of the site, whilst a Historic Environment Record abuts the south-western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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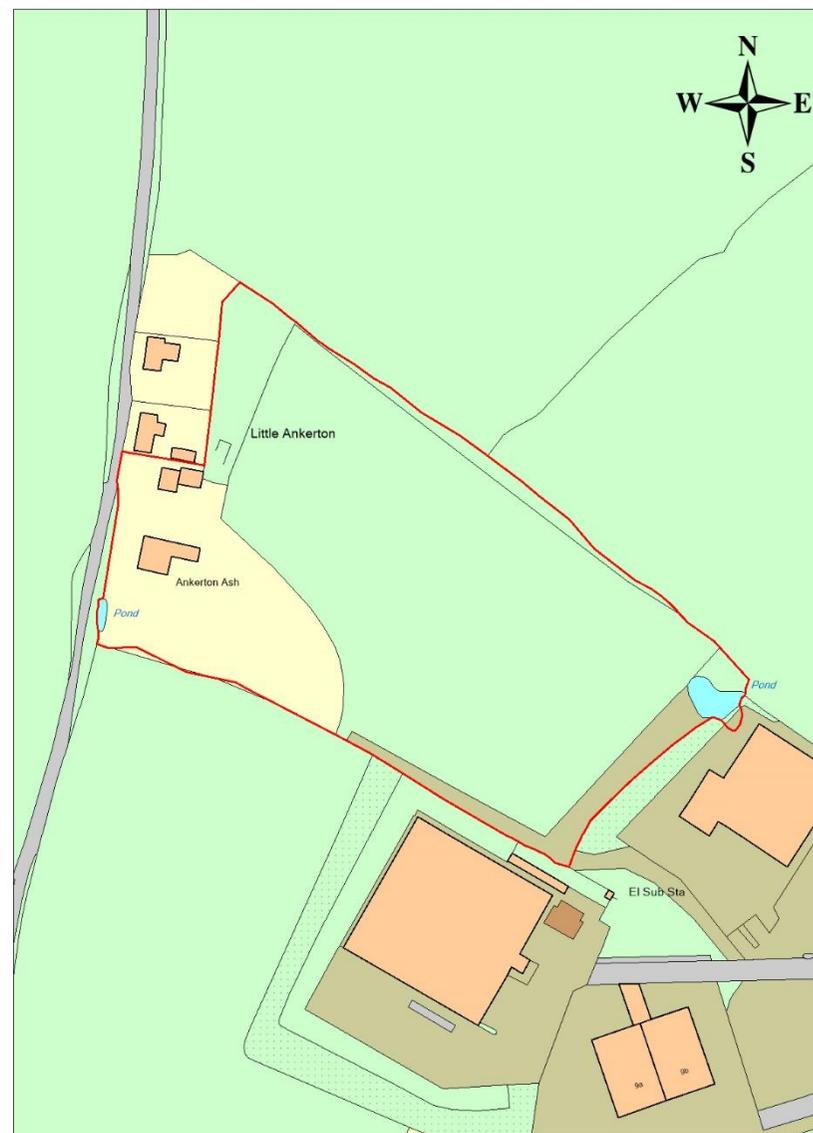
ECC20	Site Name: Cold Meece Industrial Estate, Swynnerton, Staffordshire, ST15 0UD		
Ward	Eccleshall	Parish	Eccleshall
Size	5.2 hectares	Potential Yield	103
Greenfield or Brownfield	Brownfield		
Current Use	Plant and machinery storage.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Flood zone, Historic Environment Record, landfill. Additionally, a Site of Biological Importance abuts the site on its south-western boundary. It is not known if there are any contamination / land stability issues.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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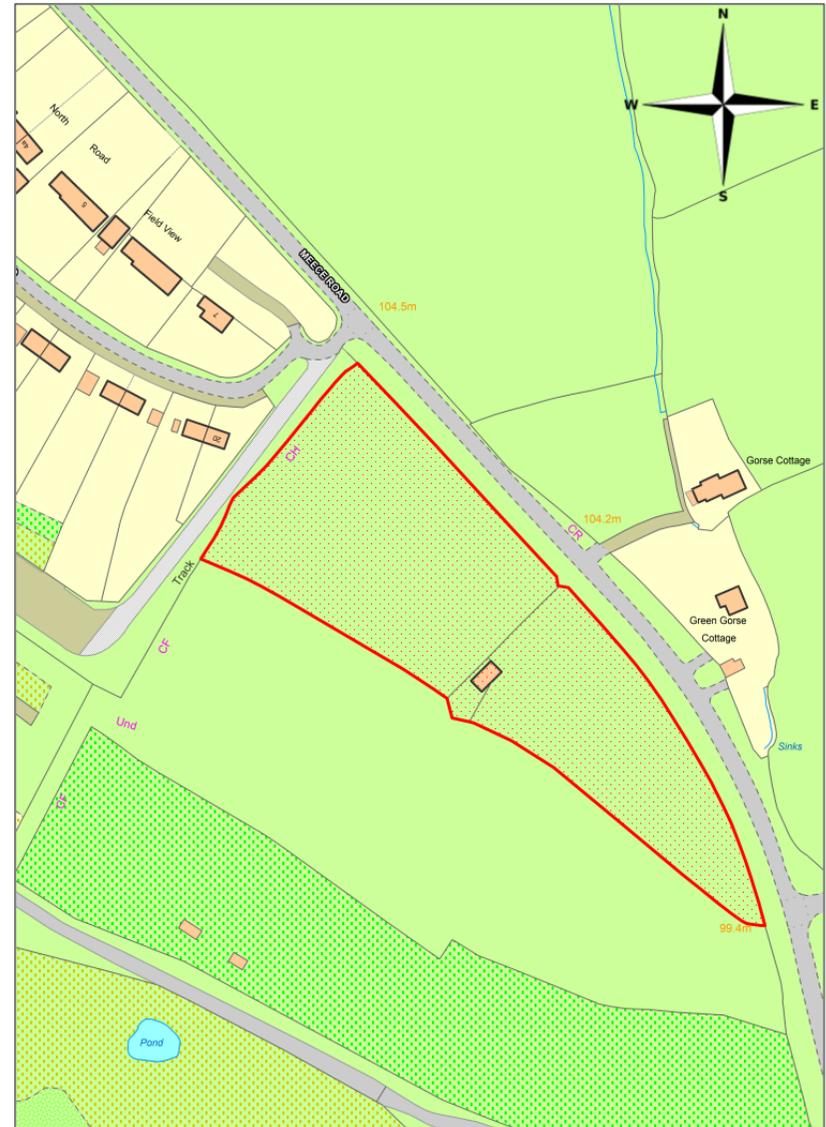
ECC21	Site Name: Raleigh Hall Industrial Estate, Eccleshall, Stafford, ST21 6JL		
Ward	Eccleshall	Parish	Eccleshall
Size	2.46 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; but the site is adjacent to a Recognised Industrial Estate.		
Suitability Assessment	The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



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ECC22*	Site Name: Land southwest of Meece Road, Cold Meece, ST15 0QL		
Ward	Eccleshall	Parish	Eccleshall
Size	1.4 hectares	Potential Yield	30
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is not considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		

* This site was previously coded as SWY14 in the SHELAA 2021 Update.

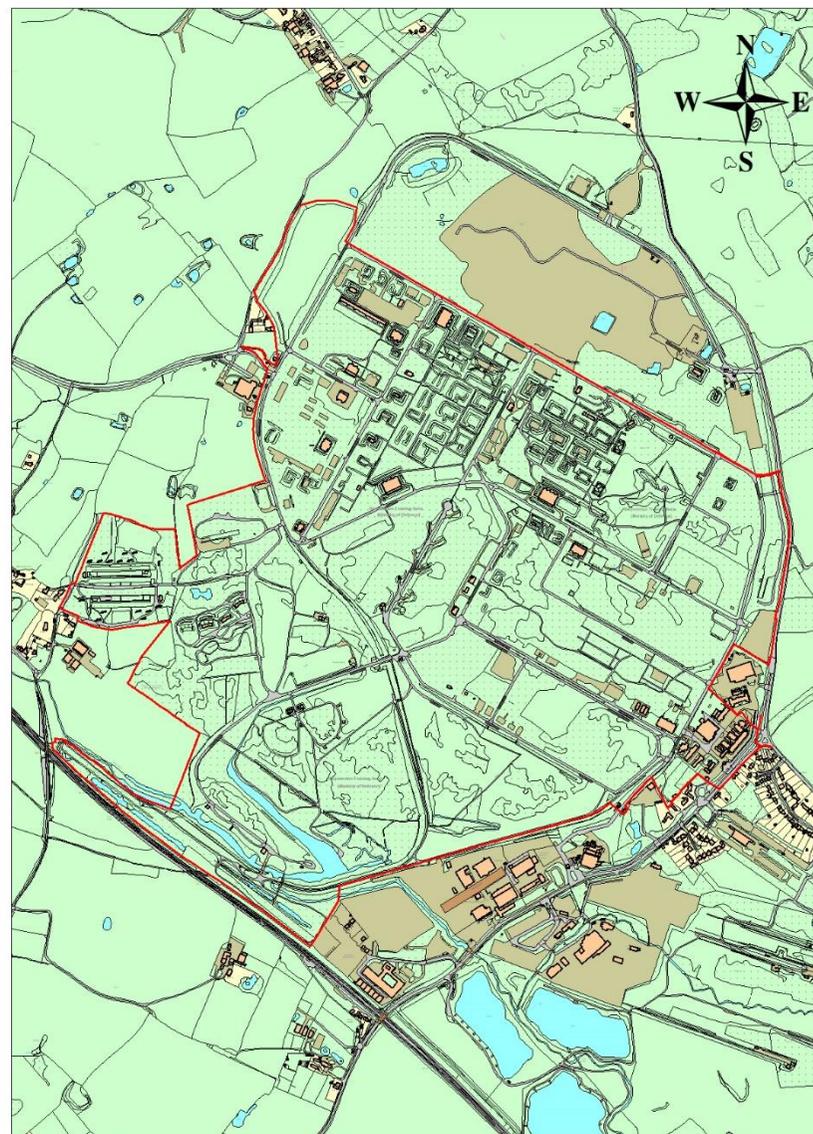


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ECC23*	Site Name: Swynnerton Training Area, ST21 6QT		
Ward	Eccleshall	Parish	Eccleshall
Size	224.1 hectares	Potential Yield	4,033
Greenfield or Brownfield	Brownfield		
Current Use	Military training base.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Tree Preservation Order, Site of Biological Importance, Historic Environment Record, contaminated land/ stability issues, landfill, Flood Zone, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the Sustainable Settlement Hierarchy would be required to remove the constraint.		

* This site was previously coded as SWY20 in the SHELAA 2021 Update.



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ECC24	Site Name: The Smallholding, Cash Lane, Eccleshall, Stafford, ST21 6HP		
Ward	Eccleshall	Parish	Eccleshall
Size	1 hectare	Potential Yield	21
Greenfield or Brownfield	Greenfield		
Current Use	Grazing land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its northwestern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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FOR01	Site Name: Land near Meretown Grange, TF10 8BX		
Ward	Gnosall and Woodseaves	Parish	Forton
Size	0.4 hectares	Potential Yield	12
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Conservation Area, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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FUL01	Site Name: Land between 146 and 156 Stallington Road, Blythe Bridge, ST11 9PA		
Ward	Fulford	Parish	Fulford
Size	0.3 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.		
Suitability Assessment	<p>The site is not situated within a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Green Belt.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.		



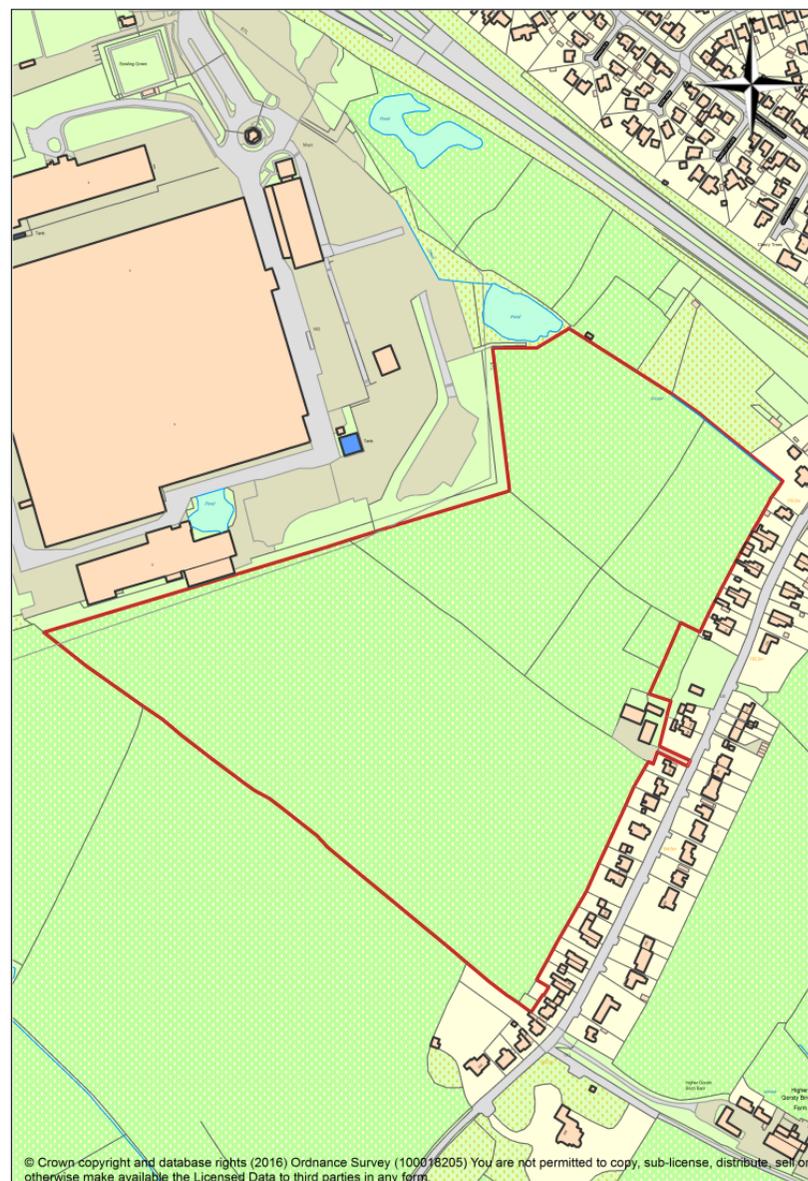
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FUL02 (A and B)	Site Name: Land adjacent to the Bird in Hand, Hilderstone, ST15 8RQ		
Ward	Fulford and Milwich	Parish	Hilderstone and Fulford
Size	0.2 hectares	Potential Yield	6
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the western site falls within the Green Belt.		
Suitability Assessment	The sites do not fall within, or are positioned adjacent to, a currently recognised Local Plan settlement. The following constraint exists: Green Belt.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and Green Belt policy would be required to remove the constraint.		



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FUL03	Site Name: Hadleigh Park, Grindley Lane, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9LW		
Ward	Fulford	Parish	Fulford
Size	13.86 hectares	Potential Yield	250
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	It is unknown when the site will be available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the timescale for delivery is unknown.</p>		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The current user would need to be relocated.</p> <p>The following constraints are known to exist: Green Belt, Tree Preservation Order, Landfill buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		



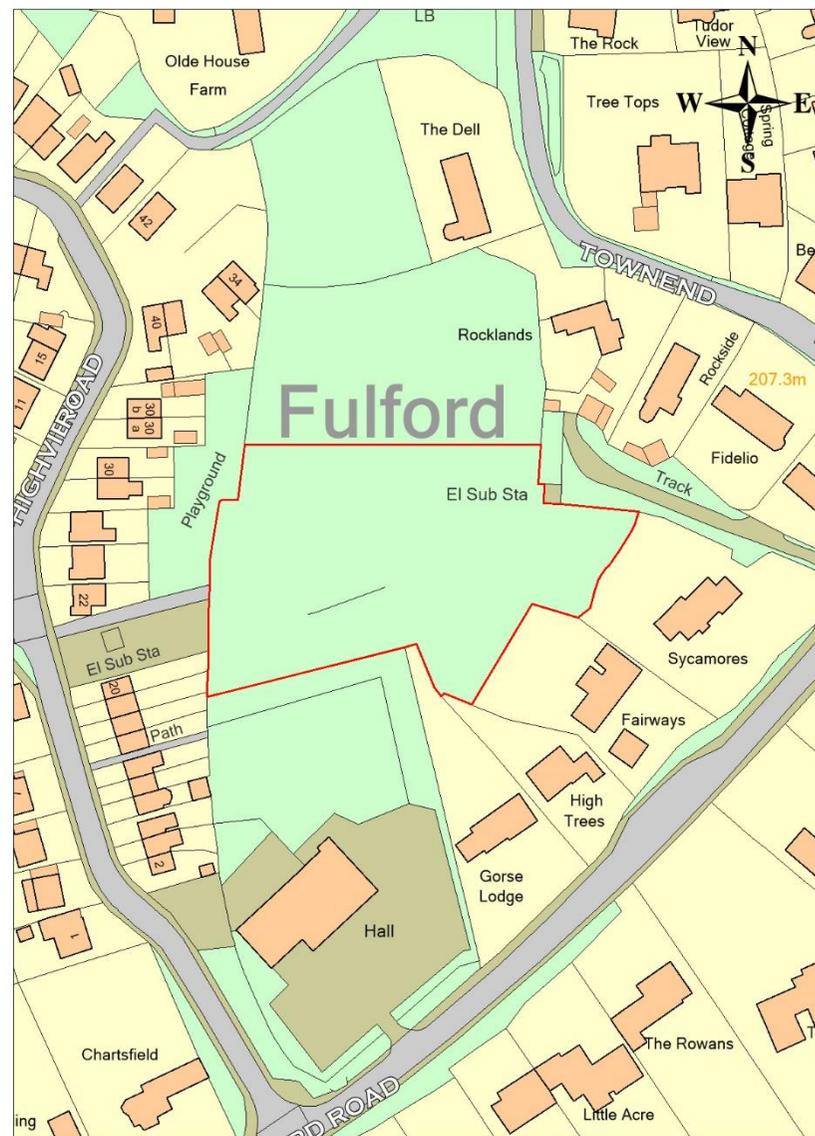
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FUL04	Site Name: Land to the rear of Dene Hollow Long Lane, Fulford, ST11 9QS		
Ward	Fulford	Parish	Fulford
Size	1.079 hectares	Potential Yield	23
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt and a Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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FUL05	Site Name: Land off Highview Road, Fulford, Staffordshire, ST11 9QQ		
Ward	Fulford	Parish	Fulford
Size	0.48 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, it is designated as Green Infrastructure.		
Suitability Assessment	<p>The site is not situated within a currently recognised Local Plan settlement.</p> <p>The following constraints exist: A Public Right of Way, Conservation Area, Green Infrastructure.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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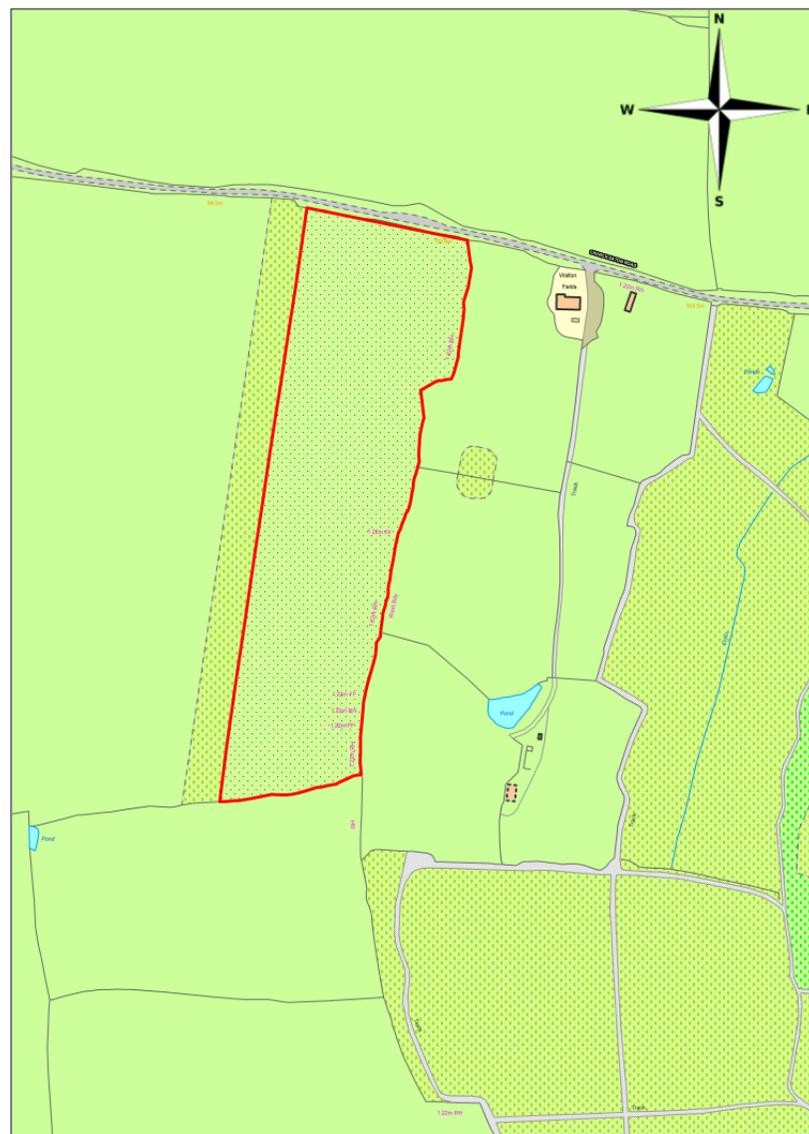
GAY01	Site Name: Land at Cherry Lane, Gayton, ST18 0HH		
Ward	Milwich	Parish	Gayton
Size	0.5 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Equestrian purposes.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and part of the site is available immediately and for the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: mineral deposits buffer. A Public Right of Way runs along the southern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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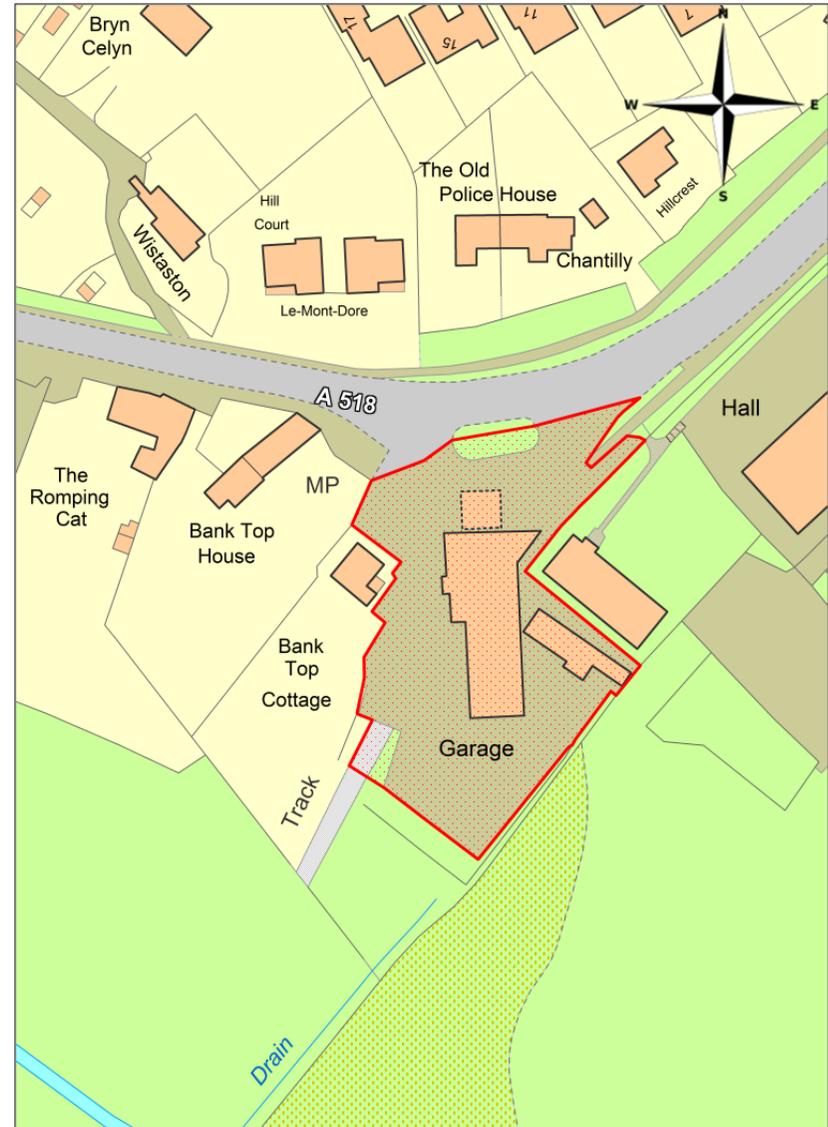
GNO01	Site Name: Land to the west of Walton Fields, Church Eaton Road, TF10 9DW		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	4.7 hectares	Potential Yield	85
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within a currently recognised Local Plan settlement. The following constraints exist: landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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GNO02	Site Name: Land at Bank Top Garage, Stafford Road, Gnosall, Staffs, ST20 0EU		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.3 hectares	Potential Yield	9
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a motor vehicles sales and repair garage.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	Yes; the site is within a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Mineral deposit buffer. A Conservation Area abuts the north western corner of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	The site is deliverable.		



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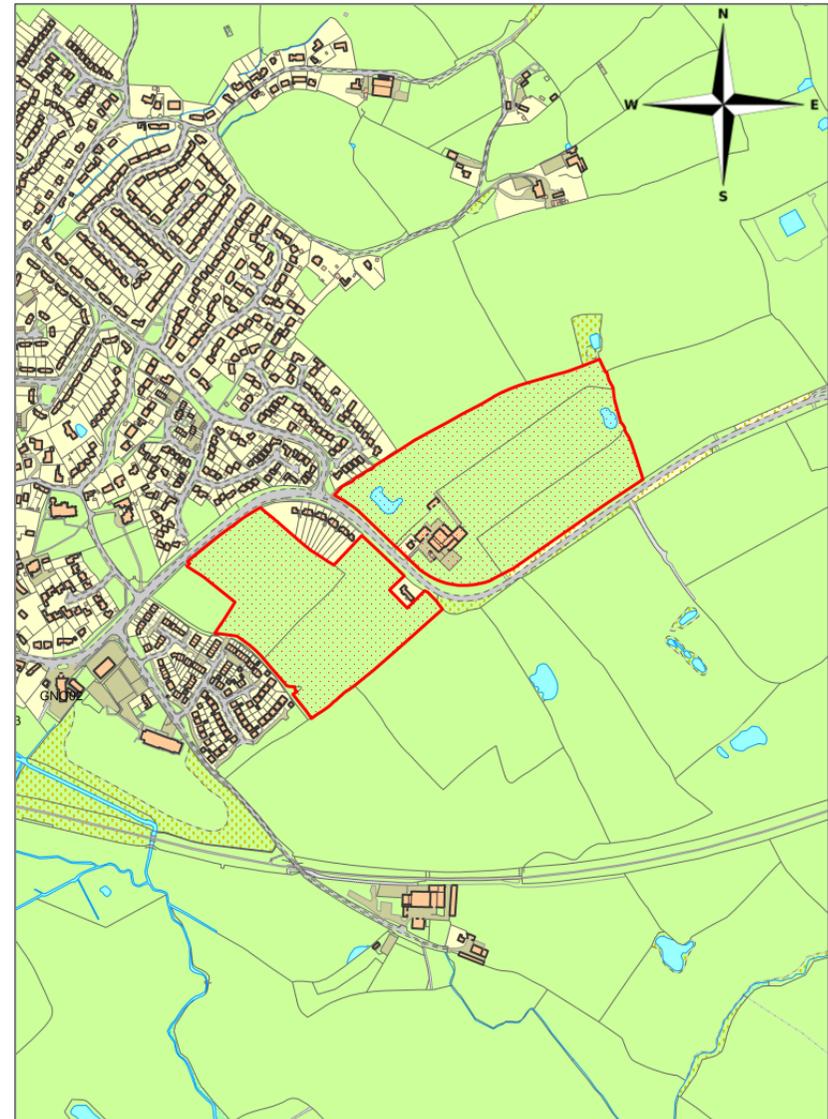
GNO03	Site Name: Land at the Romping Cat, Gnosall, ST20 0EU		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.8 hectares	Potential Yield	18
Greenfield or Brownfield	Greenfield		
Current Use	Residential and grazing purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Historic Environment Record, Conservation Area, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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GNO04	Site Name: Land at Manor Farm Holding No 9, Stafford Road, Gnosall, ST20 0ES		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	14.7 hectares	Potential Yield	265
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	<p>The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 year.</p>		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Gnosall. However, the part of the site within the settlement boundary is designated as a graveyard extension.		
Suitability Assessment	<p>The site is divided by the settlement boundary for the recognised Local Plan settlement of Gnosall, and thus falls both within and adjacent to a sustainable settlement.</p> <p>The following constraints exist: Public Right of Way, Historic Environment Record. Tree Preservation Orders abuts the site on its north western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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GNO05	Site Name: Land at The Horseshoe, Audmore, Gnosall, ST20 0HF		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	5.6 hectares	Potential Yield	101
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Gnosall.</p> <p>The following constraints exist: Tree Preservation Orders, Public Right of Way.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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GNO06	Site Name: Land off Brookhouse Road, ST20 0EX		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.6 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is situated within a currently recognised Local Plan settlement but is designated as Green Infrastructure.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Green Infrastructure, Conservation Area.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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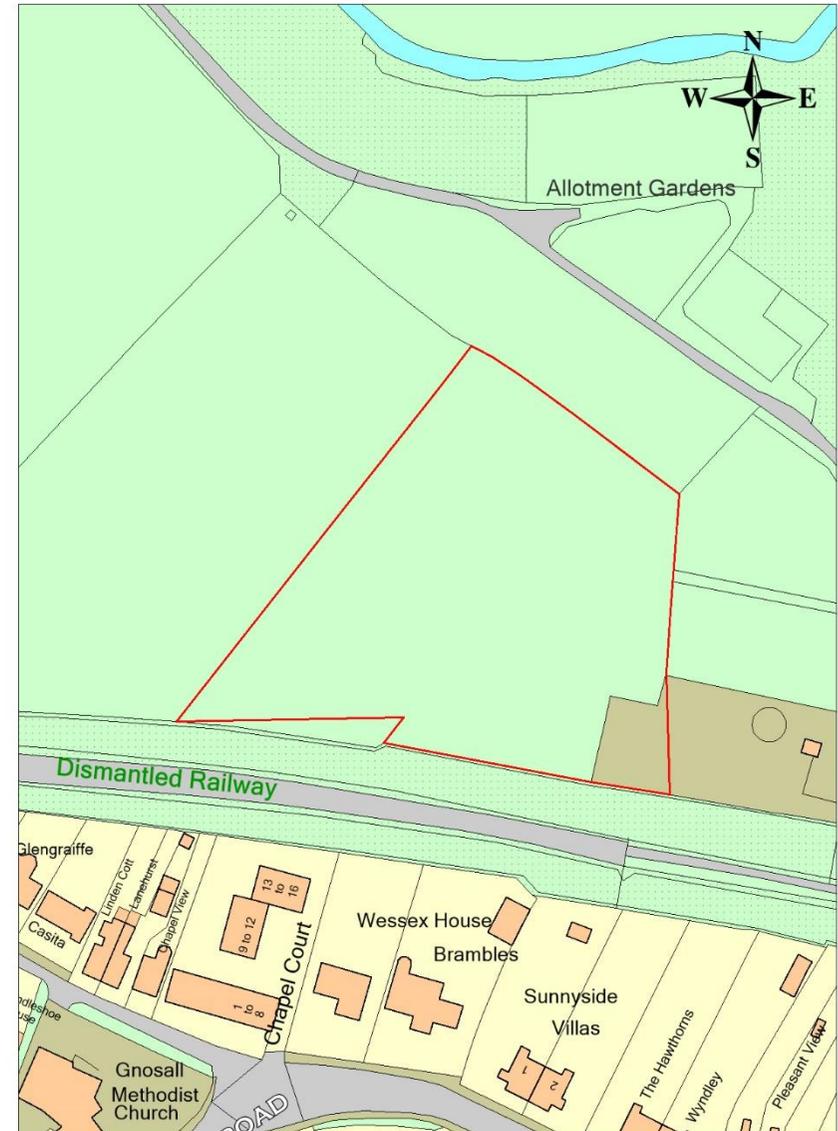
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GNO07	Site Name: Land at Walnut Tree Farm, ST20 0BE		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.5 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, listed buildings, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



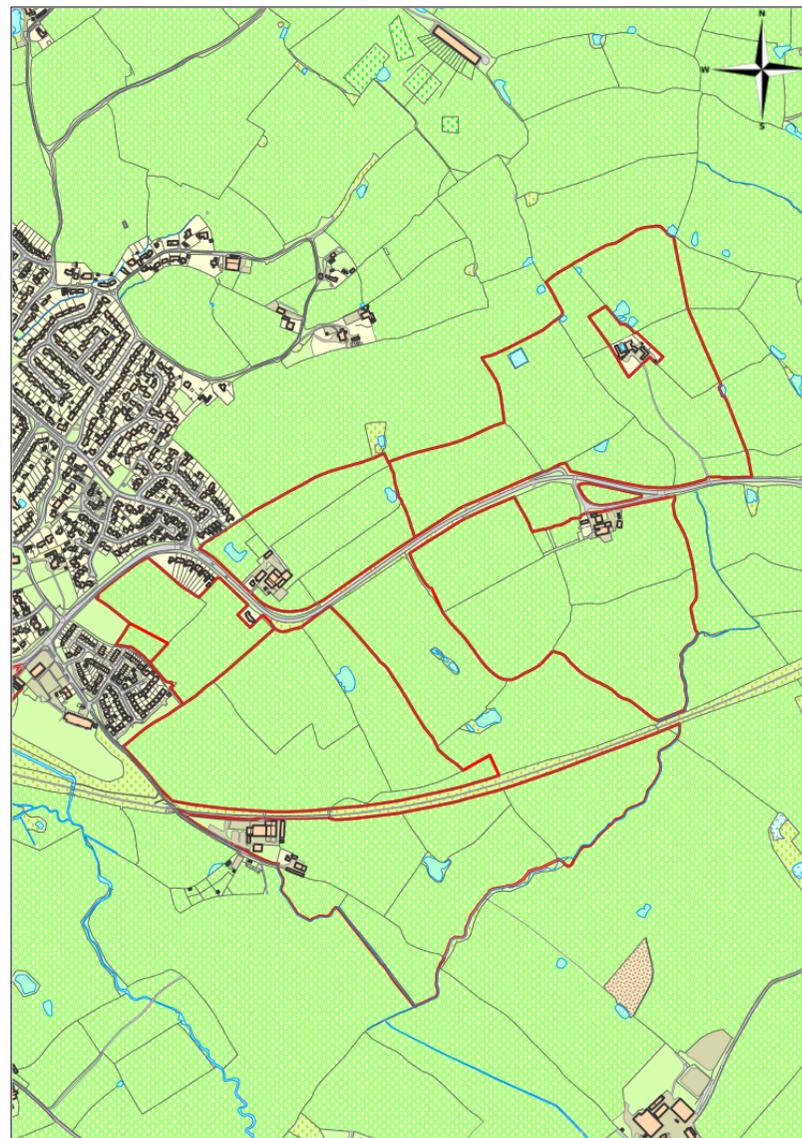
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GNO08	Site Name: 2 Newport Road, Gnosall, Stafford, ST20 0JL		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.8 hectares	Potential Yield	16
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the Stafford to Newport Greenway, which provides a physical barrier.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Historic Environment Record. The railway line that runs to the south of the site acts as a strong physical barrier, separating the site from the adjacent settlement.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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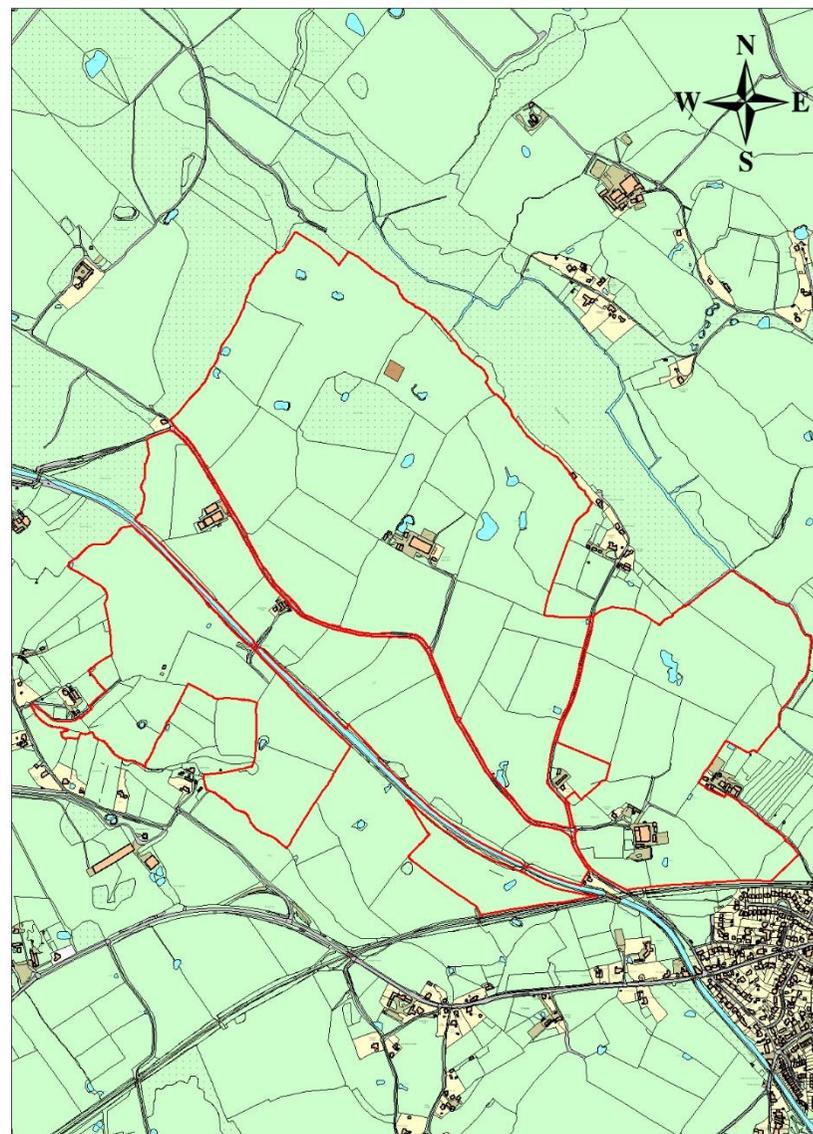
GNO09	Site Name: Manor Farm, SCC, County Farm, ST20 0ES		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	97 hectares	Potential Yield	1,752
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	Part of the site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	Part of the site is adjacent to the currently recognised Local Plan settlement of Gnosall. The current user will need to be relocated. The following constraints exist: Public Right of Way, mineral deposits. Tree Preservation Orders about the site on its north-western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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GNO10	Site Name: Plardiwick Estate, Plardiwick, Gnosall, ST20 0EJ		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	154 hectares	Potential Yield	2,767
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the Stafford to Newport Greenway, which provides a physical barrier.		
Suitability Assessment	Part of the site is adjacent to the currently recognised Local Plan settlement of Gnosall. The current user will need to be relocated. The following constraints exist: Public Right of Way, Site of Biological Importance, Historic Environment Record, landfill, mineral deposits, Flood Zone. A Conservation Area bisects the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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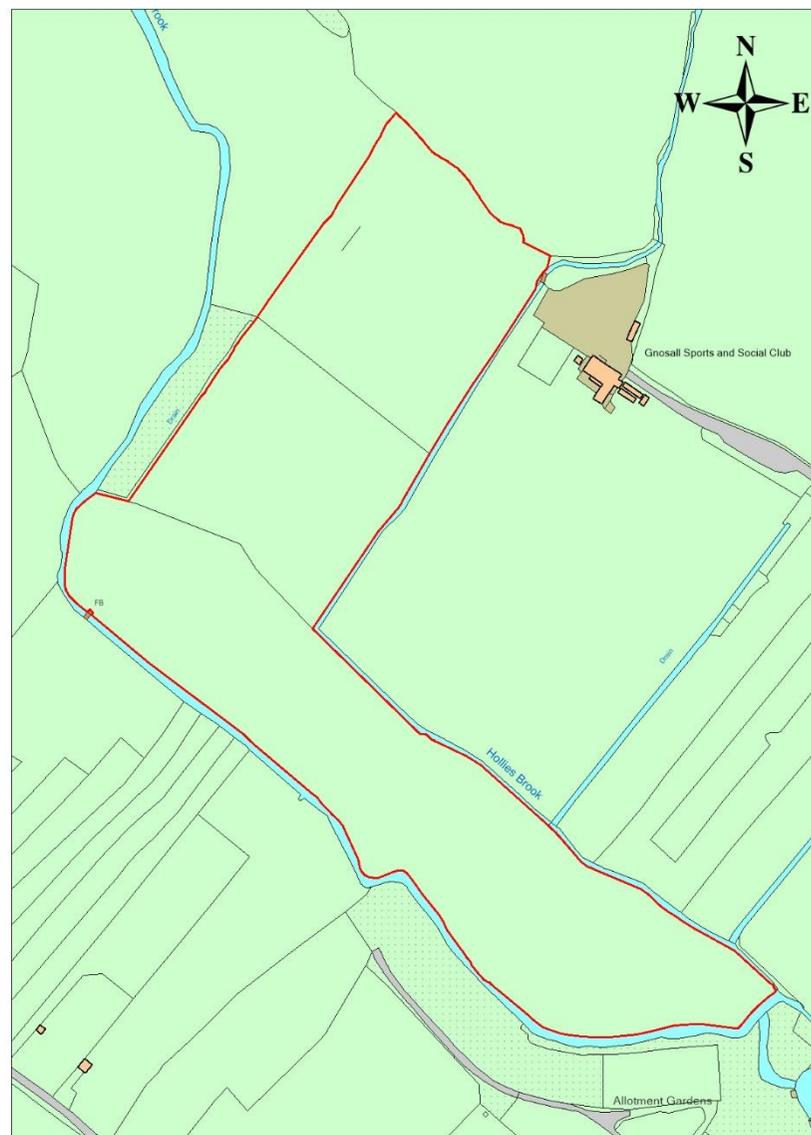
GNO11	Site Name: Land north of Forresters Lane, ST20 0JF		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	4.3 hectares	Potential Yield	77
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: a Public Right of Way, Flood Zone. A Historic Environment Record abuts the site on its south-western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The area of the site not in the flood Zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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GNO12		Site Name: Land on the north west side of The Cricket Pavilion, Brookhouse Way, Gnosall, Stafford, ST20 0HS	
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	4.9 hectares	Potential Yield	88
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement and the site is within the Flood Zone.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



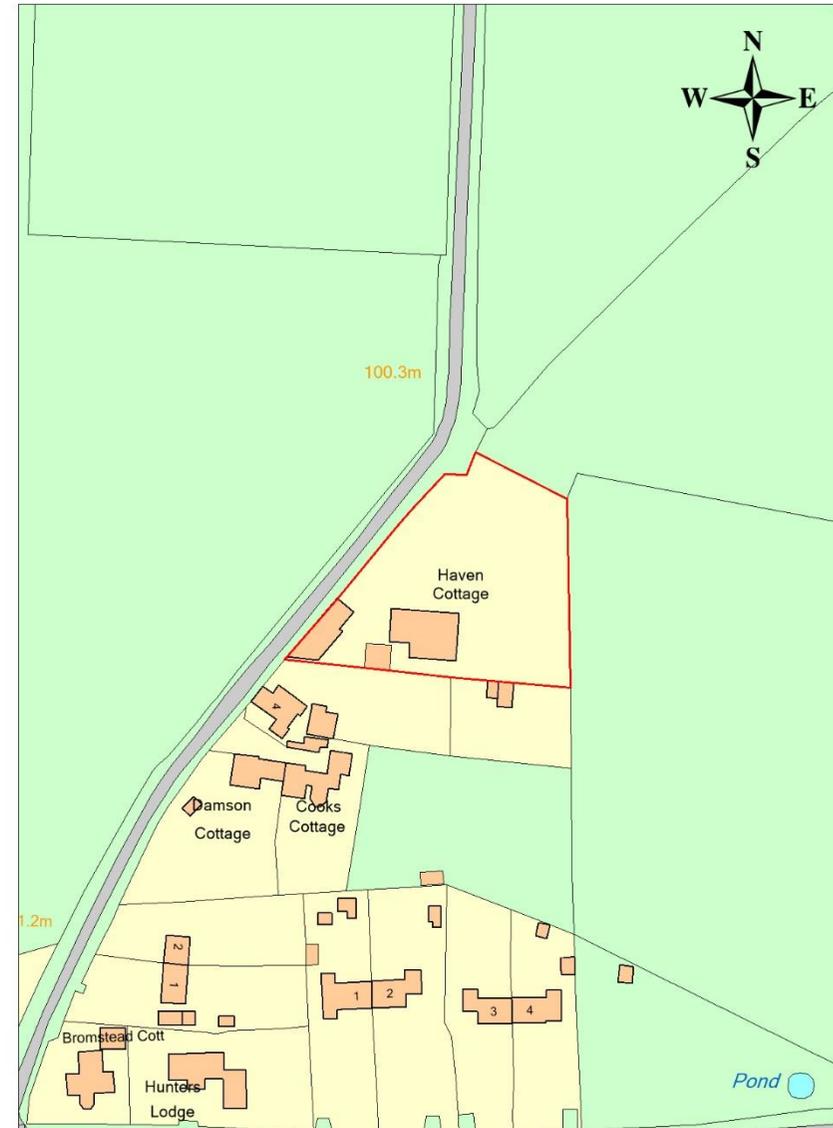
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GNO13		Site Name: Land on the north west side of The Cricket Pavilion, Brookhouse Way, Gnosall, Stafford, ST20 0HS	
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	1.2 hectares	Potential Yield	25
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement and the site is within the Flood Zone.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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GNO14	Site Name: Haven Cottage, Heath Road, Bromstead, Newport, TF10 9DJ		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.25 hectares	Potential Yield	8
Greenfield or Brownfield	Mixed		
Current Use	Vacant buildings, associated driveway and garden.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



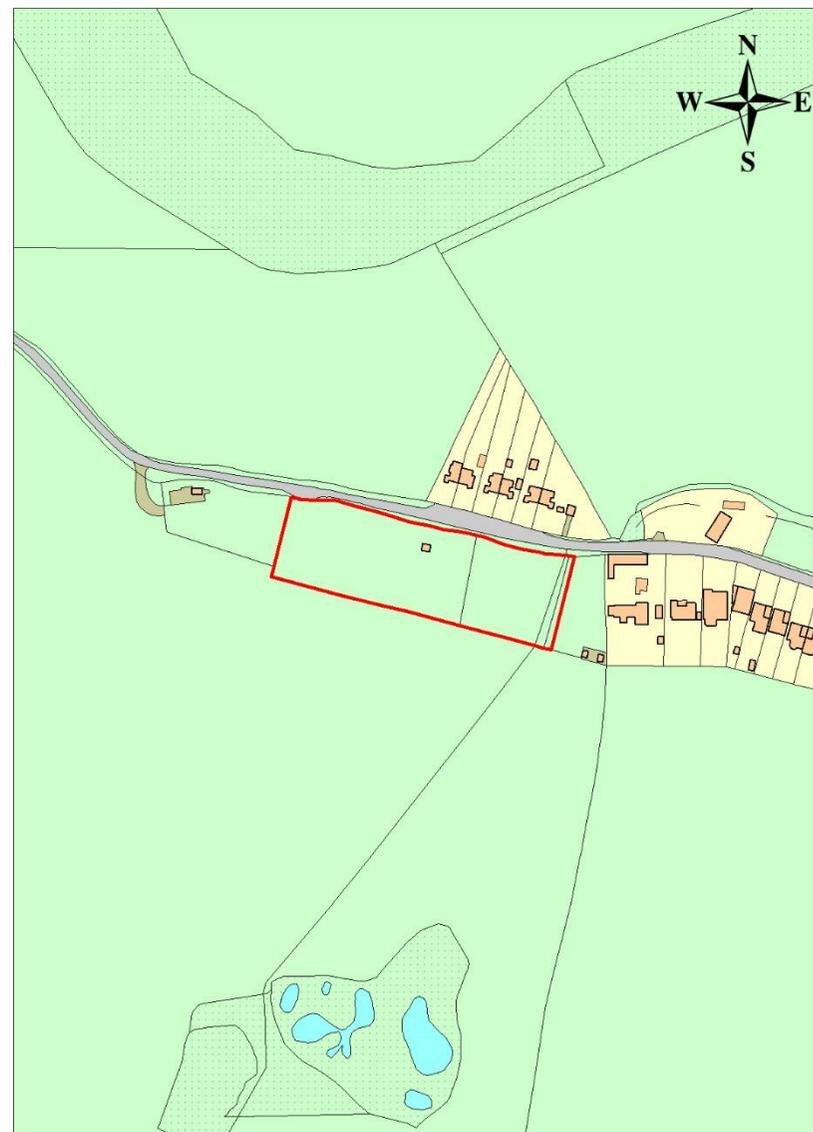
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GNO15	Site Name: Land off Church Lane, Moreton		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	5.2 hectares	Potential Yield	94
Greenfield or Brownfield	Greenfield		
Current Use	Grazing land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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GNO16	Site Name: Land off Pooley Lane, Moreton		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	0.6 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Grazing land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not situated within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Public Right of Way.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



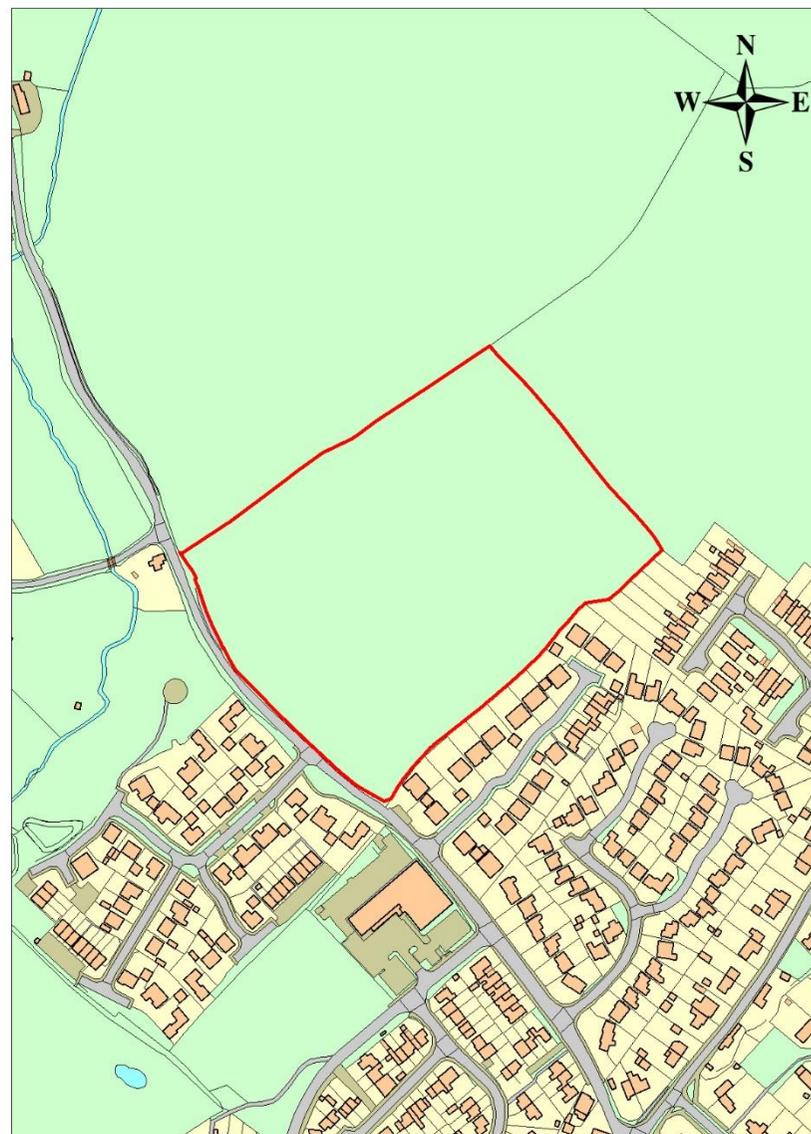
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GNO17	Site Name: Land at Plardiwick Farm, Gnosall, S20 0EJ		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	9.9 hectares	Potential Yield	178
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the Stafford to Newport Greenway, which provides a physical barrier.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Historic Environment Record and mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



Stafford Borough Council SHELAA 2022

GNO18	Site Name: Land North East of Knightley Road, Gnosall, Staffordshire, ST20 0GP		
Ward	Gnosall and Woodseaves	Parish	Gnosall
Size	4.3 hectares	Potential Yield	77
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Gnosall. The following constraints exist: Contaminated land/stability issues and landfill.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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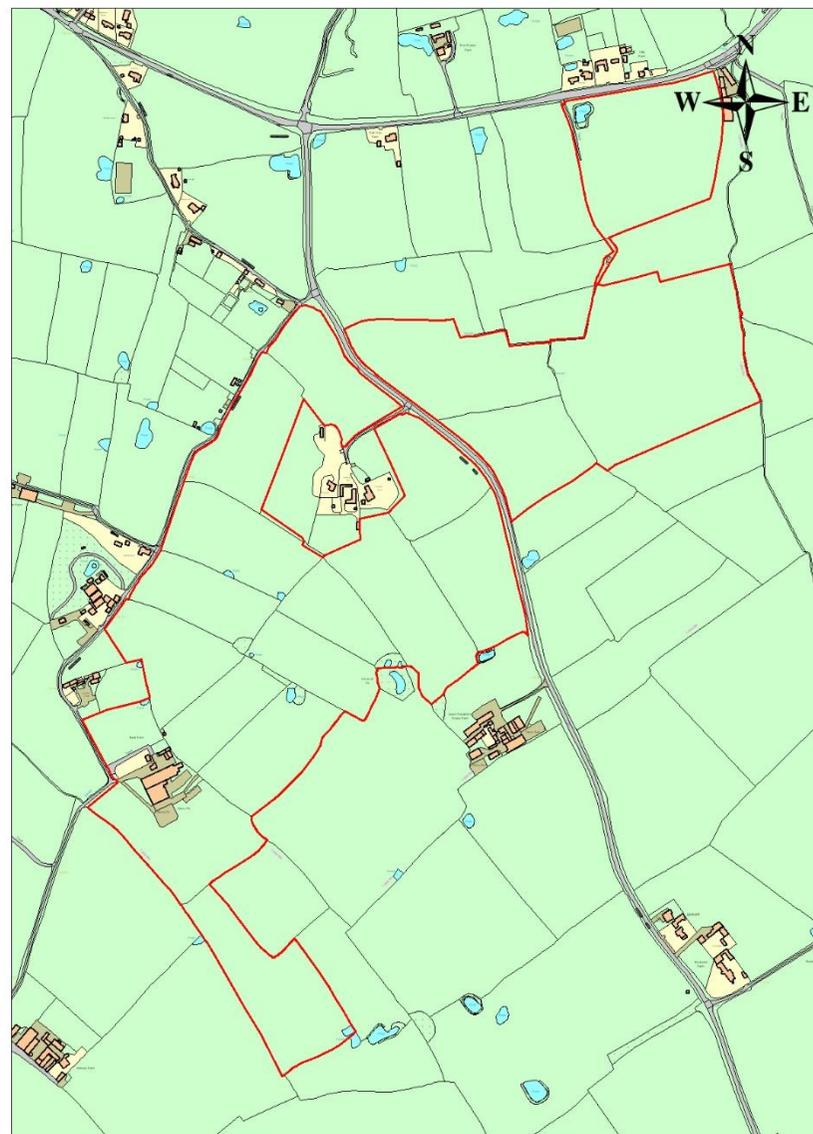
Stafford Borough Council SHELAA 2022

HAU01	Site Name: Land adjacent to Brazenhill Lane, Haughton, ST18 9JP		
Ward	Seighford and Church Eaton	Parish	Haughton
Size	2.5 hectares	Potential Yield	52
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Historic Environment Record abuts the site on its eastern and southern boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



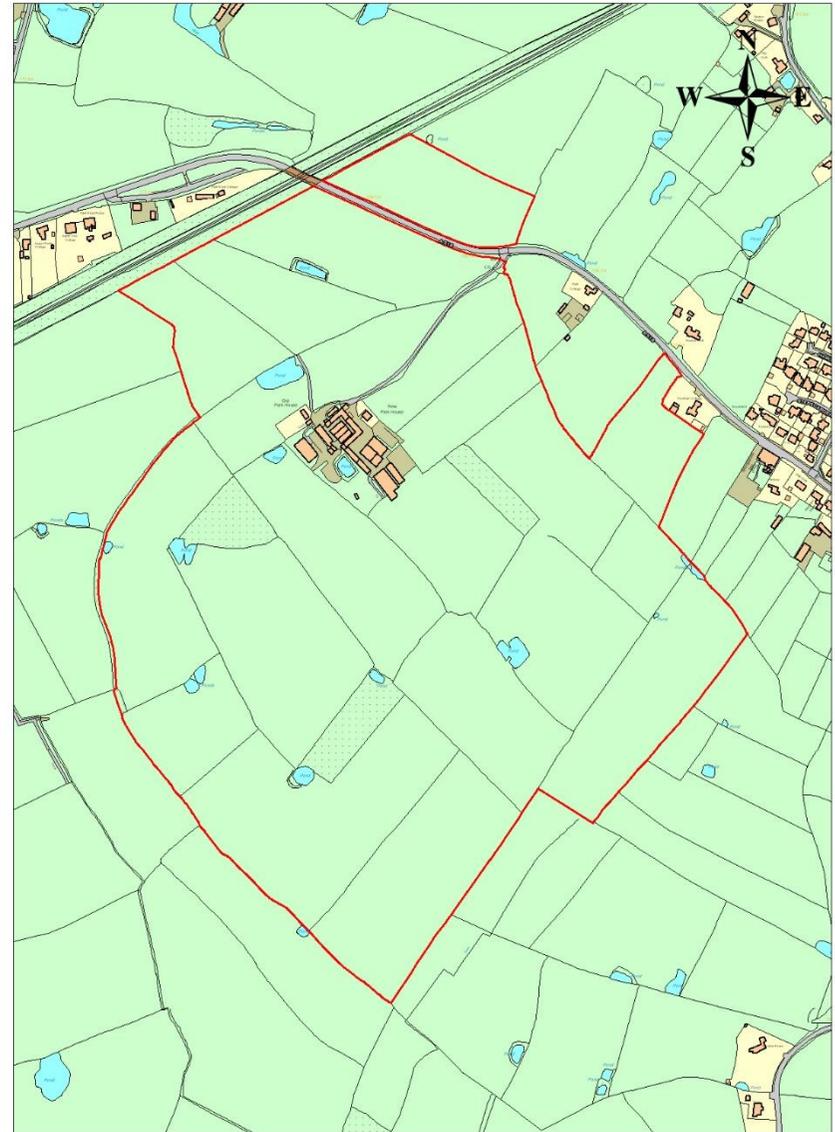
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HAU02	Site Name: Houghton House, SCC, County Farm, ST18 9DL		
Ward	Seighford and Church Eaton	Parish	Houghton
Size	51.7 hectares	Potential Yield	930
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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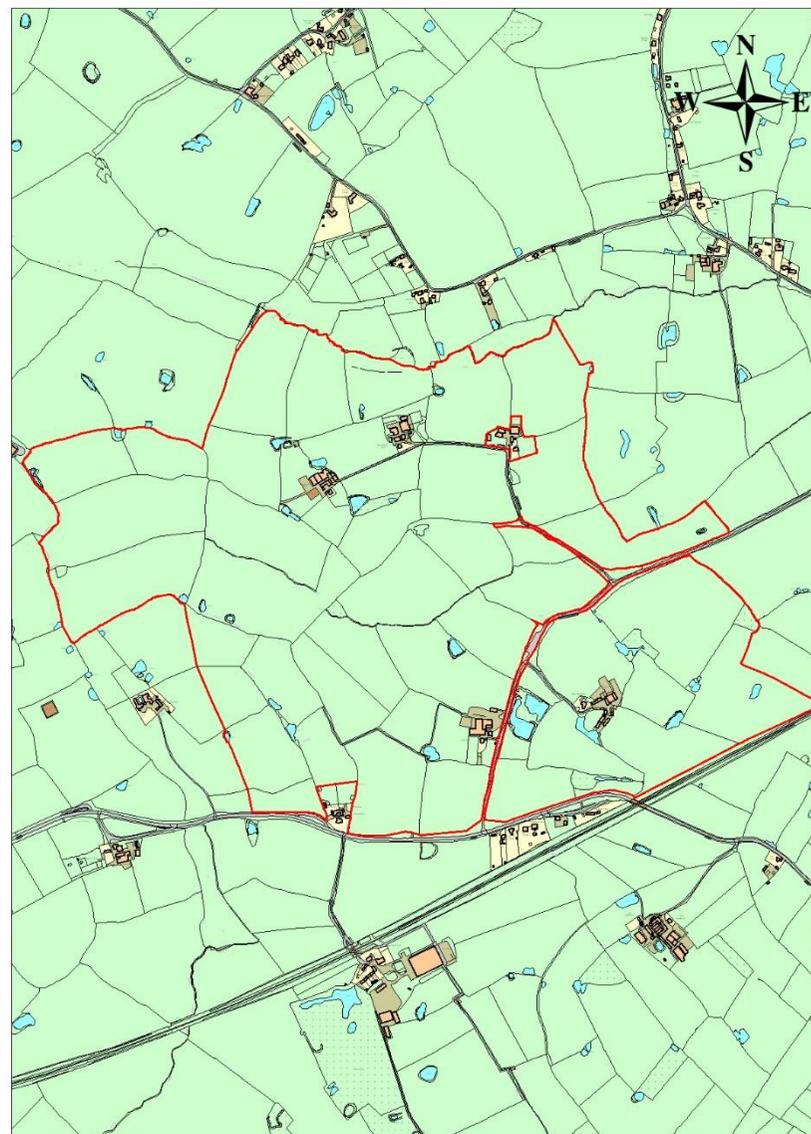
HAU03	Site Name: Park House, Haughton, SCC, County Farm, ST18 9JH		
Ward	Seighford and Church Eaton	Parish	Haughton
Size	49.1 hectares	Potential Yield	884
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Historic Environment Record, Public Right of Way. A Site of Biological Importance abuts the site on its south-eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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HAU04	Site Name: Woodhouse Estate, SCC, County Farms, ST18 9GY		
Ward	Seighford and Church Eaton	Parish	Haughton
Size	150 hectares	Potential Yield	2,706
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Site of Biological Importance, Historic Environment Record, landfill buffer, listed building.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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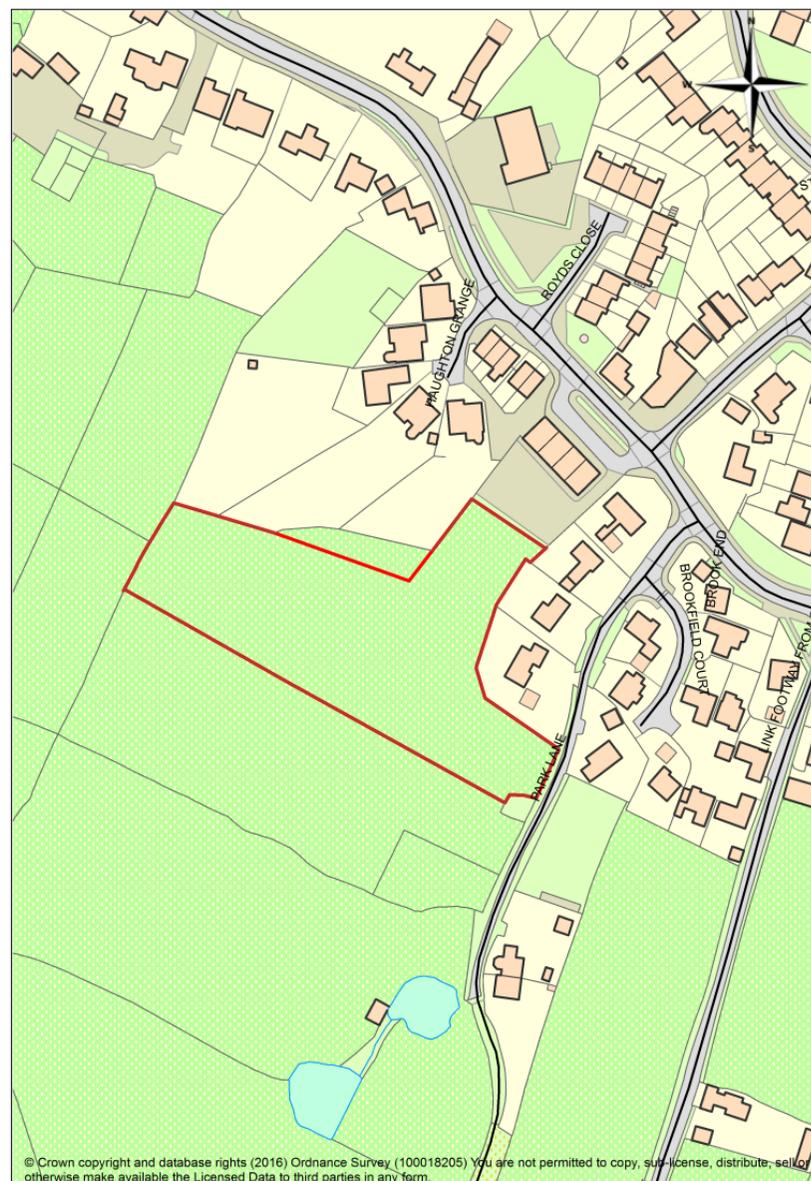
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HAU05	Site Name: Land on north side of Meadow Drive, Haughton, ST18 9HQ		
Ward	Seighford and Church Eaton	Parish	Haughton
Size	2.1 hectares	Potential Yield	44
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. The following constraints exist: Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



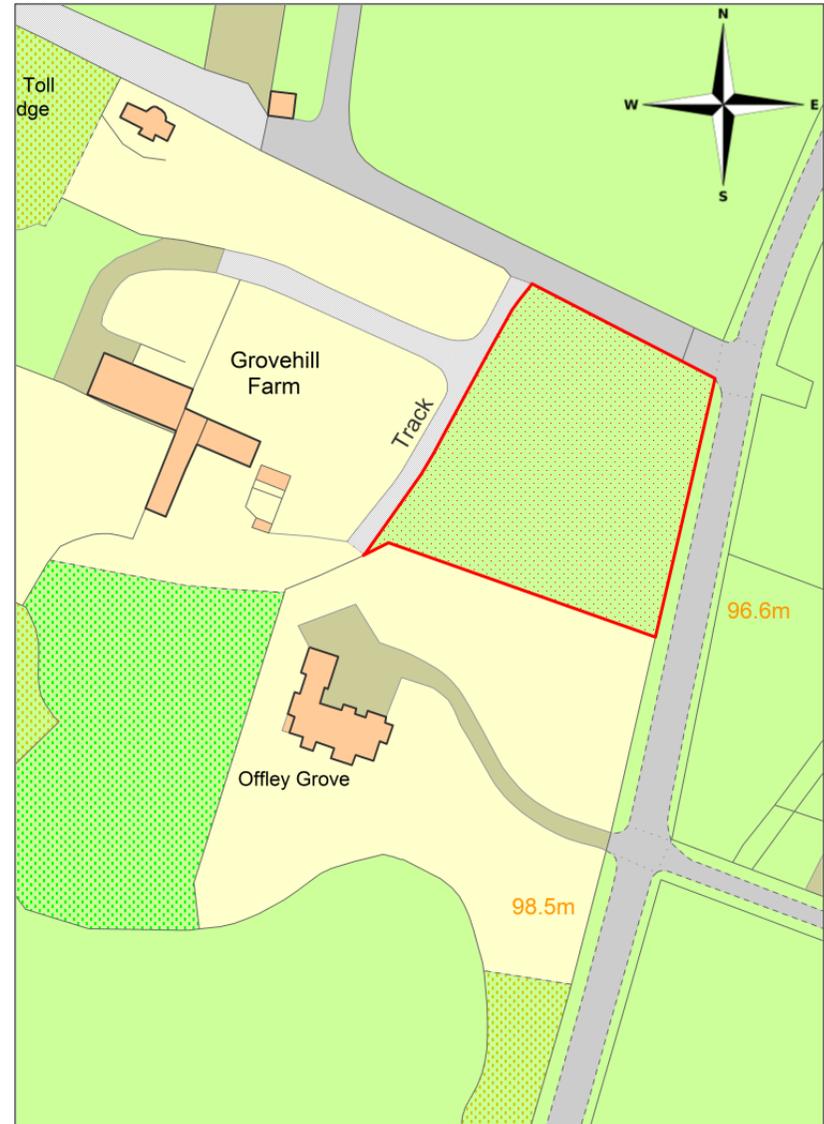
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HAU06	Site Name: Land on north side of Park Lane, Haughton, Staffordshire, ST18 9EY		
Ward	Seighford and Church Eaton	Parish	Haughton
Size	0.83 hectares	Potential Yield	17
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Haughton. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



Stafford Borough Council SHELAA 2022

HIG01	Site Name: Offley Grove Farm, Adbaston, ST20 0QB		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.2 hectares	Potential Yield	8
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG02	Site Name: The Hollow, High Offley Road, ST20 0NA		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.1 hectares	Potential Yield	3
Greenfield or Brownfield	Brownfield		
Current Use	Residential purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its north-western corner.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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HIG03	Site Name: Land opposite The Hollow, ST20 ONB		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.6 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG04	Site Name: Land at Shay Lane, Shebdon, ST20 0PU		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	1.5 hectares	Potential Yield	31
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	It is not known if the site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The ownership status of the site is not known, and the timescale for delivery is also not known.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG05	Site Name: Oldhouse Farm, Lodge Lane, Woodseaves, Staffs, ST20 0NZ		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	2.9 hectares	Potential Yield	62
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG06	Site Name: Oldhouse Farm, Lodge Lane, Woodseaves, Staffs, ST20 0NZ		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	1.2 hectares	Potential Yield	26
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG07	Site Name: Garage off A519, Woodseaves, ST20 0NP		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.1 hectares	Potential Yield	2
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a garage/workshop.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	Yes; the site is within a currently recognised Local Plan settlement.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Woodseaves. The following constraints exist: A Public Right of Way abuts the site on its eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	The site will be deliverable in the next 5 years.		



Stafford Borough Council SHELAA 2022

HIG08	Site Name: The Cottage, Glebefields, Woodseaves, Stafford, ST20 0LA		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	2.7 hectares	Potential Yield	57
Greenfield or Brownfield	Mixed		
Current Use	Residential and grazing pastures.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIG09	Site Name: Land to the rear of Woodseaves C of E School, Woodhaven, ST20 0LL		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	9.6 hectares	Potential Yield	173
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. The following constraints exist: landfill and historic landfill.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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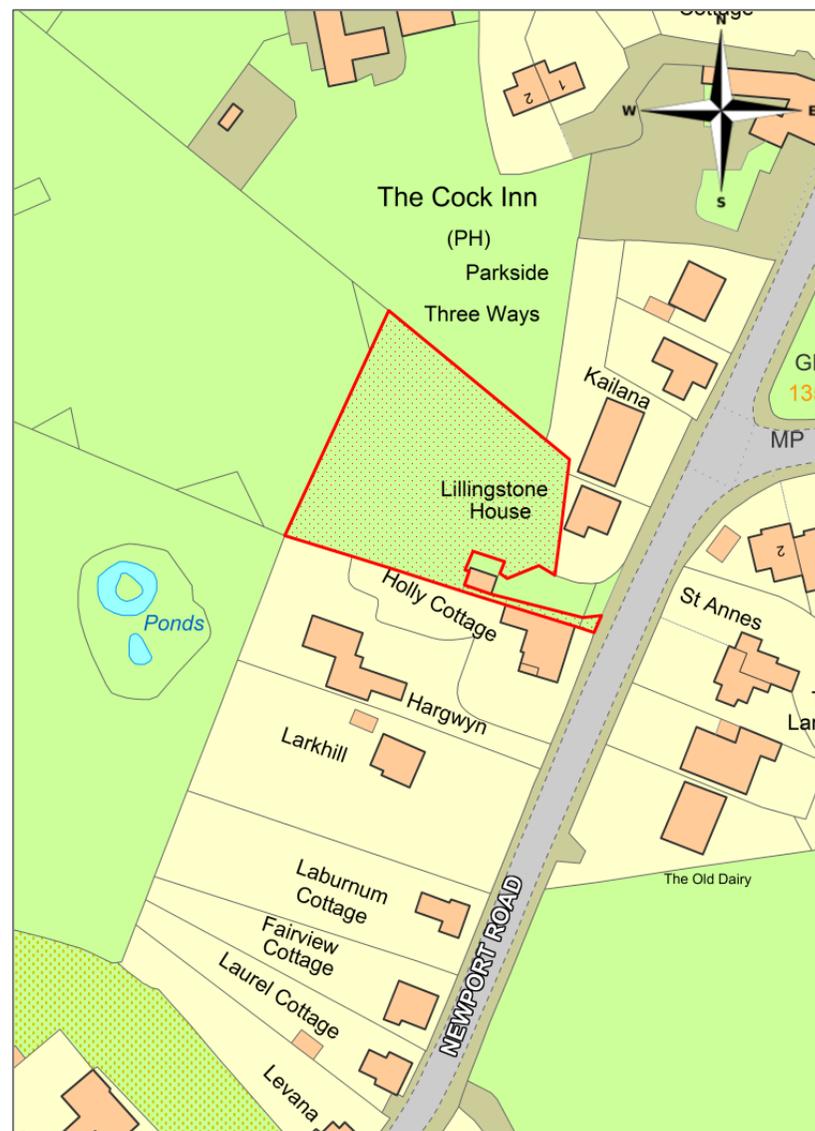
HIG10	Site Name: Land adjacent to the Croft, ST20 0NP		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	1.2 hectares	Potential Yield	25
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Woodseaves.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Woodseaves, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Some of the site is currently deliverable, with the remainder being potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIG11	Site Name: Land off A519 opposite B5405, Woodseaves, ST20 0NP		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.2 hectares	Potential Yield	6
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. No other known constraints exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIG12	Site Name: Springfields, The Green, Woodseaves, Staffs, ST20 0LJ		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	0.8 hectares	Potential Yield	16
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



Stafford Borough Council SHELAA 2022

HIG13	Site Name: Land to the rear of Woodseaves C of E School, Woodhaven, ST20 0LL		
Ward	Gnosall and Woodseaves	Parish	High Offley
Size	4.9 hectares	Potential Yield	88
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	It is not known if the site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The ownership status of the site is not known, and the timescale for delivery is also not known.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Woodseaves. The following constraints exist: landfill.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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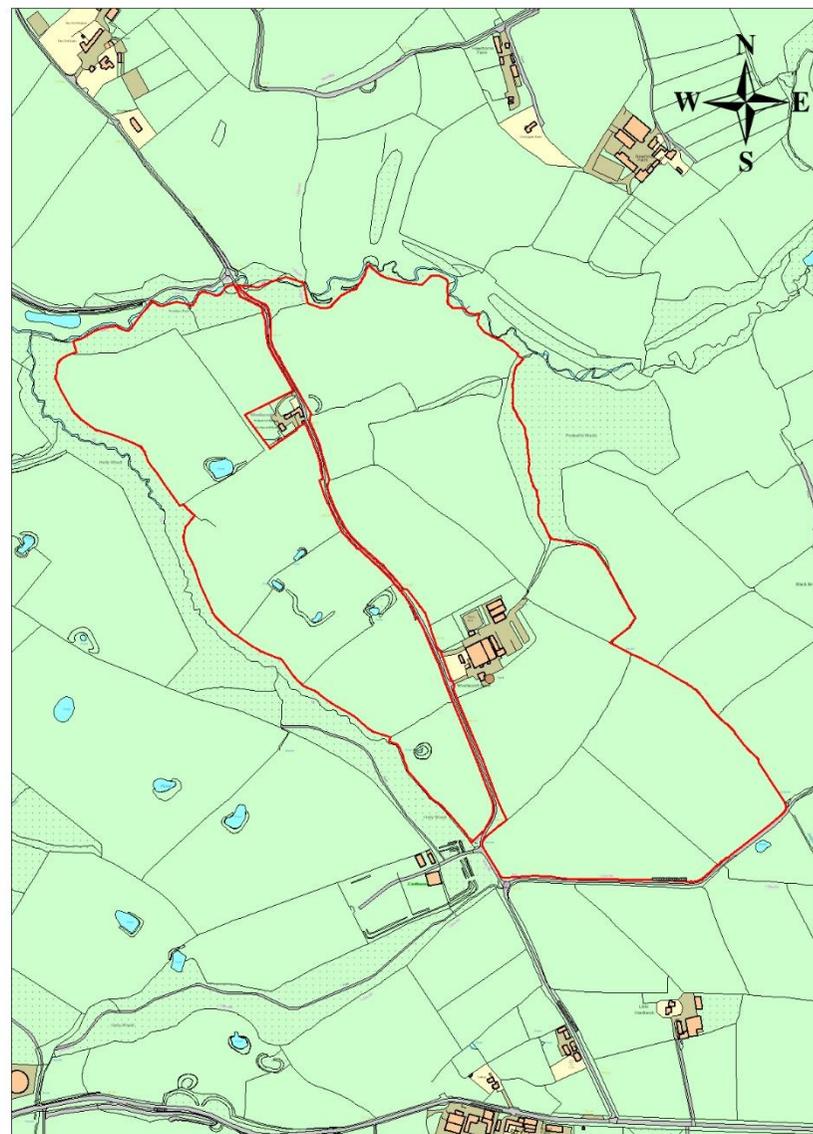
HIL01 and HIL02		Site Name: Hedgehog House, Dingle Lane, Hilderstone, Stone, ST15 8SG	
Ward	Milwich	Parish	Hilderstone
Size	1 hectare	Potential Yield	20
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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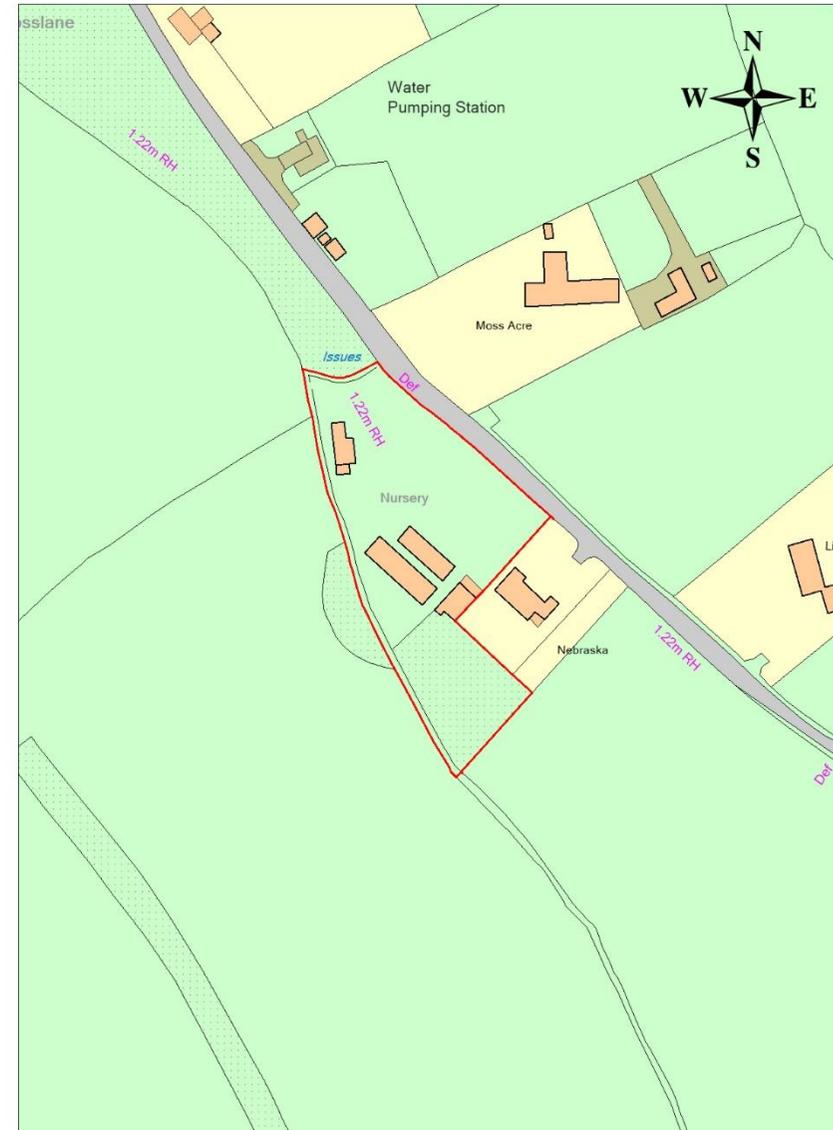
Stafford Borough Council SHELAA 2022

HIL03	Site Name: Wooliscroft Estate, Cotwalton Road, ST15 8RE		
Ward	Milwich	Parish	Hilderstone
Size	45.5 hectares	Potential Yield	818
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is in the Green Belt.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Public Right of Way, Site of Biological Importance, Historic Environment Record, Flood Zone, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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HIL04	Site Name: Heathers Roses, Moss Lane, Hilderstone, ST15 8RQ		
Ward	Milwich	Parish	Hilderstone
Size	0.47 hectares	Potential Yield	11
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a garden centre.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Green Belt, mineral deposits buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3 which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		



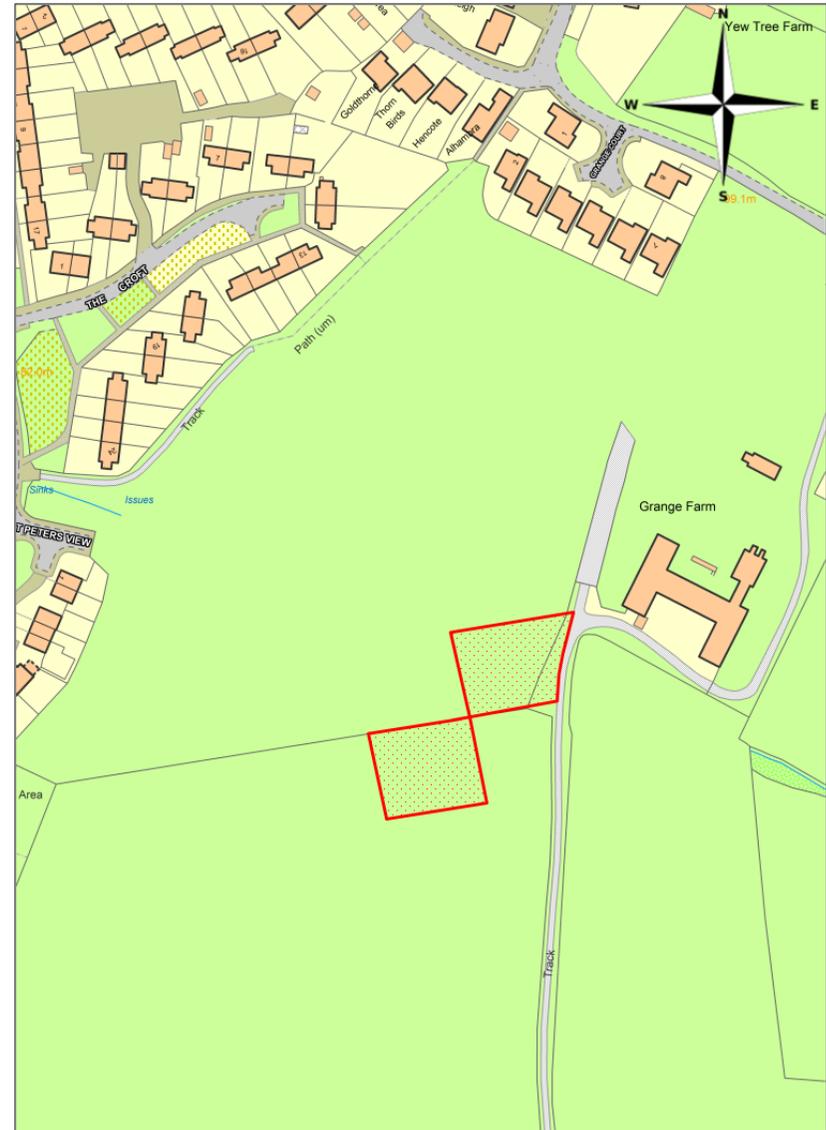
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HIX01	Site Name: Grange Hill Farm, Church Lane, Hixon, ST18 0PX		
Ward	Haywood and Hixon	Parish	Hixon
Size	2.3 hectares	Potential Yield	47
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: a Public Right of Way runs along the western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX03	Site Name: Land east of Church Lane, Hixon, ST18 0FA		
Ward	Haywood and Hixon	Parish	Hixon
Size	0.5 hectares	Potential Yield	8
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX04	Site Name: Land west of Egg Lane, Hixon, ST18 0GQ		
Ward	Haywood and Hixon	Parish	Hixon
Size	1.6 hectares	Potential Yield	34
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a farmhouse and former World War II buildings. There are currently extant planning permissions on this site.		
Deliverability Summary			
Available	It is unknown when the site will be available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the timescale for delivery is unknown.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Order.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX05	Site Name: Land to the north of Hixon, ST18 0NF		
Ward	Haywood and Hixon	Parish	Hixon
Size	4.7 hectares	Potential Yield	85
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Order, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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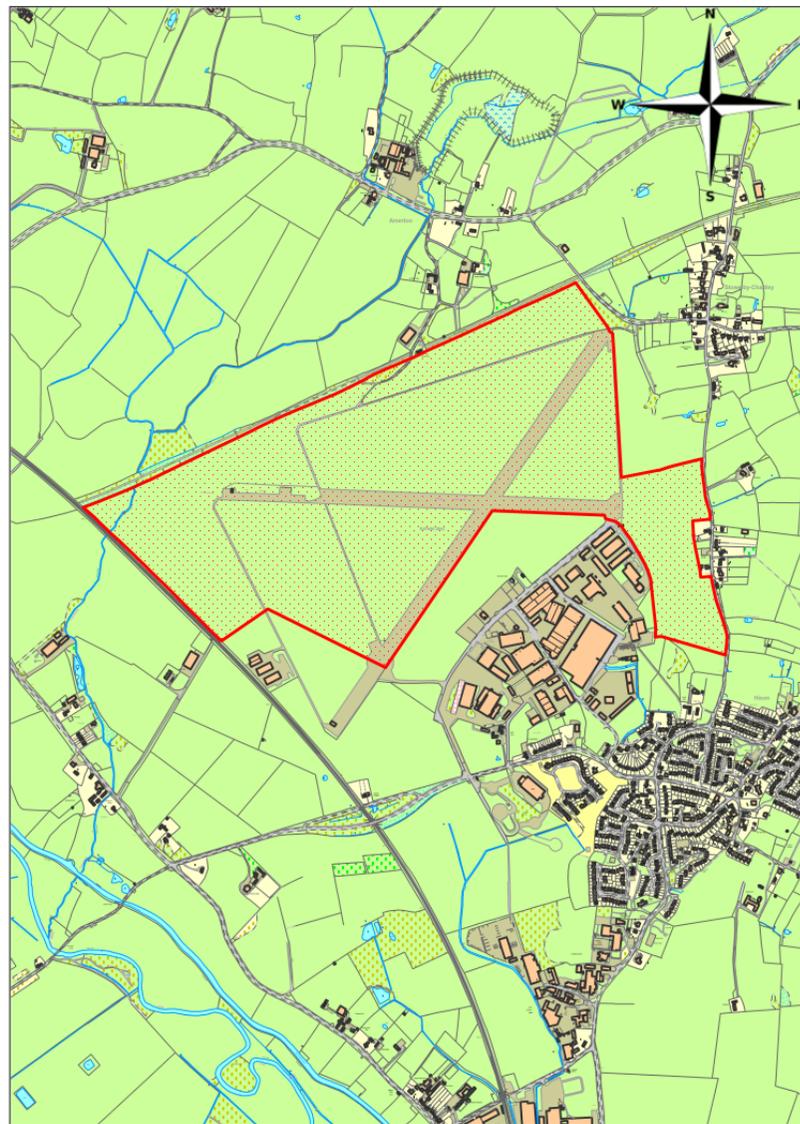
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HIX06	Site Name: Land at A51, Shirleywich Farm, Weston, ST18 0PN		
Ward	Haywood and Hixon	Parish	Hixon
Size	0.8 hectares	Potential Yield	16
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural and equestrian purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way runs along the southern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



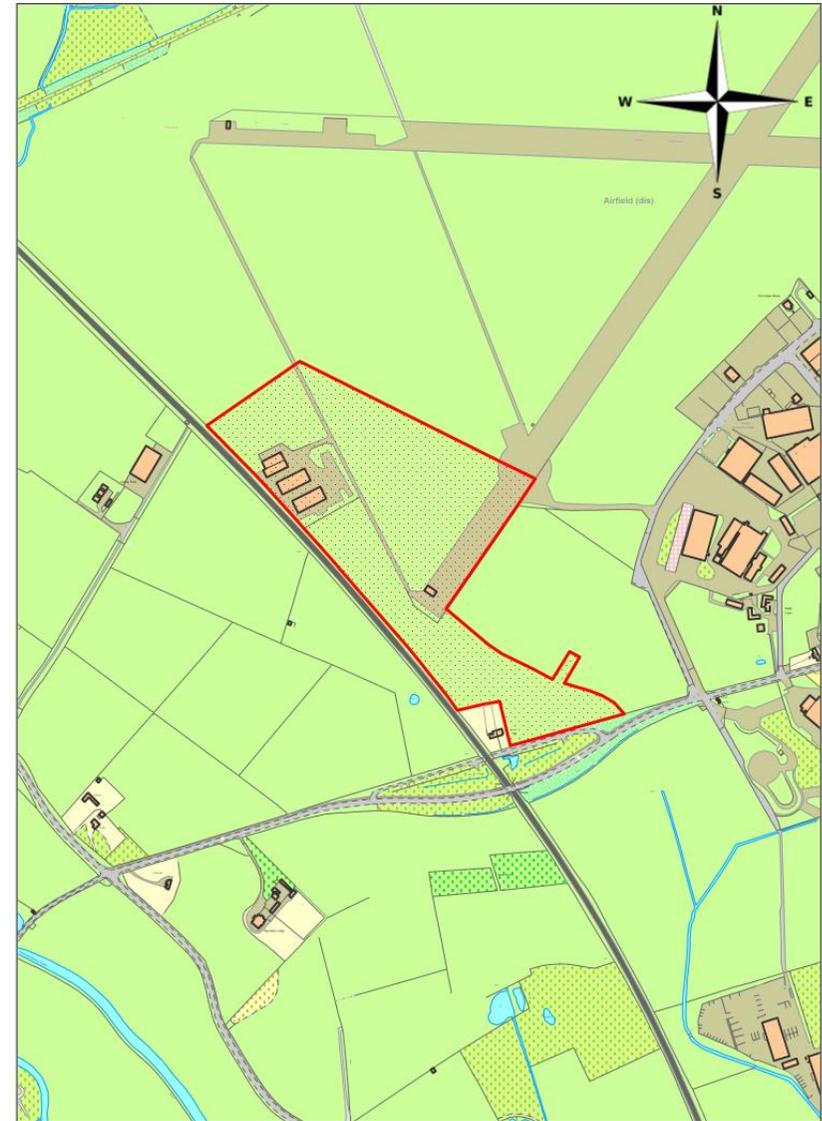
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HIX07	Site Name: Former Hixon Airfield, Hixon, ST18 0PF		
Ward	Haywood and Hixon	Parish	Hixon
Size	106.8 hectares	Potential Yield	1,923
Greenfield or Brownfield	Mixed		
Current Use	Former airfield with employment use designation.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	The site is designated as a Recognised Industrial Estate in the Local Plan, which only promotes and protects employment generating uses.		
Suitability Assessment	The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



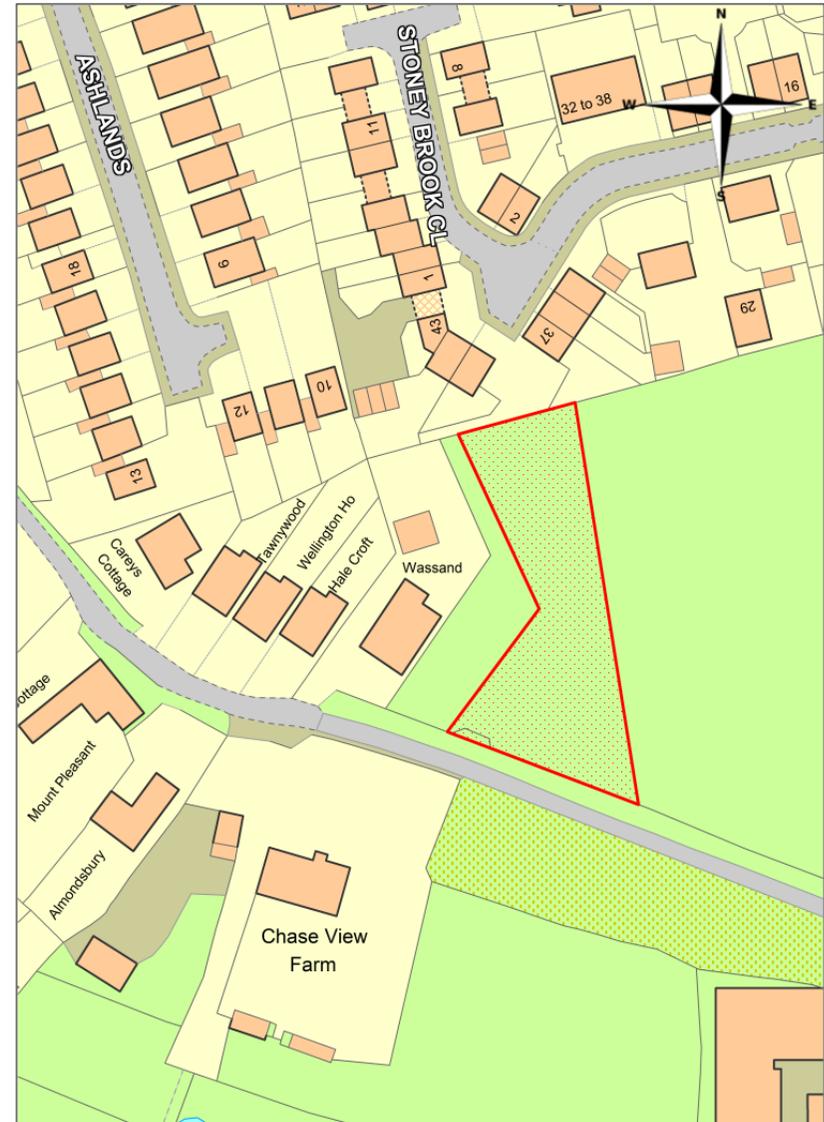
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HIX08	Site Name: Former Hixon Airfield, New Road, ST18 0PF		
Ward	Haywood and Hixon	Parish	Hixon
Size	13.1 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Mixed		
Current Use	Former airfield with greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; but the site is adjacent to a Recognised Industrial Estate.		
Suitability Assessment	<p>The site abuts a Recognised Industrial Estate currently recognised in the adopted Local Plan.</p> <p>The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



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HIX09	Site Name: Land off Puddle Hill, Hixon, ST18 0NG		
Ward	Haywood and Hixon	Parish	Hixon
Size	0.1 hectares	Potential Yield	4
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Public Right of Way, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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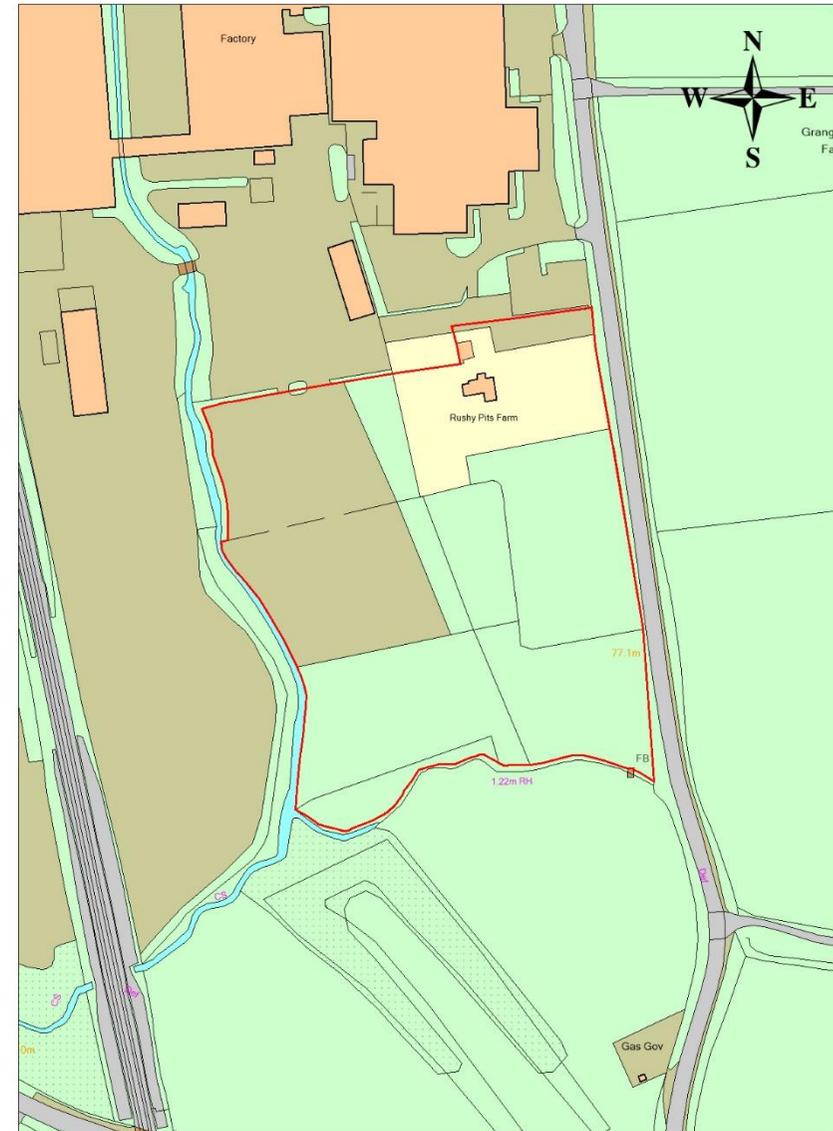
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HIX10	Site Name: Land off Puddle Hill, Hixon, ST18 0FP		
Ward	Haywood and Hixon	Parish	Hixon
Size	1.8 hectares	Potential Yield	39
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Public Right of Way, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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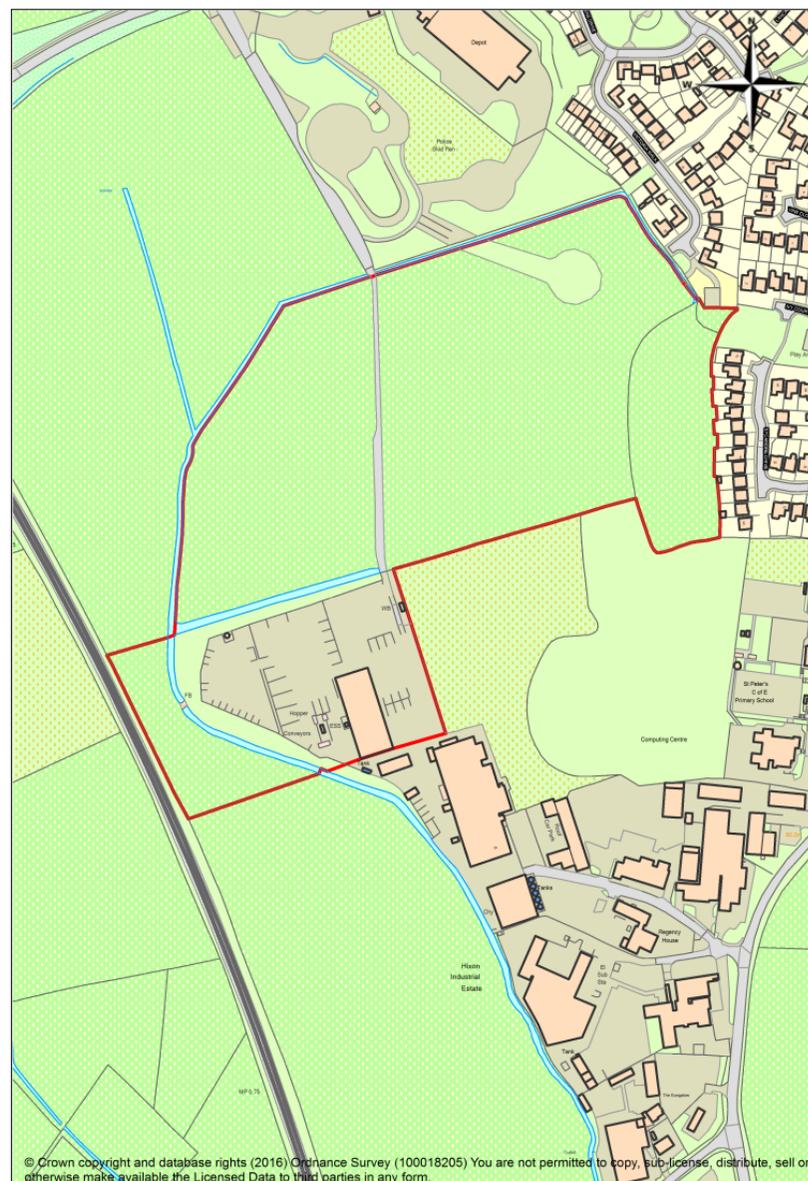
HIX11	Site Name: Rushy Pitts Farm, Church Lane, Hixon, ST18 0PS		
Ward	Haywood and Hixon	Parish	Hixon
Size	2.9 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Mixed		
Current Use	Comprised of a vacant car park, a residential property and agricultural land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; but the site is adjacent to a Recognised Industrial Estate.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Order, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



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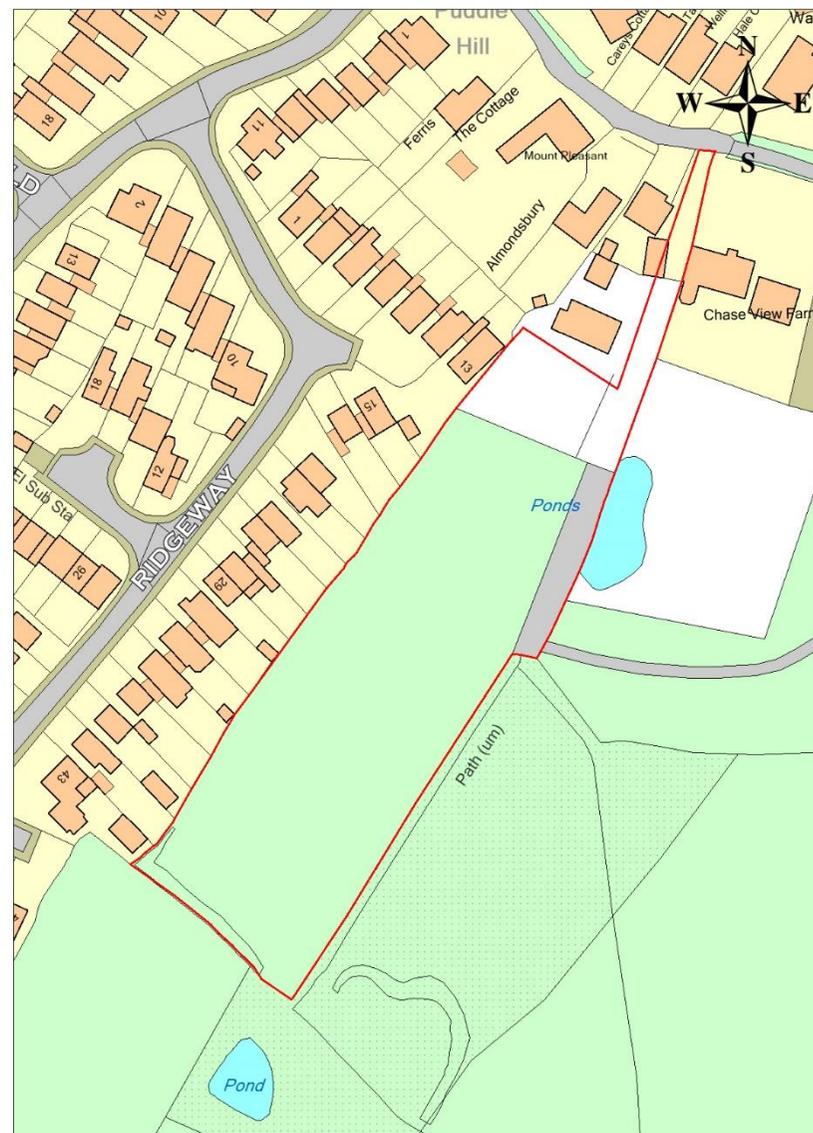
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HIX12	Site Name: Land to the northwest of Church Lane, Hixon, ST18 0PS		
Ward	Haywood and Hixon	Parish	Hixon
Size	10.5 hectares	Potential Yield	189
Greenfield or Brownfield	Mixed		
Current Use	Industrial and agricultural purposes.		
Deliverability Summary			
Available	The site will be available within 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will be available within 5 years.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX13	Site Name: Land off Puddle Hill, Hixon, ST18 0NG		
Ward	Haywood and Hixon	Parish	Hixon
Size	0.8 hectares	Potential Yield	17
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: a Public Right of Way, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX14	Site Name: Land off Puddle Hill, Hixon, ST18 0NG		
Ward	Haywood and Hixon	Parish	Hixon
Size	1.07 hectare	Potential Yield	22
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: a Public Right of Way, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX15	Site Name: Yew Tree Farm, Puddle Hill, Hixon, Stafford, ST18 0NG		
Ward	Haywood and Hixon	Parish	Hixon
Size	1.15 hectares	Potential Yield	24
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. There are no other known constraints.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX16	Site Name: Land north of Lea Road, Hixon, ST18 0NR		
Ward	Haywood and Hixon	Parish	Hixon
Size	2.15 hectares	Potential Yield	45
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: a Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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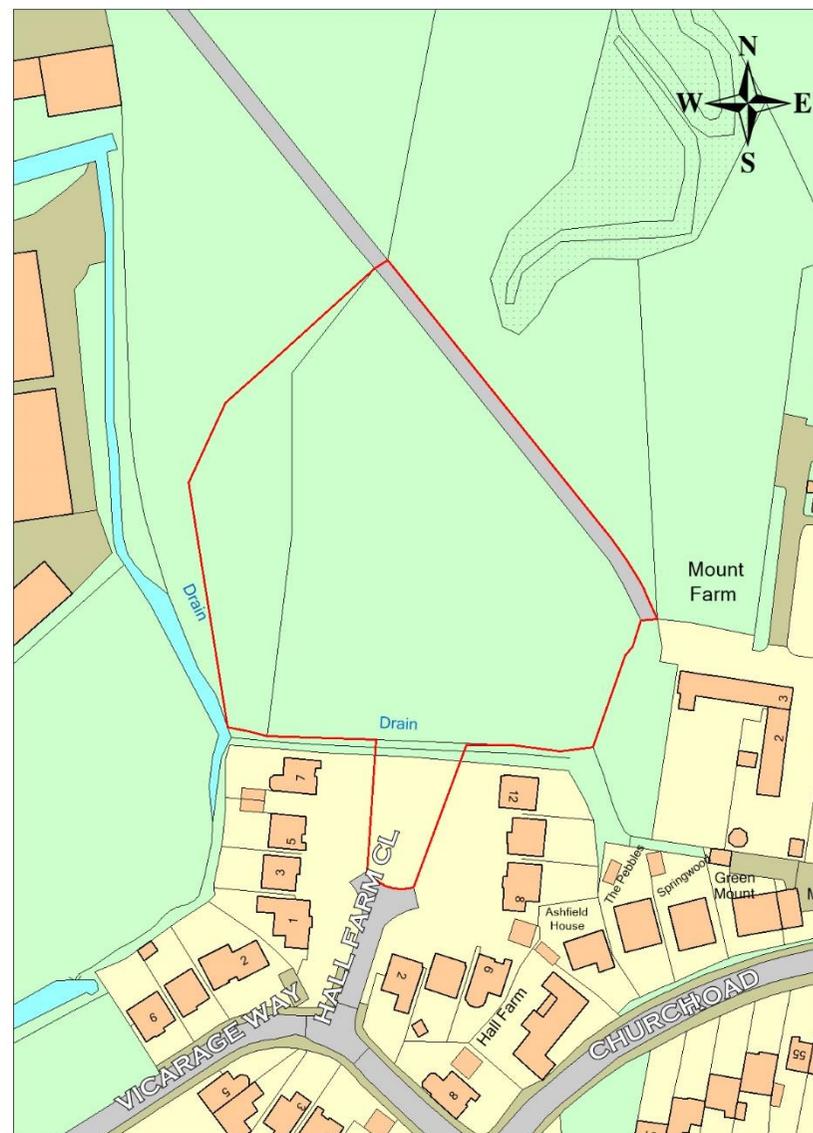
HIX17	Site Name: Land adjacent to Hixon Airfield Industrial Estate, Hixon, ST18 0PF		
Ward	Haywood and Hixon	Parish	Hixon
Size	6.7 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Brownfield		
Current Use	Former airfield with some agricultural land.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and part of the site is available immediately and for the next 5 years.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Historic Environment Record, mineral deposits buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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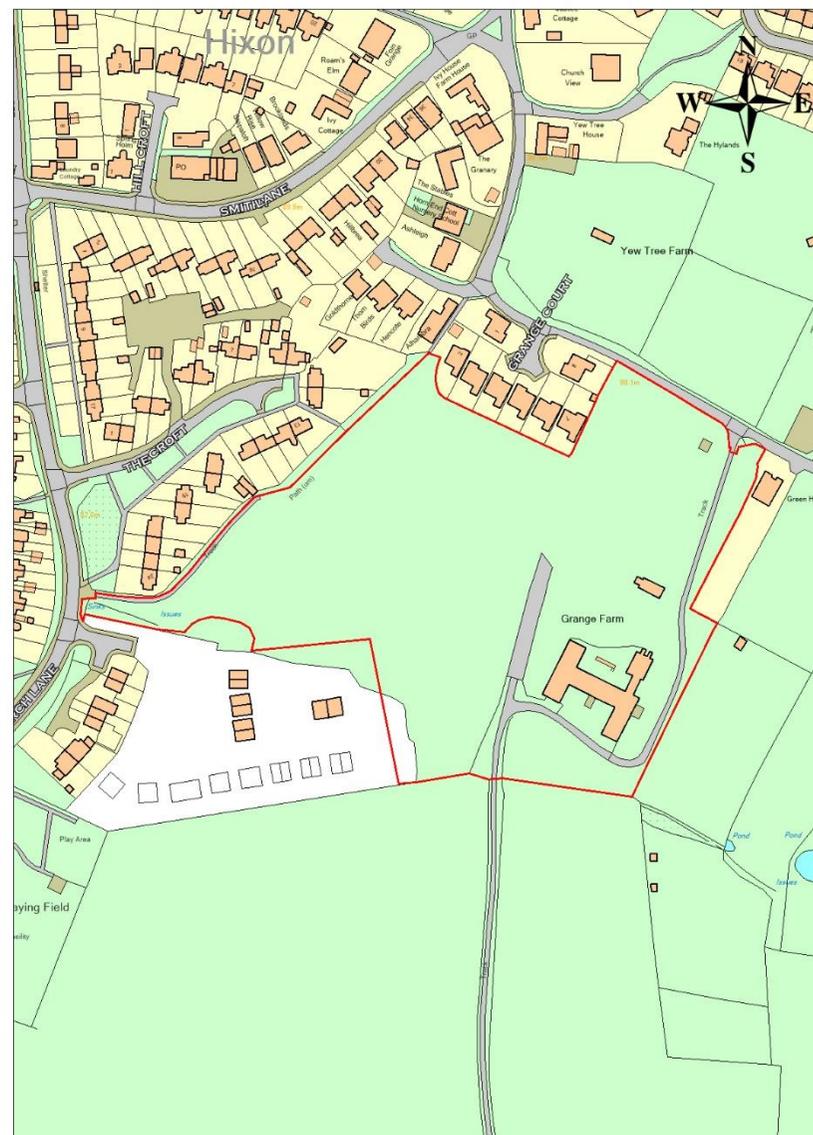
HIX18	Site Name: Land north of Halls Farm Close, Hixon, ST18 0FU		
Ward	Haywood and Hixon	Parish	Hixon
Size	0.95 hectares	Potential Yield	20
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and part of the site is available immediately and for the next 5 years.		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Hixon.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Hixon, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Open space/playing fields, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Some of the site is currently deliverable, with the remainder being potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX19	Site Name: East of Church Lane and south of Egg Lane, Hixon, ST18 0PX		
Ward	Haywood and Hixon	Parish	Hixon
Size	3.79 hectares	Potential Yield	80
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a former World War II building with the remaining land being used for agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Tree Preservation Orders. Additionally, a Public Right of Way runs along the western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HIX20	Site Name: Land to south of New Road, Hixon		
Ward	Haywood and Hixon	Parish	Hixon
Size	5.16 hectares	Potential Yield	92
Greenfield or Brownfield	Mixed		
Current Use	Vacant former airfield land.		
Deliverability Summary			
Available	It is not known if the site is available for development.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Hixon. The following constraints exist: Historic Environment Record and mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HOP01	Site Name: Land to the west of Woodside, Hopton, ST18 0AY		
Ward	Milwich	Parish	Hopton and Coton
Size	2.4 hectares	Potential Yield	50
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a storage depot surrounded by greenfield.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Additional land will be needed to deliver this site, Site of Biological Importance, landfill, mineral deposits. A Public Right of Way abuts the south-western boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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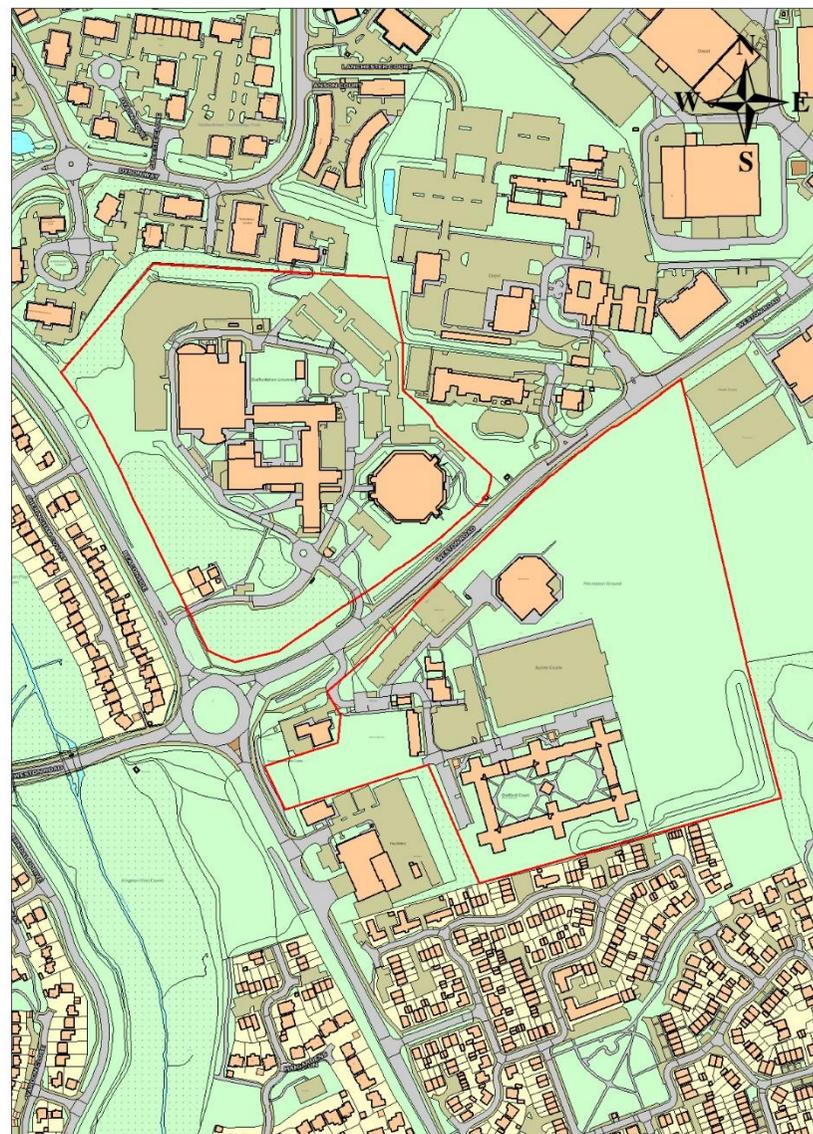
HOP02	Site Name: Land off Beacon Farm Lane, adjacent to Beacon Croft/Beacon Business Park, ST18 0WL		
Ward	Milwich	Parish	Hopton and Coton
Size	6.3 hectares	Potential Yield	132
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site will become available in the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Public Right of Way, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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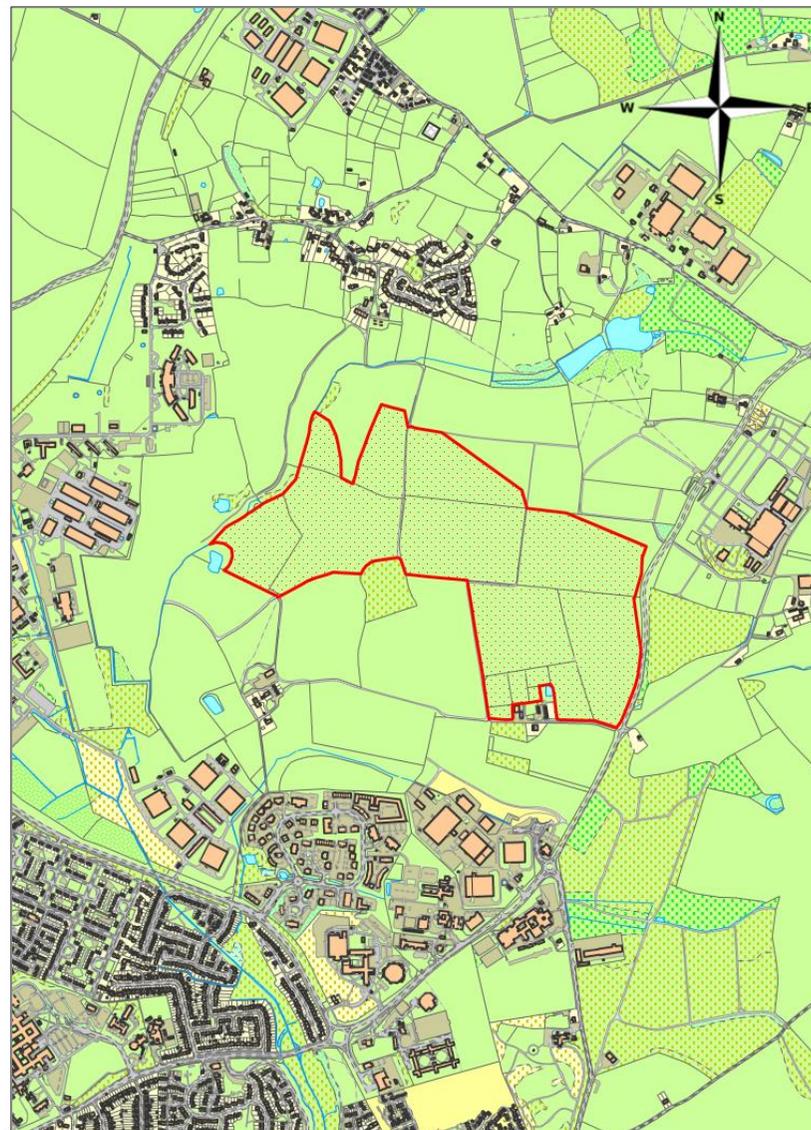
HOP03		Site Name: Former Staffordshire University Campus, Beaconside Campus, Beaconside, Stafford, ST18 0AA	
Ward	Milwich	Parish	Hopton and Coton
Size	17.2 hectares	Potential Yield	423
Greenfield or Brownfield	Mixed		
Current Use	Occupied by vacant university buildings and associated infrastructure.		
Deliverability Summary			
Available	The site will be available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	Yes; the site is within a currently recognised Local Plan settlement.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Mineral deposits. An area of open space abuts the site on its eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site will be deliverable in the next 5 years.		



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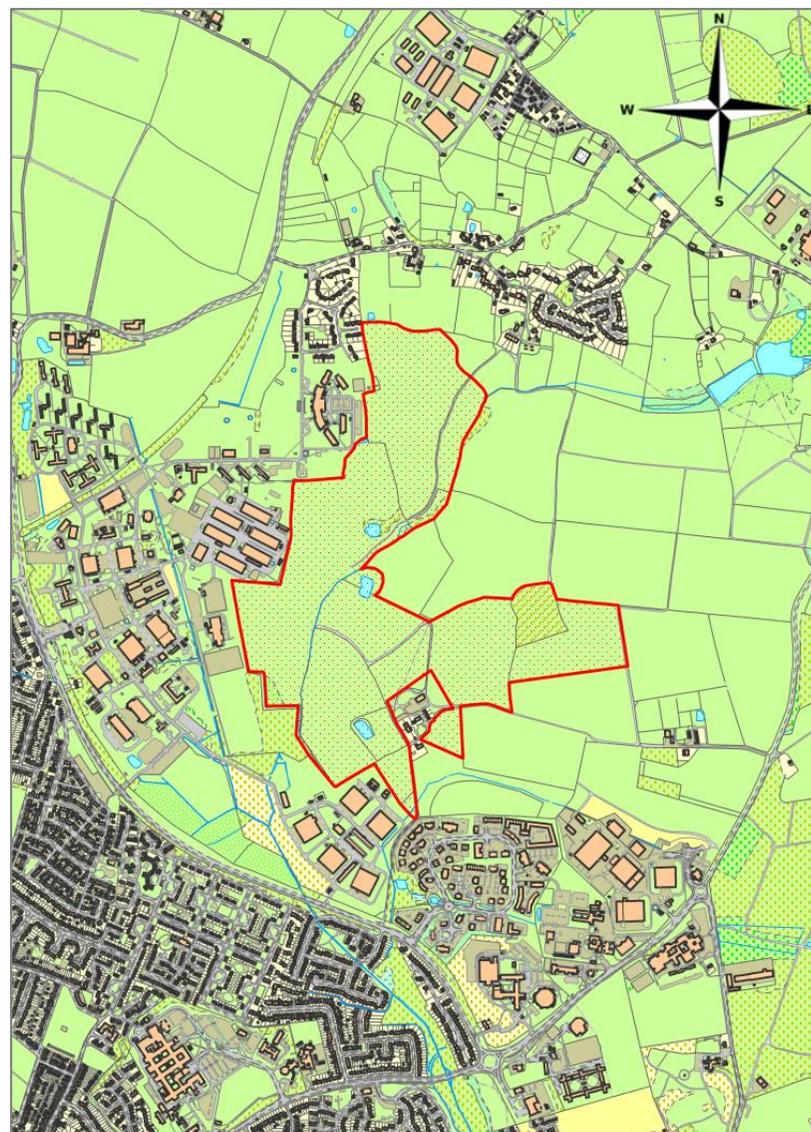
HOP04	Site Name: Land to the west of A518 to the north of Brick House Farm, Stafford, ST18 0BD		
Ward	Milwich	Parish	Hopton and Coton
Size	57 hectares	Potential Yield	1,027
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5-10 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Tree Preservation Order, Public Right of Way, landfill buffer. A historic environment buffer abuts the site on its eastern edges. The HS2 safeguarding buffer intersects the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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HOP05	Site Name: Land to the West of Brick House Farm, Stafford, ST18 0AE		
Ward	Milwich	Parish	Hopton and Coton
Size	67 hectares	Potential Yield	1,407
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site won't be available for 10-15 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 10-15 years.</p>		
Suitable	No; although part of the site is adjacent to a currently recognised Local Plan settlement, the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	<p>Part of the site is situated adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Tree Preservation Order, Public Right of Way, Historic Environment Record, landfill, mineral deposits. The HS2 safeguarding buffer intersects the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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HOP06	Site Name: Sandon Bank Estate, Sandon Bank, Stafford, ST18 0AH		
Ward	Milwich	Parish	Hopton and Coton
Size	8.6 hectares	Potential Yield	155
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill. A Historic Environment Record abuts the site on its southern and western edges. The HS2 safeguarding buffer intersects the access to the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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HOP07	Site Name: Land at Wilmore Hill Lane, Hopton, ST18 0BG		
Ward	Milwich	Parish	Hopton and Coton
Size	2 hectares	Potential Yield	44
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, landfill buffer, mineral deposit buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



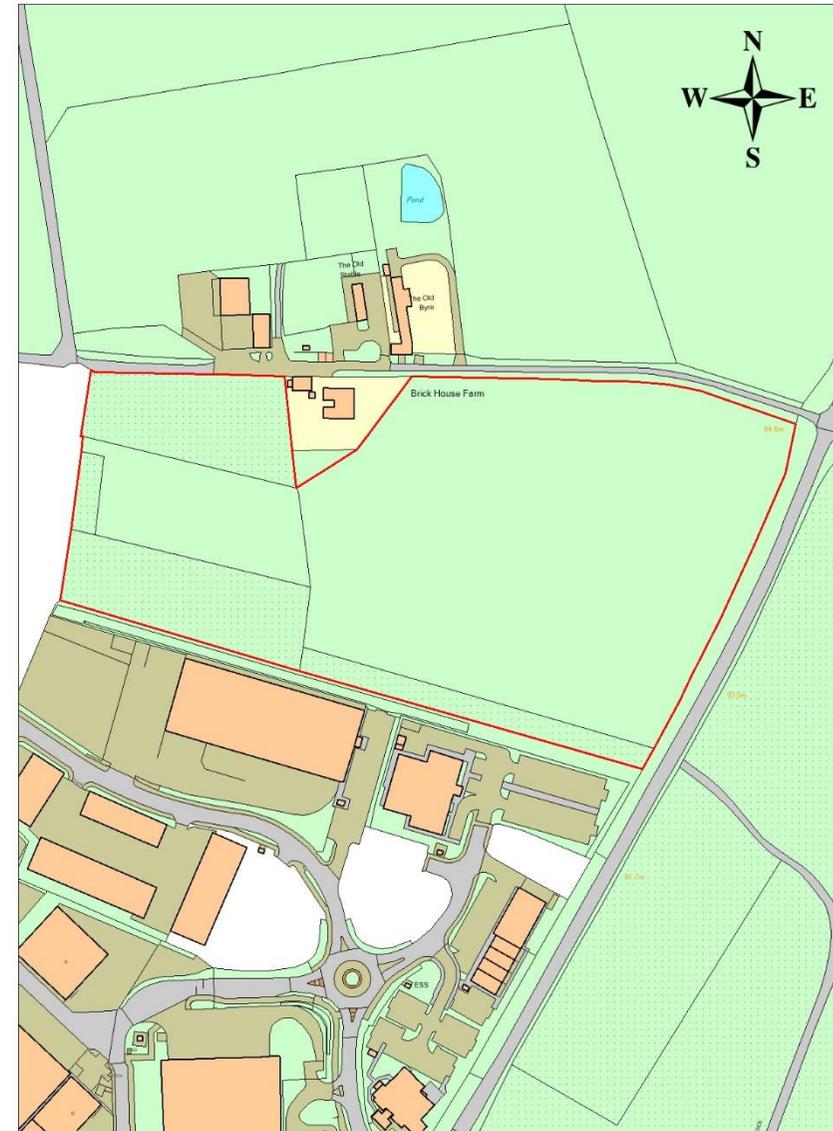
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HOP08	Site Name: MoD 4 site, Stafford, Sandon Road, ST18 9SZ		
Ward	Milwich	Parish	Hopton and Coton
Size	11.88 hectares	Potential Yield	249
Greenfield or Brownfield	Brownfield		
Current Use	Used by the MoD for storage.		
Deliverability Summary			
Available	The site will be available within 5 years.		
Availability Assessment	<p>Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site will become available in the next 5 years.</p>		
Suitable	The site is within a currently recognised Local Plan settlement, but the current user needs to be relocated.		
Suitability Assessment	<p>The site is positioned within the currently recognised Local Plan settlement of Stafford. The current user will need to be relocated and additional land will be needed to deliver the site.</p> <p>The following constraints are known to exist: Tree Preservation Order and a Public Right of Way can be found on the boundary of the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not currently developable. The current user would need to be relocated to remove the constraint.		



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HOP09	Site Name: Land to the west of A518 south of Brick House, Weston Road, Stafford, ST18 0BD		
Ward	Milwich	Parish	Hopton and Coton
Size	5.6 hectares	Potential Yield	118
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Mineral deposits. A Public Right of Way abuts the site on its northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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HOP10	Site Name: Land off Wilmore Hill Lane, Hopton, ST18 0AW		
Ward	Milwich	Parish	Hopton and Coton
Size	2.7 hectares	Potential Yield	57
Greenfield or Brownfield	Greenfield		
Current Use	Grazing land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Infrastructure, Tree Preservation Order and mineral deposits buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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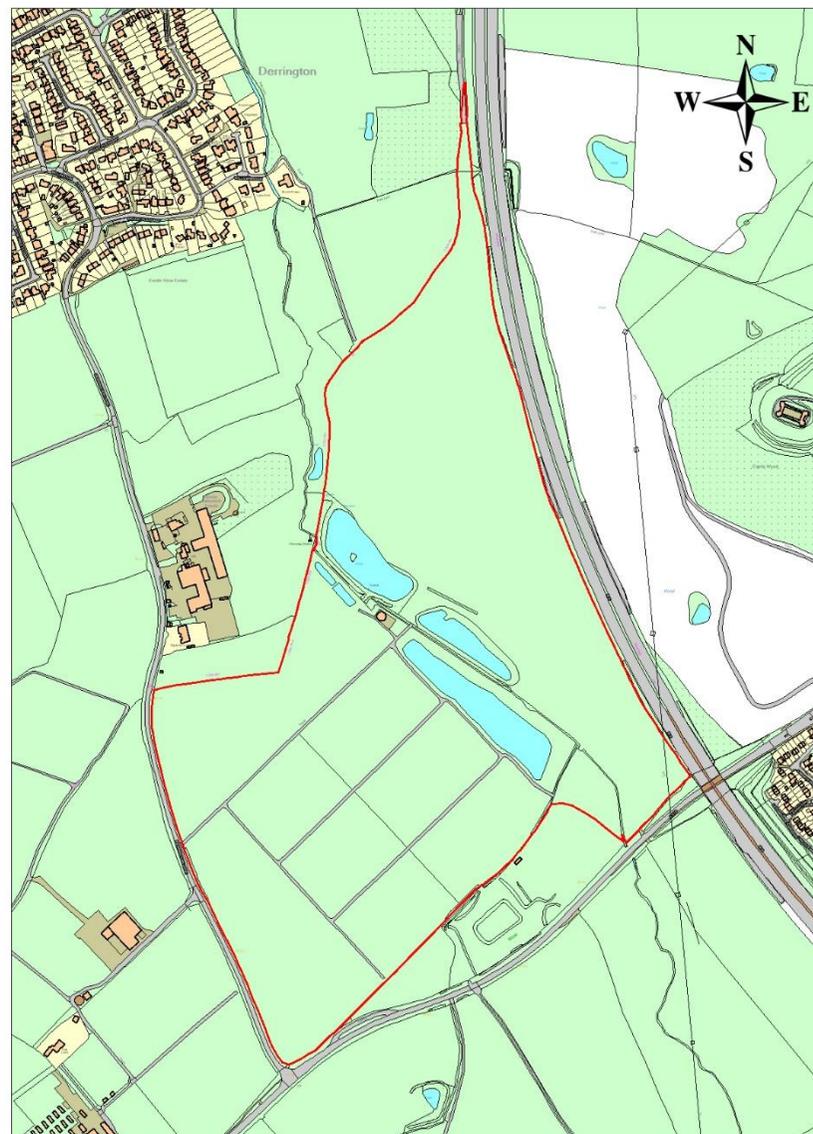
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HOP11	Site Name: Land lying to the north of Hopton Lane, Hopton, Staffs		
Ward	Milwich	Parish	Hopton and Coton
Size	1 hectare	Potential Yield	21
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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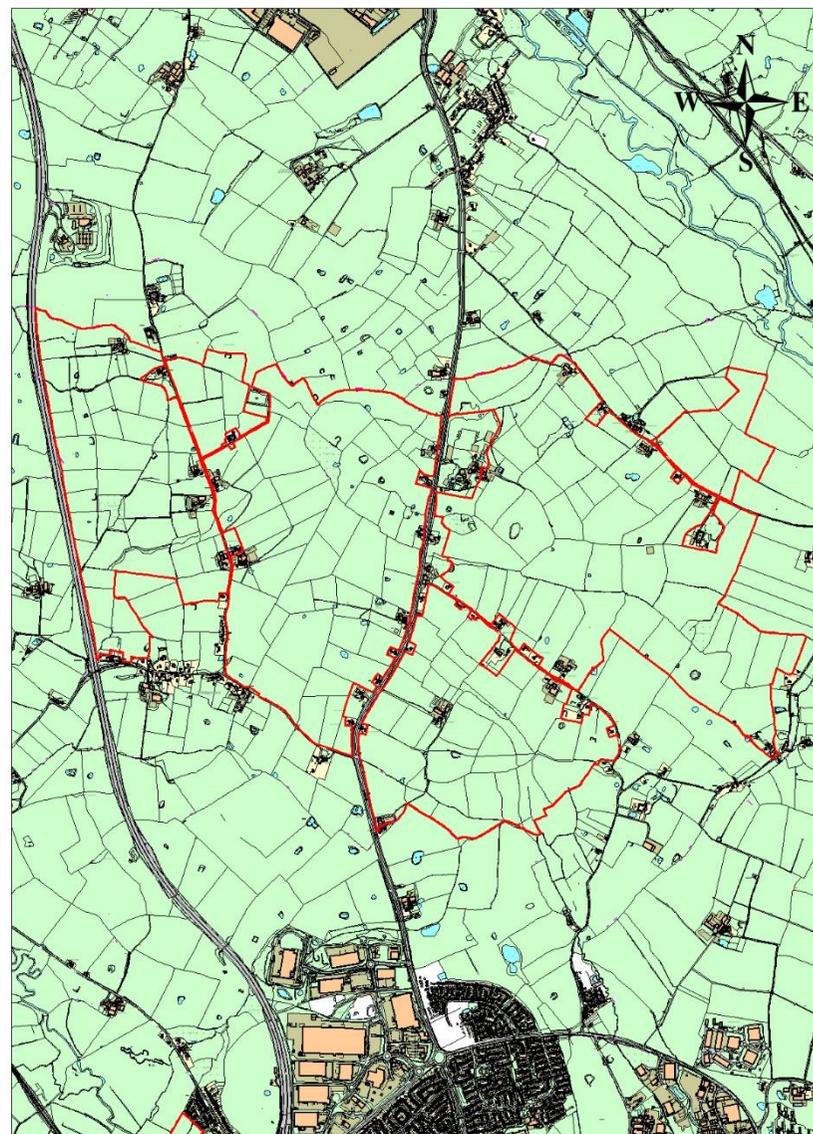
HYD01	Site Name: Land off Newport Road and Billington Lane towards Derrington, ST18 9NQ		
Ward	Seighford and Church Eaton	Parish	Hyde Lea
Size	44.9 hectares	Potential Yield	808
Greenfield or Brownfield	Greenfield		
Current Use	Soft fruit production.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Public Right of Way, Flood Zone. A Historic Environment Record and Scheduled Monument abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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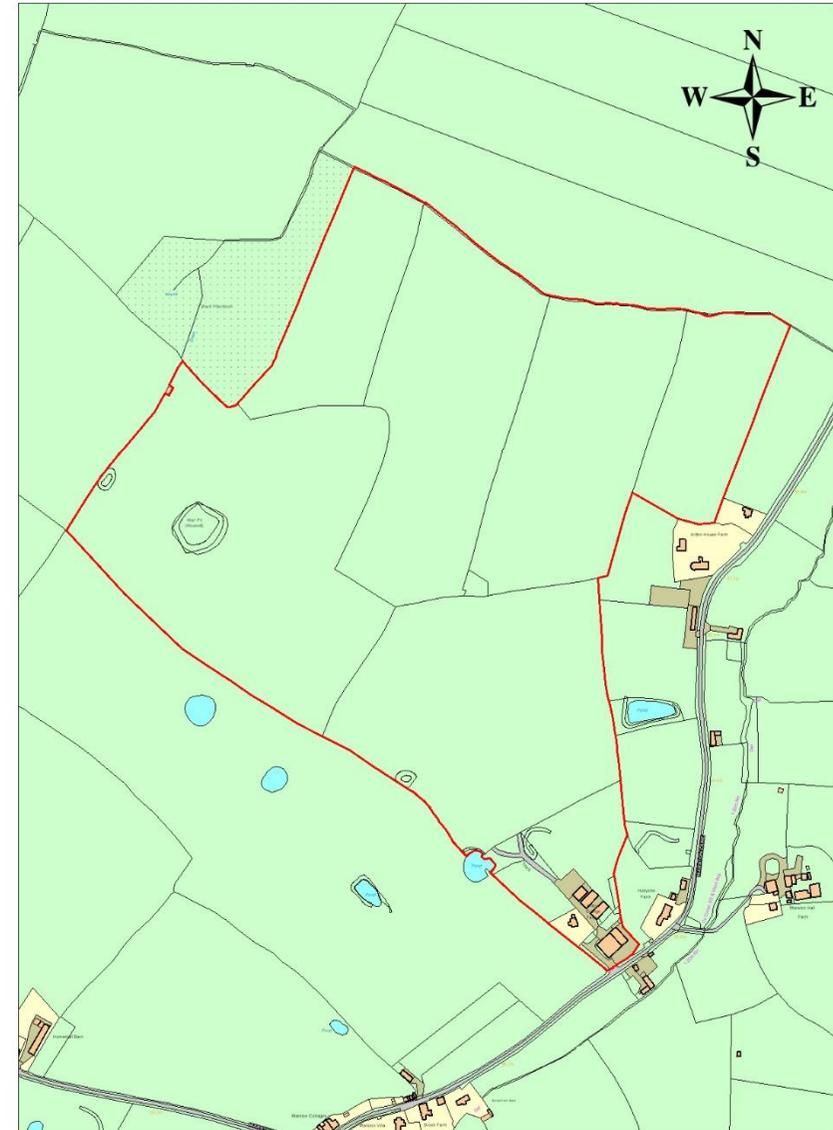
MAR01	Site Name: Yarlet, SCC, County Farms, ST18 9TA		
Ward	Milwich	Parish	Marston
Size	665 hectares	Potential Yield	11,976
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits. The HS2 safeguarding buffer intersects the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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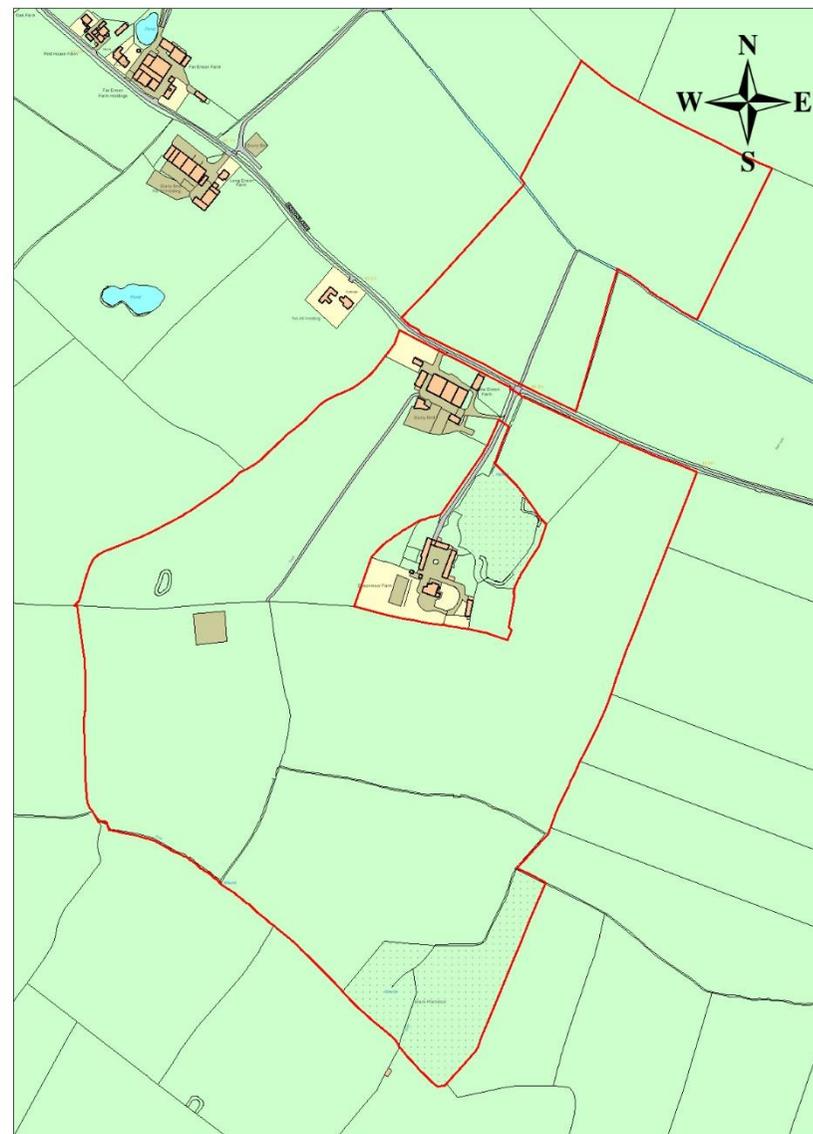
MAR02	Site Name: Willow Grange, Marston, Stafford, ST18 9SY		
Ward	Milwich	Parish	Marston
Size	29 hectares	Potential Yield	522
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits. The HS2 safeguarding buffer abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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MAR03	Site Name: New Enson Farm, Marston, Stafford, ST18 9TA		
Ward	Milwich	Parish	Marston
Size	42.5 hectares	Potential Yield	765
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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MAR04	Site Name: Land at Marston Farm, Marston Lane, Stafford, ST18 9SX		
Ward	Milwich	Parish	Marston
Size	22.09 hectares	Potential Yield	398
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints are known to exist: Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



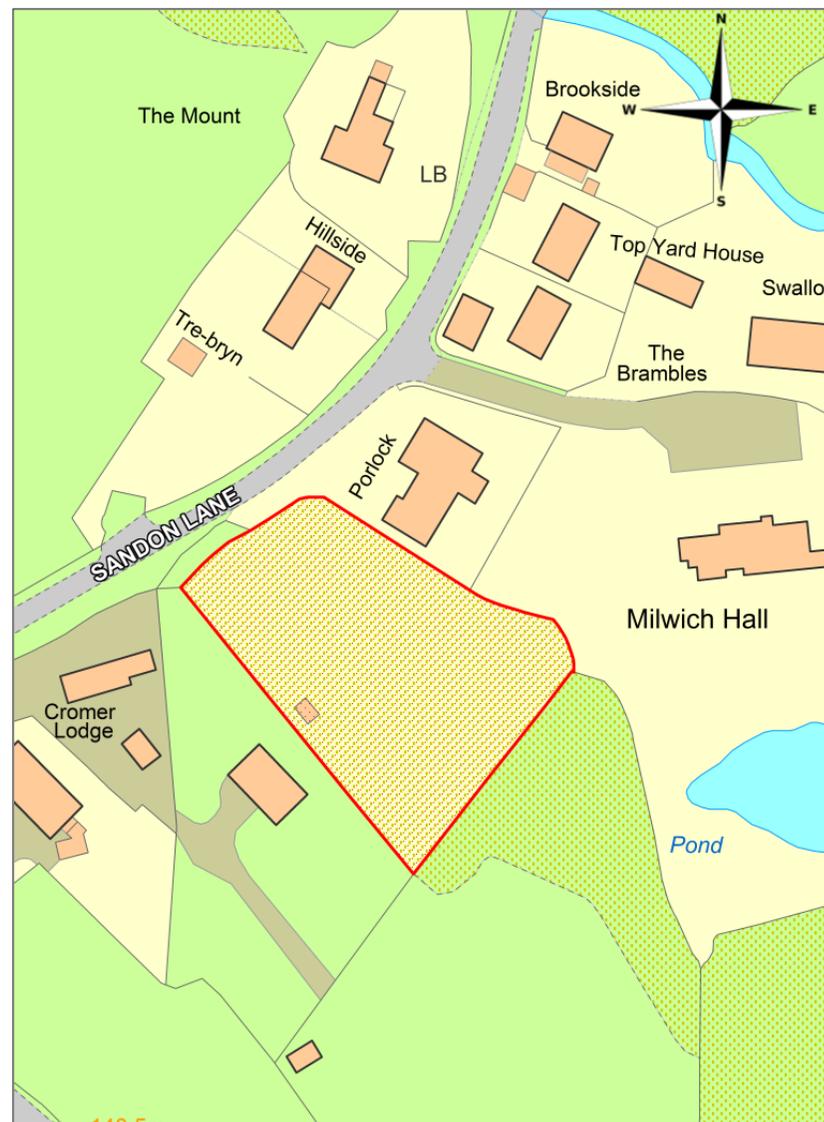
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MIL01	Site Name: Land to the west of Allways Close, Salt's Bridge, ST18 0EG		
Ward	Milwich	Parish	Milwich
Size	0.4 hectares	Potential Yield	12
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



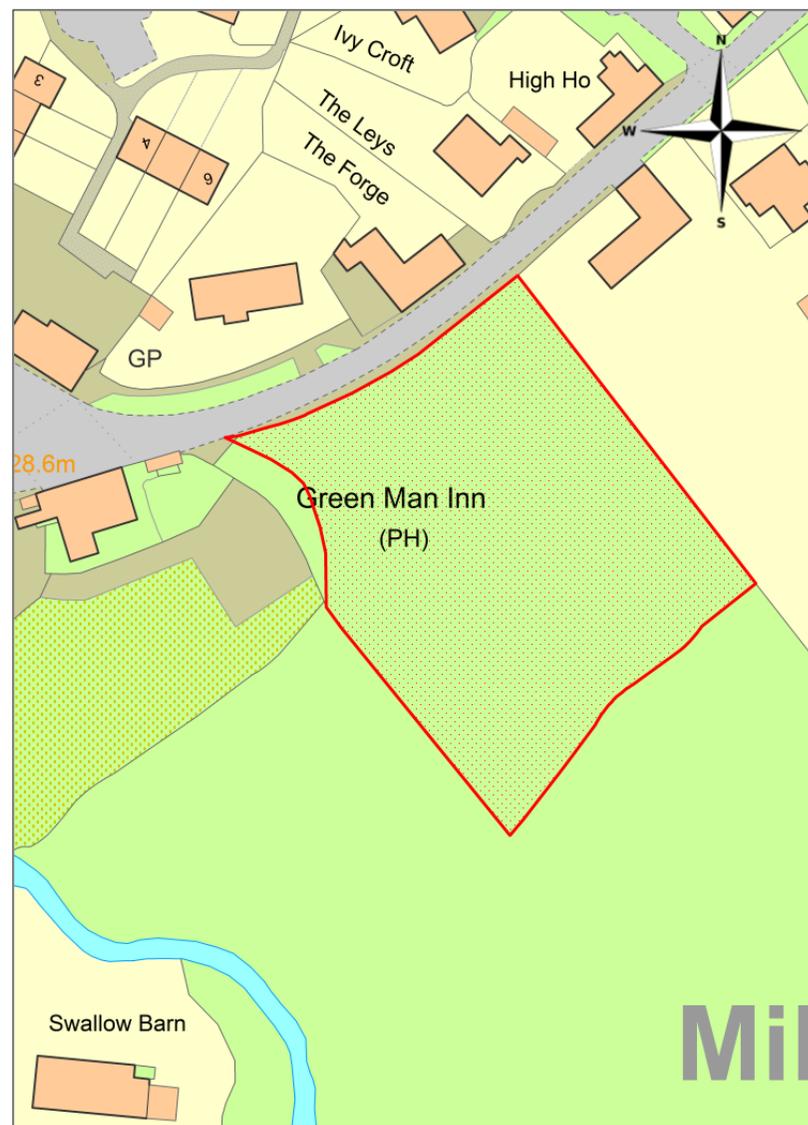
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MIL02	Site Name: Land between Cromer Lodge and Milwich Hall, Milwich, ST18 0EG		
Ward	Milwich	Parish	Milwich
Size	0.3 hectares	Potential Yield	9
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its north-western corner.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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MIL03	Site Name: Land to the side of Ivy House, Milwich, Stafford, ST18 0EG		
Ward	Milwich	Parish	Milwich
Size	0.4 hectares	Potential Yield	9
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not situated within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



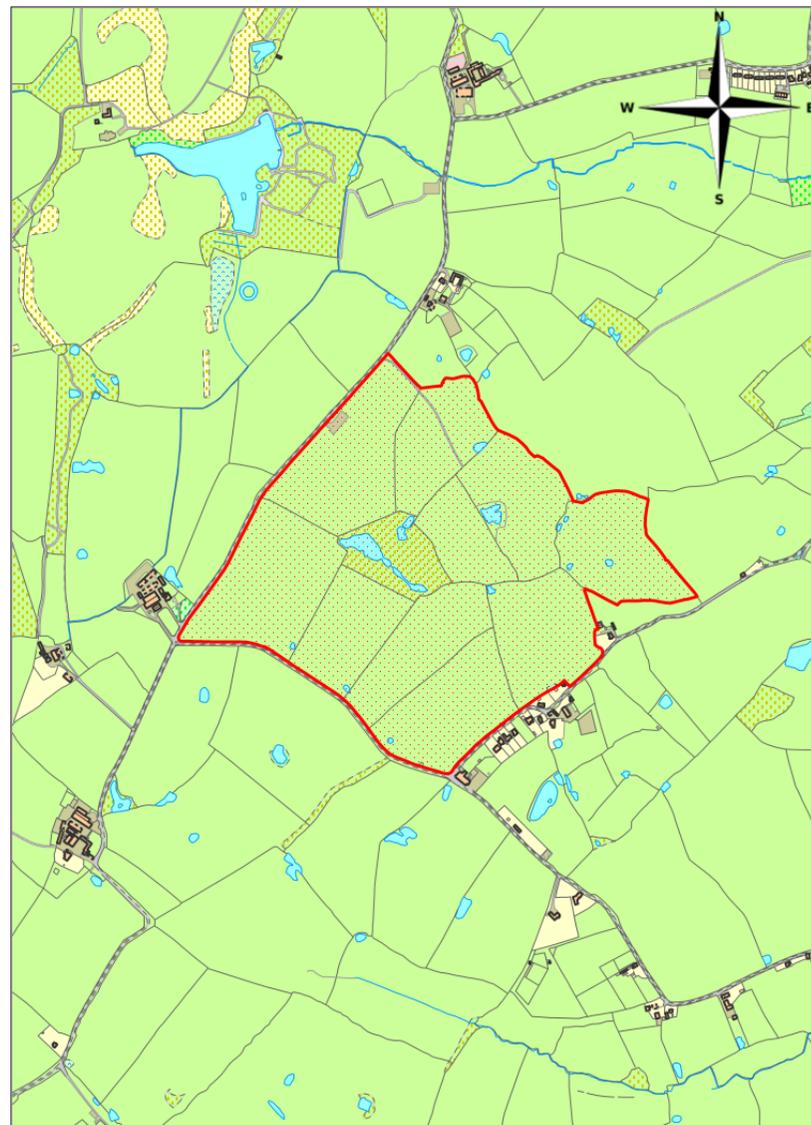
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MIL04	Site Name: Land at Smithy Hill, Sandon Lane Milwich adjacent to Trebryn, Milwich, ST18 0EG		
Ward	Milwich	Parish	Milwich
Size	1.4 hectares	Potential Yield	30
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	It is not known if the site is available for development.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and it is not known when the site will become available.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The Flood Zone abuts the site on its northern boundary. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



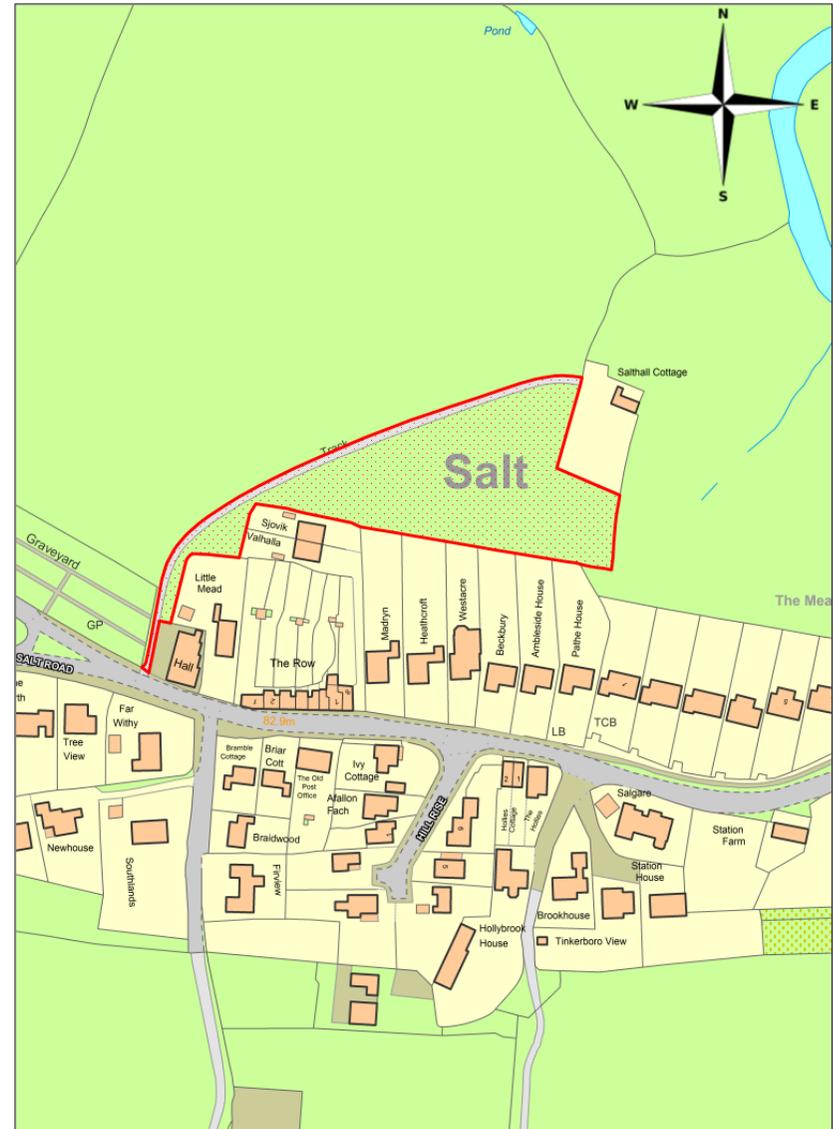
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RAN01	Site Name: Woodside Farm, ST18 9JY		
Ward	Seighford and Church Eaton	Parish	Ranton
Size	52.3 hectares	Potential Yield	941
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: landfill. A Historic Environment Record abuts the site on its eastern and western boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SAL01	Site Name: Land to the west of The Meadows, ST18 0BW		
Ward	Milwich	Parish	Salt and Enson
Size	0.6 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SAL02	Site Name: Land west of Sandon Road, Sandon Bank, Stafford, ST18 9TB		
Ward	Milwich	Parish	Salt and Enson
Size	0.22 hectares	Potential Yield	7
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: mineral deposit buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SAL03	Site Name: Land adjacent to Willowmore Banks, Salt, Staffordshire ST18 0BX		
Ward	Milwich	Parish	Salt and Enson
Size	1.2 hectares	Potential Yield	25
Greenfield or Brownfield	Greenfield		
Current Use	Equestrian purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Tree Preservation Order, Flood Zone, mineral deposits, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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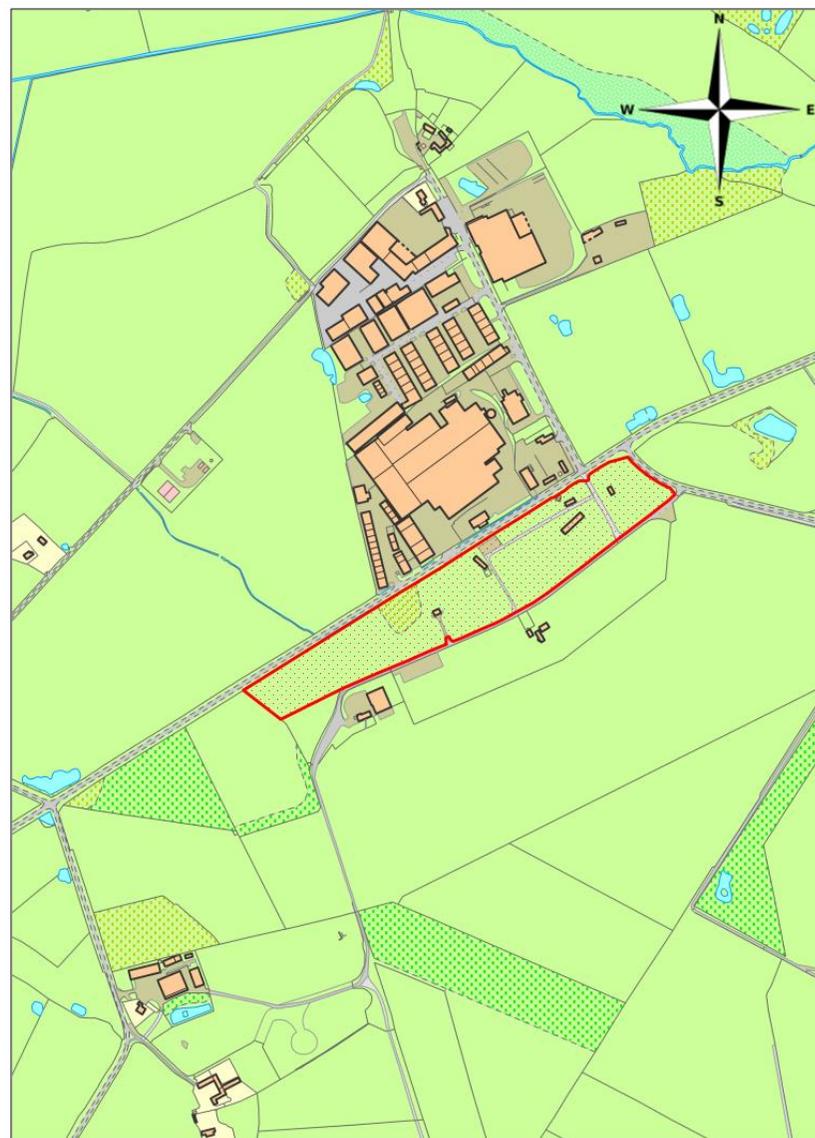
SEI01	Site Name: Land to the east of Ladfordfields, Seighford, Stafford, ST18 9QG		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	5.6 hectares	Potential Yield	Used for industrial purposes
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; but the site is adjacent to a Recognised Industrial Estate.		
Suitability Assessment	The site is adjacent to a Recognised Industrial Estate. The following constraints exist: landfill buffer. A group of Tree Preservation Orders abuts the sites western boundary, whilst a historic environment record abuts the site on its southern and western boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



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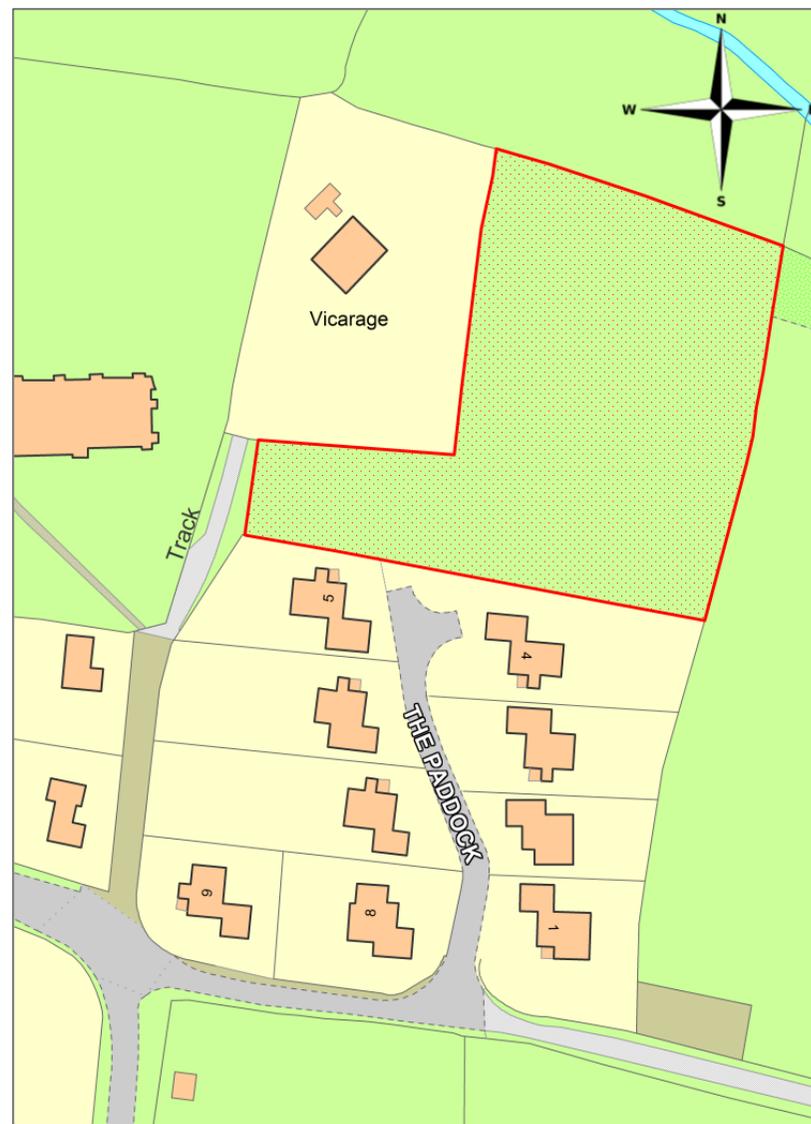
SEI02	Site Name: Land to the south of Ladfordfields, Seighford, Stafford, ST18 9QG		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	6.5 hectares	Potential Yield	Used for industrial purposes
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; but the site is adjacent to a Recognised Industrial Estate.		
Suitability Assessment	The site is adjacent to a Recognised Industrial Estate. The following constraints exist: Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan would be required to remove the constraint.		



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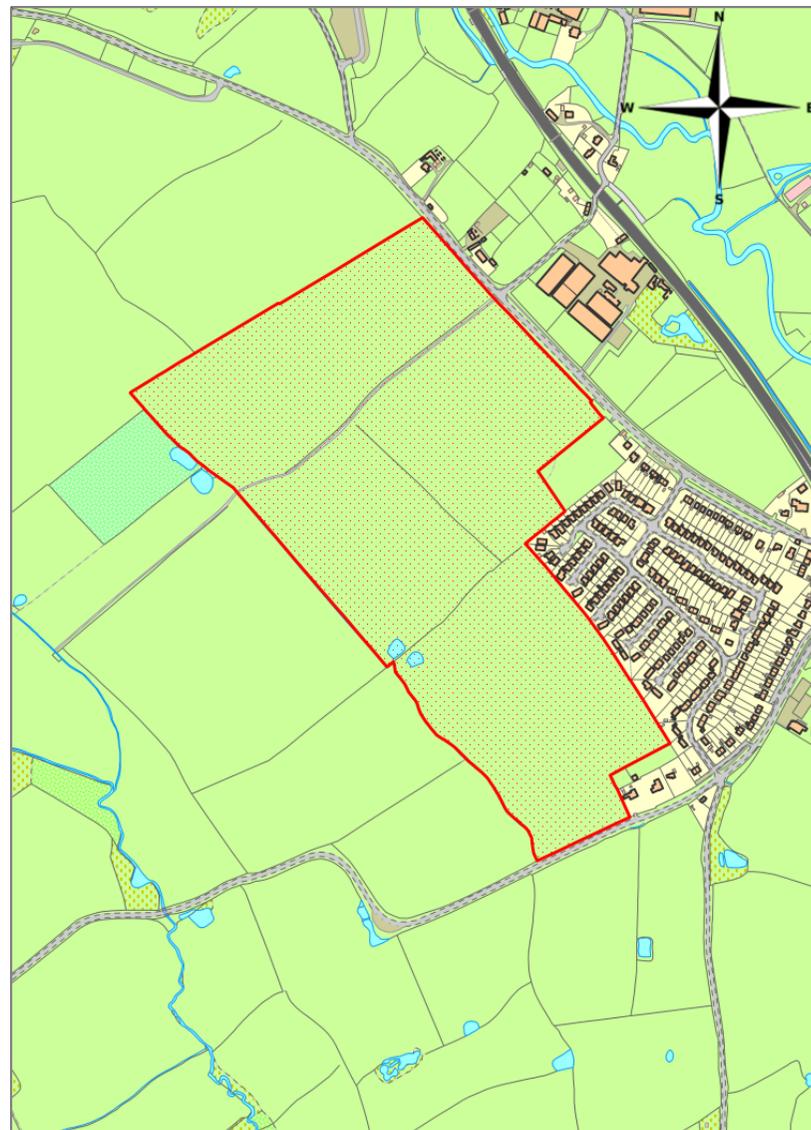
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SEI03	Site Name: Vicarage Paddock, Seighford, Stafford, ST18 9PJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.5 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI04	Site Name: Land at Bridgeford Hurst, Great Bridgeford, Stafford, ST18 9PS		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	34.4 hectares	Potential Yield	620
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not positioned within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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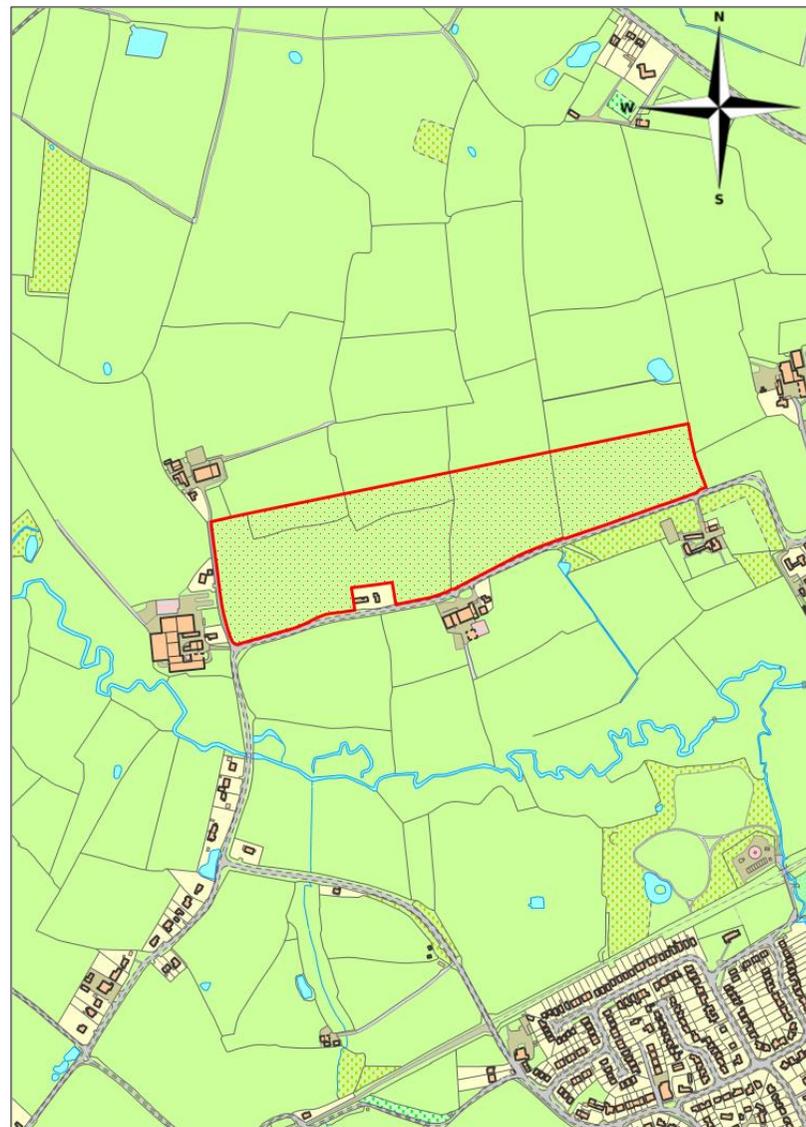
SEI05	Site Name: Land to the south east of the B5405, Great Bridgeford, ST18 9PR		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.2 hectares	Potential Yield	5
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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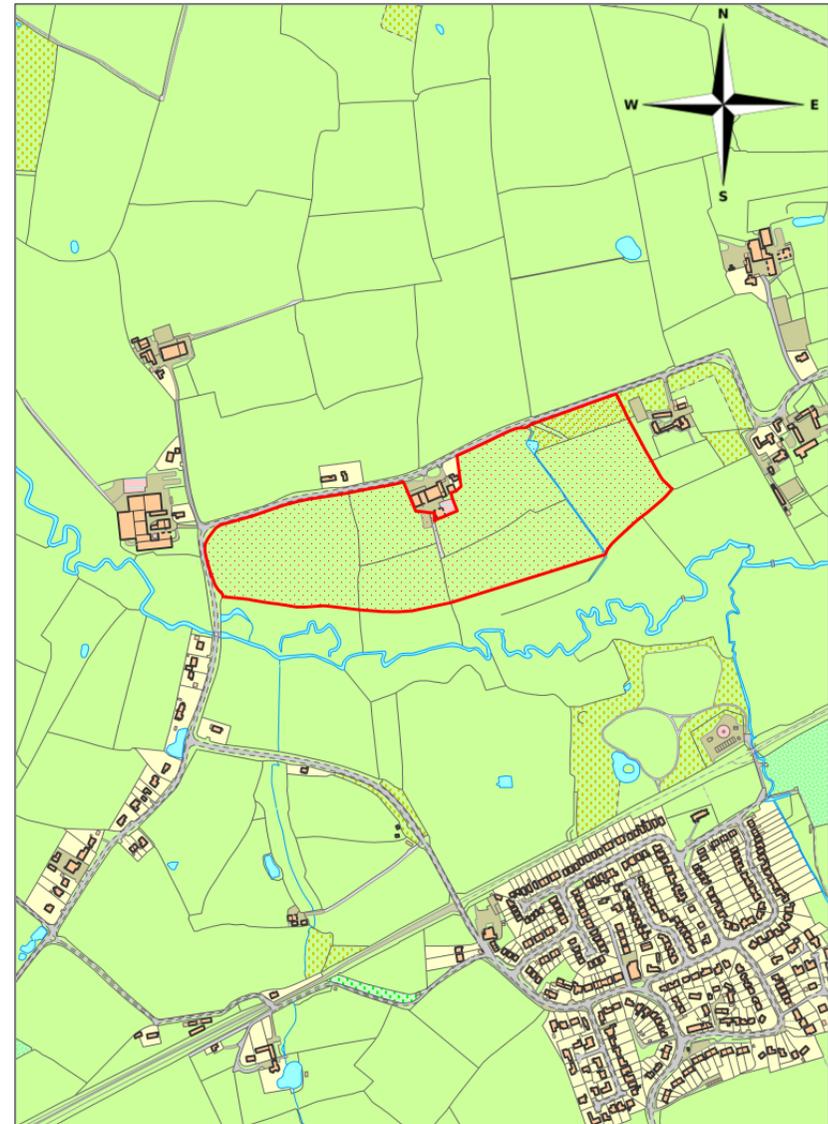
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SEI06	Site Name: Land at Barn Farm, Doxey, ST18 9LJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	11.3 hectares	Potential Yield	203
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record. A Public Right of Way abuts the site on its northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI07	Site Name: Land at Glen Farm, Doxey, ST18 9LJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	12 hectares	Potential Yield	217
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Public Right of Way, Historic Environment Record, Flood Zone. A group of Tree Preservation Orders abuts the site on its eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI08	Site Name: Land on the outskirts of Great Bridgeford, Seighford, Stafford, ST18 9PR		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.7 hectares	Potential Yield	14
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not positioned within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Mineral deposits buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI09	Site Name: Land to the south of the Village Hall, Great Bridgeford, ST18 9PR		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	2.1 hectares	Potential Yield	43
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



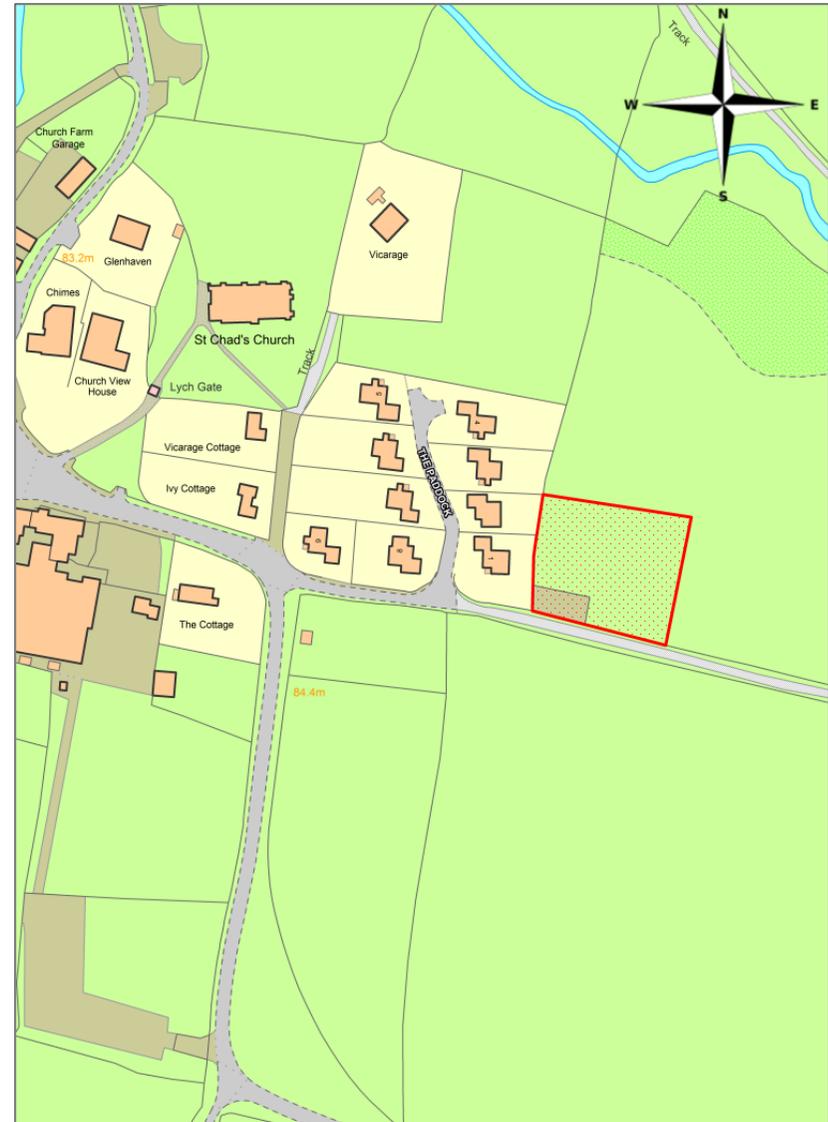
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SEI10	Site Name: Land at Smithy Lane, Seighford, ST18 9PG		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.5 hectares	Potential Yield	10
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI11	Site Name: Land to the east of The Paddock, Seighford, Stafford, ST18 9PJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.3 hectares	Potential Yield	8
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not positioned within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Mineral deposits. A Historic Environment Record abuts the site on its southern and eastern boundaries.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



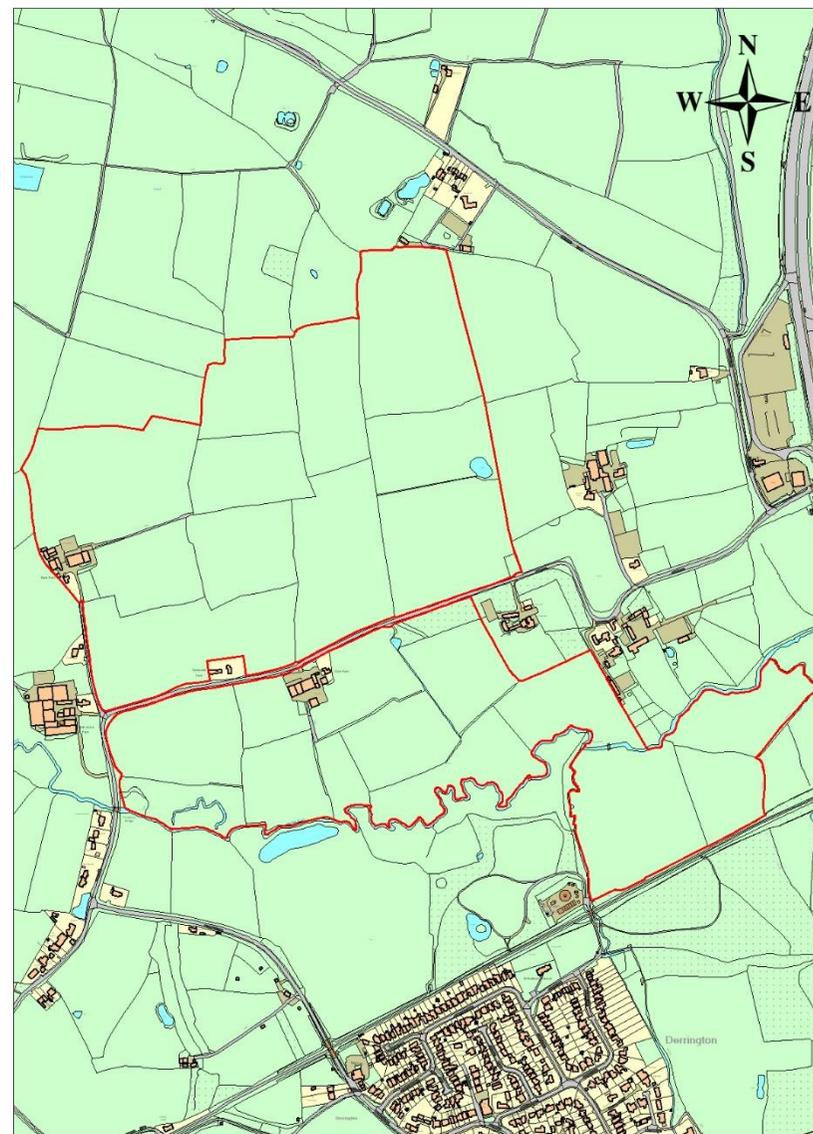
Stafford Borough Council SHELAA 2022

SEI12	Site Name: Land to the south of The Paddock, Seighford, Stafford, ST18 9PJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	0.2 hectares	Potential Yield	7
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not positioned within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Historic Environment Record, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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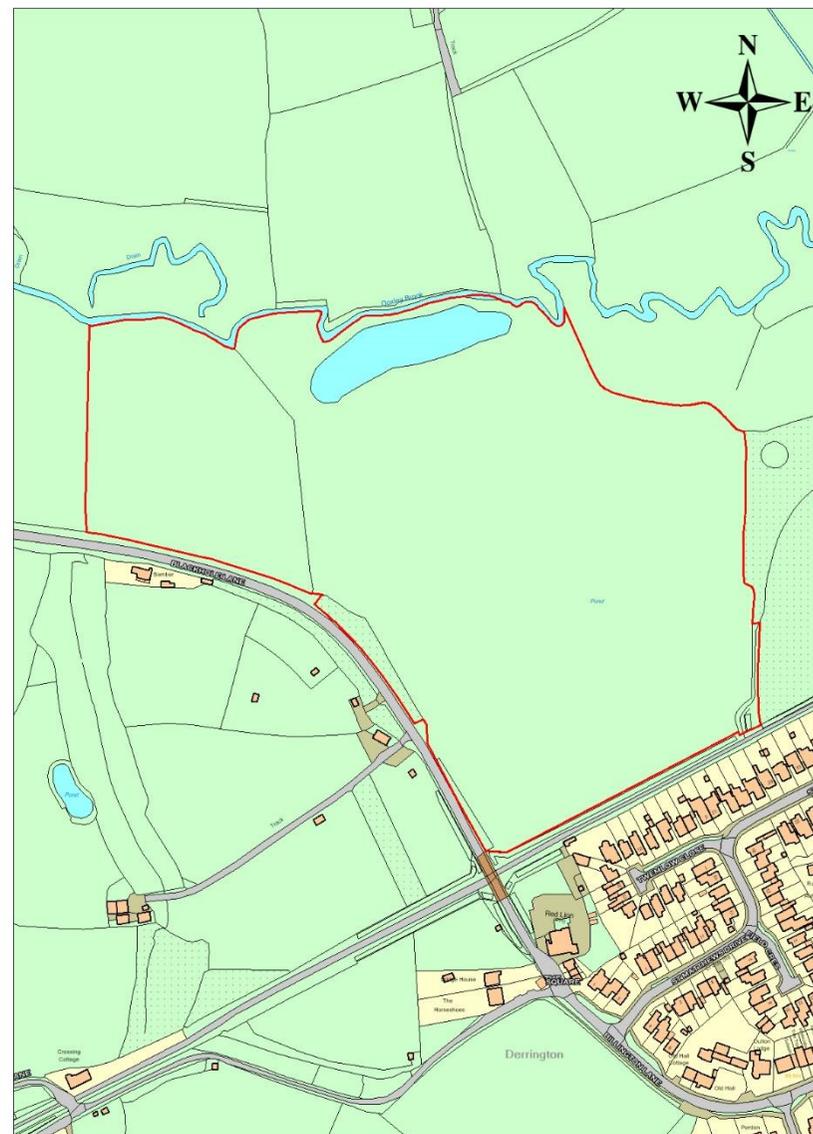
SEI13	Site Name: Aston Hall Estate, SCC, County Farm, ST18 9LJ		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	70 hectares	Potential Yield	1,263
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill buffer, Flood Zone, mineral deposits. A blanket TPO abuts the site on its south-eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SEI14	Site Name: Land off Blackhole Lane, Derrington, ST18 9LF		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	10.5 hectares	Potential Yield	189
Greenfield or Brownfield	Greenfield		
Current Use	Soft fruit production.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. Additional land will be required to deliver the site. The following constraints exist: Public Right of Way, Flood Zone. Additionally, a Site of Biological Importance abuts the site on its eastern boundary and Historic Environment Record abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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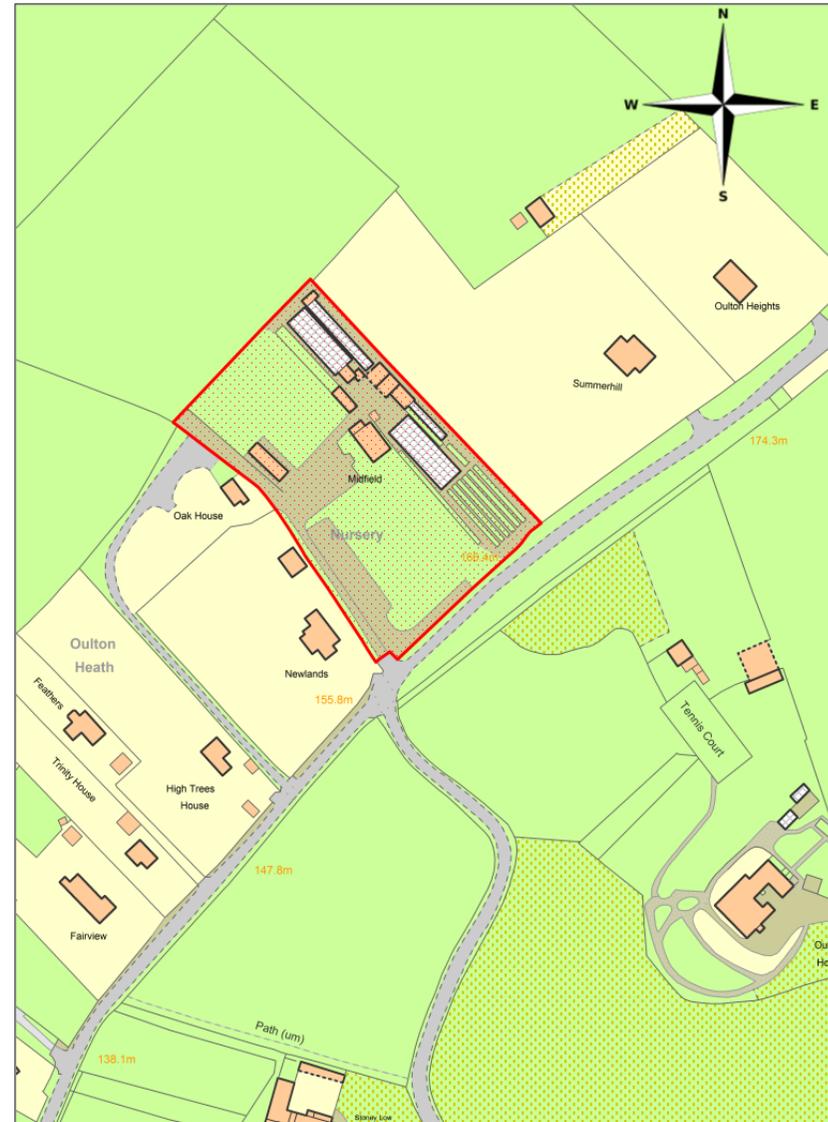
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SEI15	Site Name: Land lying to the south of Crossings Lane, Derrington, Stafford, ST18 9LR		
Ward	Seighford and Church Eaton	Parish	Seighford
Size	3.7 hectares	Potential Yield	78
Greenfield or Brownfield	Greenfield		
Current Use	Grazing land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is not situated within or adjacent to a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Historic Environment Record.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SRUR01	Site Name: Midfield Nurseries Garden Centre, Oulton Heath, Stone, Staffs, ST15 8US		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	0.9 hectares	Potential Yield	19
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a vacant garden centre.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		



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SRUR02	Site Name: Land at Bowers Lane, Aston-By-Stone, ST15 0BN		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	0.4 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. The site is currently under dual ownership, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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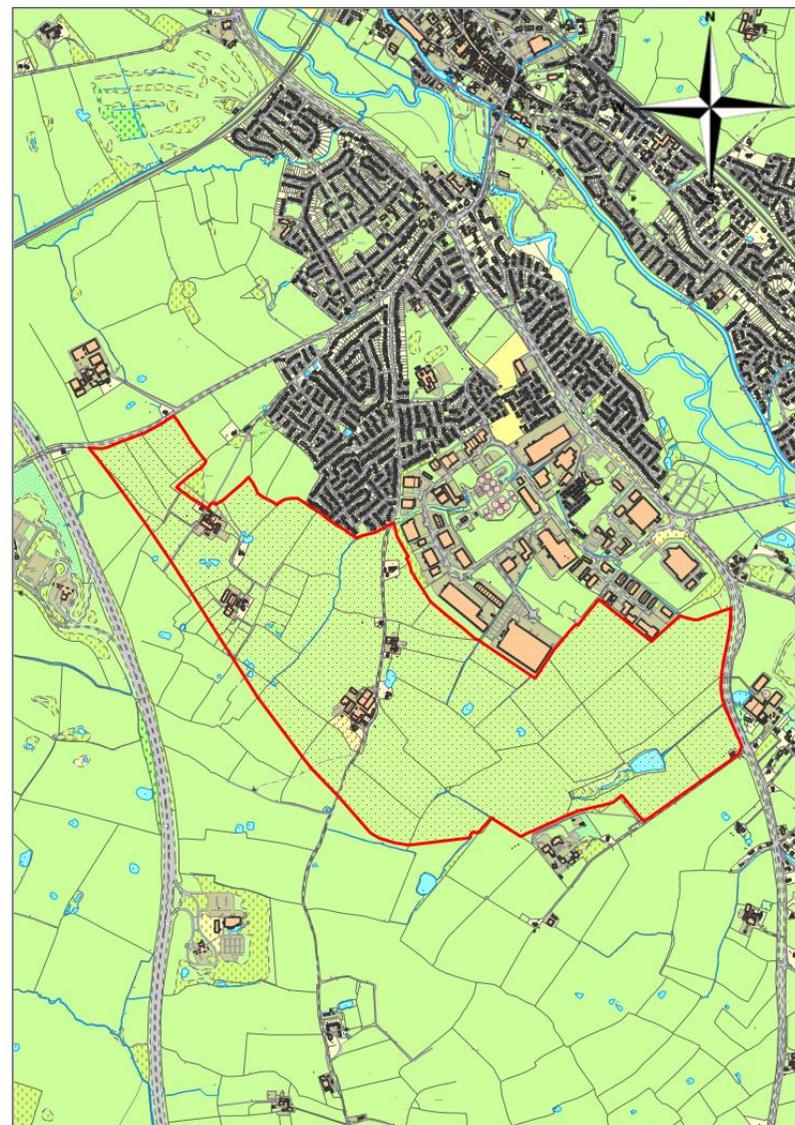
SRUR03	Site Name: Silver Birches, Stone Road, Tittensor, ST15 0QT		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	1.4 hectares	Potential Yield	29
Greenfield or Brownfield	Brownfield		
Current Use	Used as storage.		
Deliverability Summary			
Available	The site will be available in 5-10 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5-10 years.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Flood Zone, mineral deposits. A historic environment abuts the eastern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		



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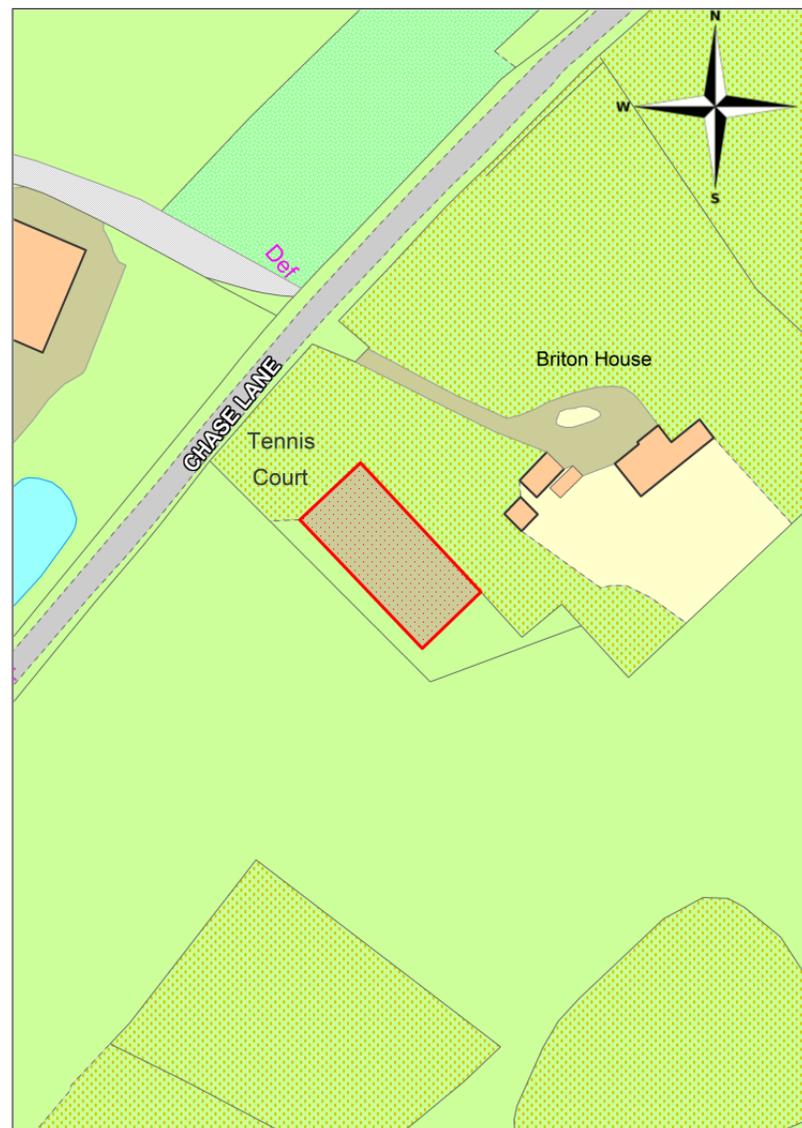
SRUR04	Site Name: Land to south and west of Stone, ST15 0BU		
Ward	Milwich	Parish	Stone Rural
Size	167 hectares	Potential Yield	3,510
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site currently has multiple owners, and the site is available immediately.		
Suitable	No; although the site is divided by the settlement boundary for the recognised Local Plan settlement of Stone, the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stone, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Open space, Tree Preservation Order, Public Right of Way, Historic Environment Record, landfill buffer, mineral deposits, Site of Biological Importance. The HS2 safeguarding buffer intersects the site and the site is partly occupied by the Jaguar Land Rover employment allocation.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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SRUR05	Site Name: Briton House, Chase Lane, Tittensor, Stoke-on-Trent, ST12 9HH		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	0.1 hectares	Potential Yield	2
Greenfield or Brownfield	Greenfield		
Current Use	Occupied by a disused tennis court.		
Deliverability Summary			
Available	The site will be available in 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, it is in the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Historic Environment Record, mineral deposits. A Site of Biological Importance surround the site on its southern boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR5, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



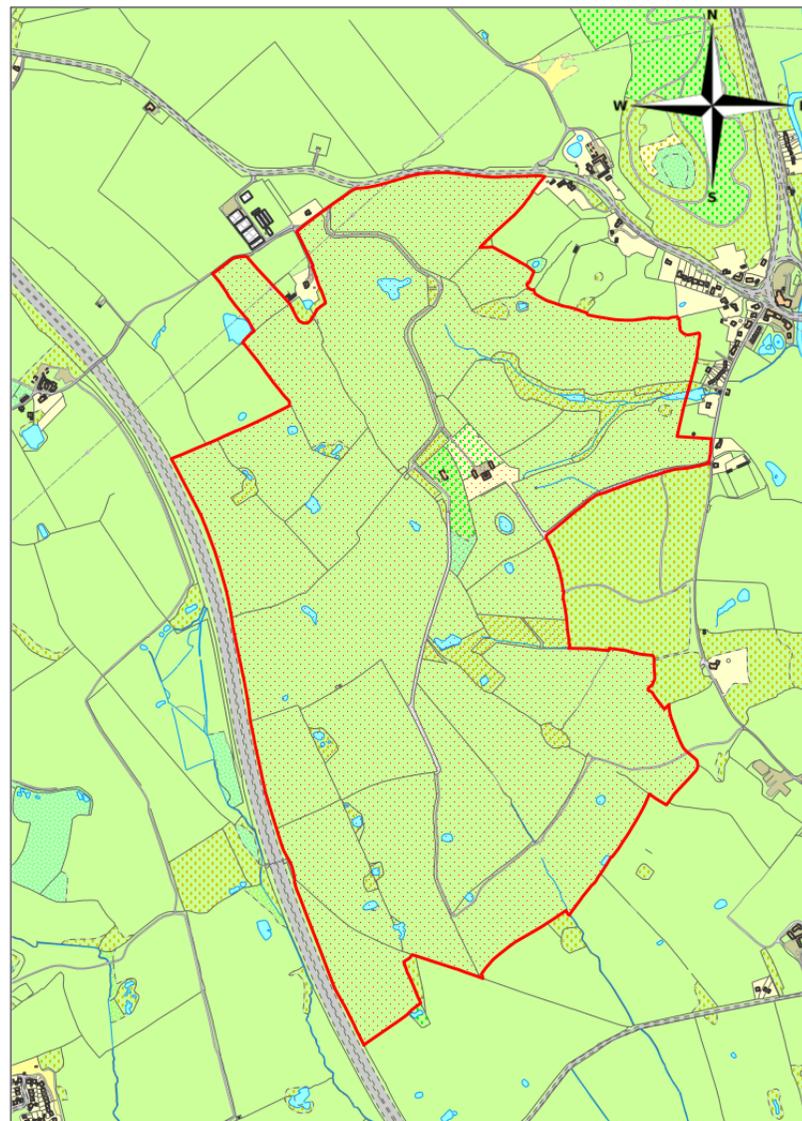
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SRUR06	Site Name: Land at Aston Marina, ST15 8QU		
Ward	Milwich	Parish	Stone Rural
Size	10 hectares	Potential Yield	214
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: landfill buffer, mineral deposits. A Historic Environment Record and a Conservation Area abuts the site on its southern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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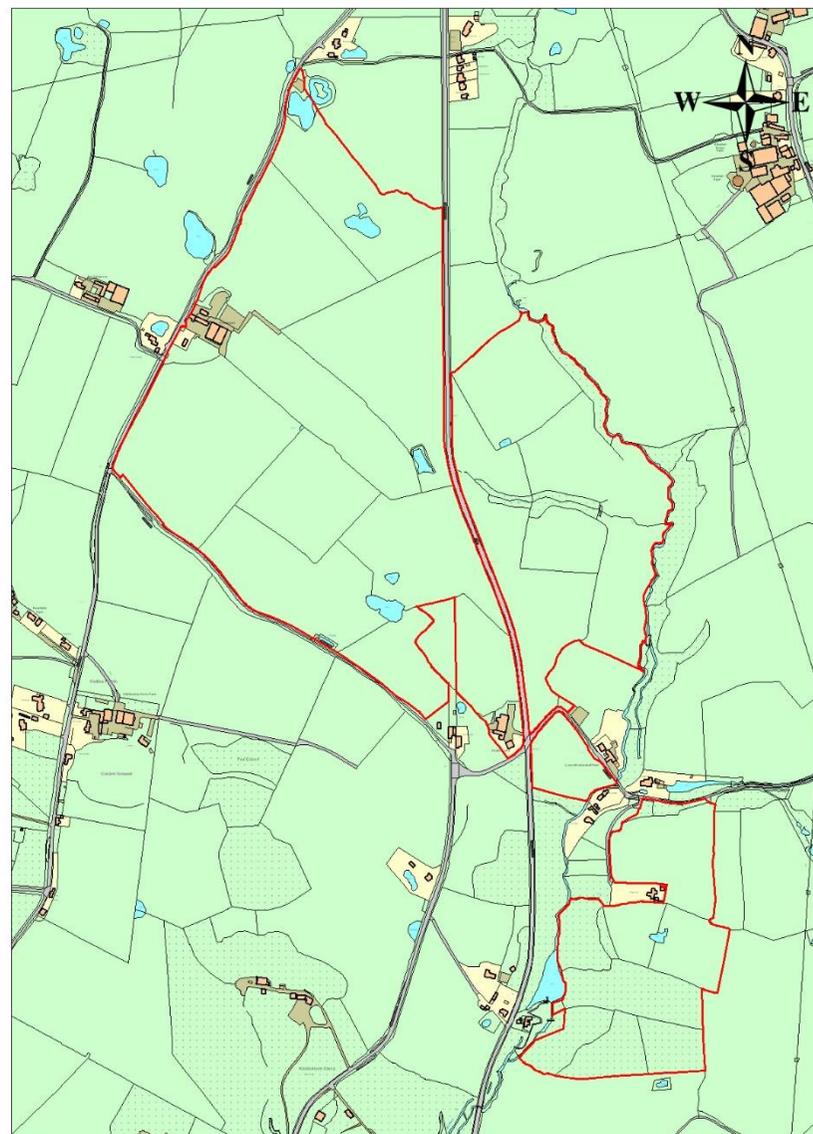
SRUR07	Site Name: Darlaston Wood Farm, Meaford, Stone, ST15 0PZ		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	170 hectares	Potential Yield	3,067
Greenfield or Brownfield	Greenfield		
Current Use	Occupied by a dwelling, associated outbuildings and agricultural units, surrounded by greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, it is in the Green Belt and is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way, Site of Biological Importance, Historic Environment Record, mineral deposits. The Flood Zone abuts the site on its western boundary. The HS2 safeguarding buffer intersects the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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SRUR08	Site Name: Hobbergate Estate, SCC, County Farm, ST15 8TD		
Ward	Swynnerton and Oulton	Parish	Stone Rural
Size	61.6 hectares	Potential Yield	1,110
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is located in the Green Belt.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Green Belt, Tree Preservation Order, Site of Biological Importance, Historic Environment Record, Conservation Area, Flood Zone, mineral deposits. A Public Right of Way abuts the site on its southern and northern boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



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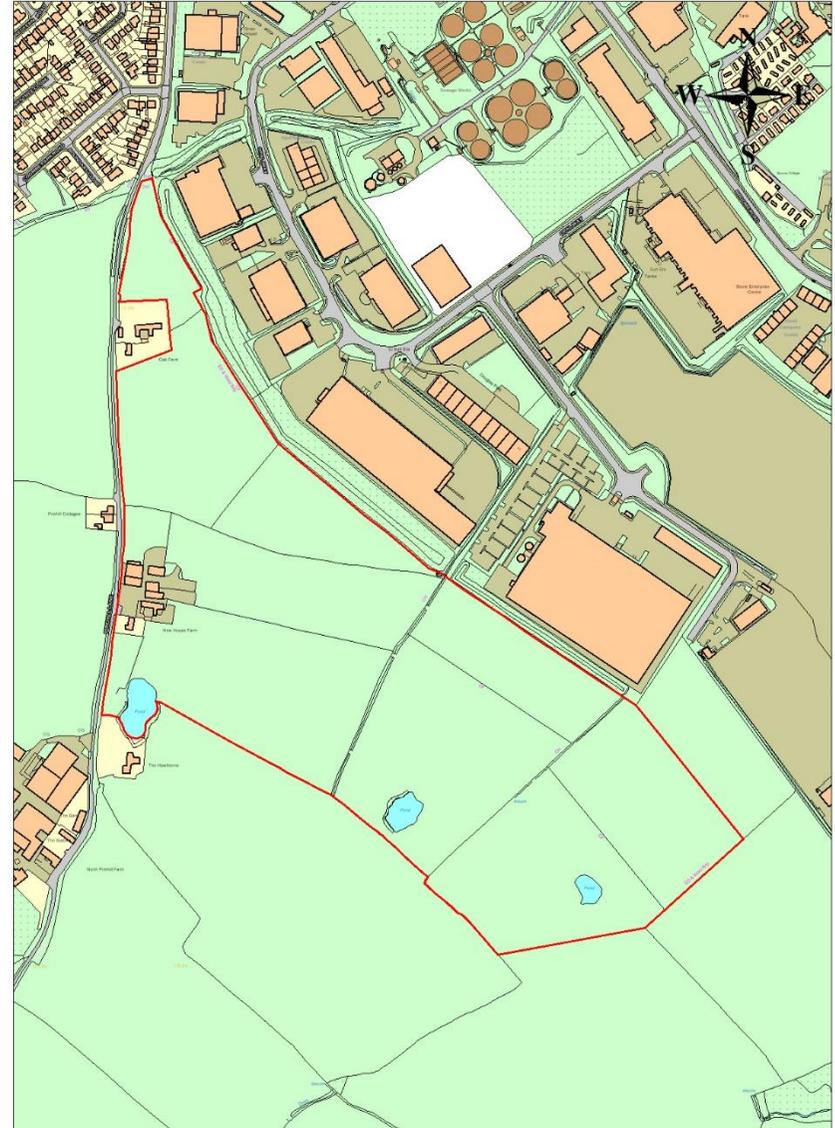
SRUR09	Site Name: Stone Aston Estate, SCC, County Farm, ST18 9SD		
Ward	Milwich	Parish	Stone Rural
Size	95 hectares	Potential Yield	1,710
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits. The HS2 safeguarding buffer intersects the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SRUR10	Site Name: Yarlet (2), Staffordshire County Council, County Farm, ST15 0BU		
Ward	Milwich	Parish	Stone Rural
Size	22.3 hectares	Potential Yield	469
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



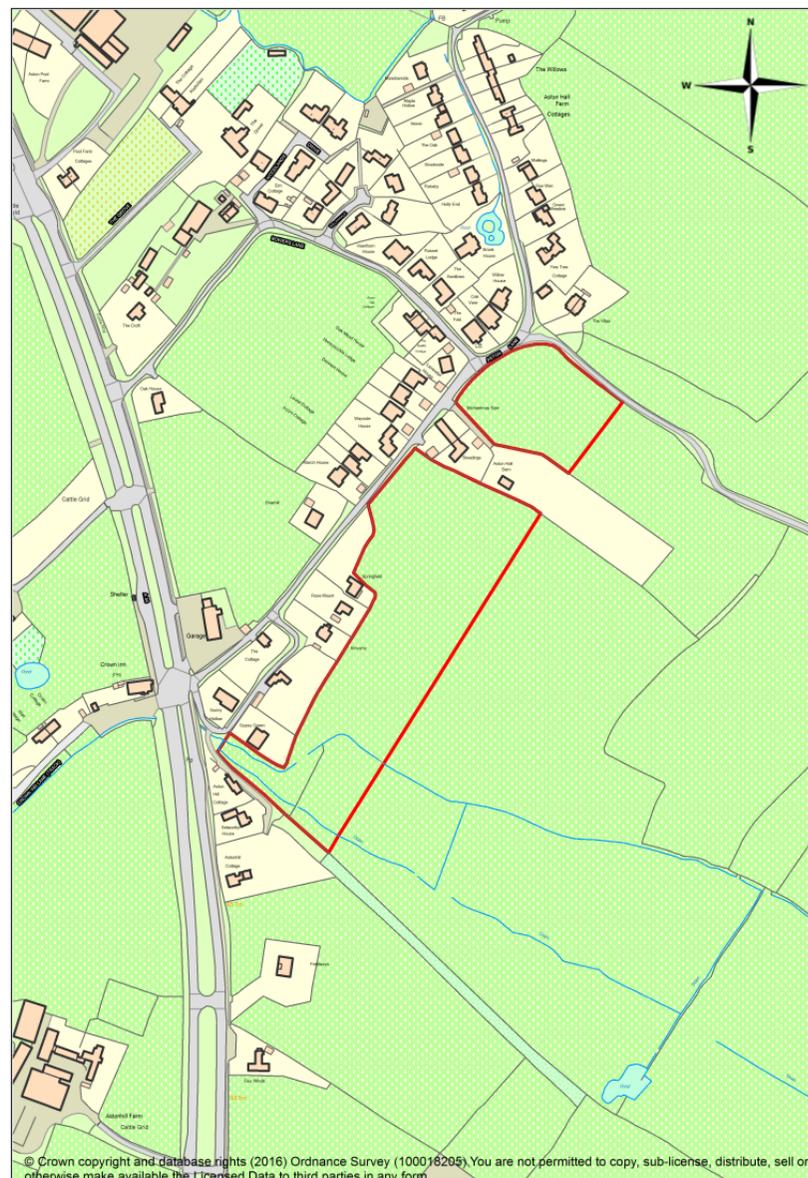
Stafford Borough Council SHELAA 2022

SRUR11		Site Name: Site at Forge Farm, east of A34 and south of A51 south of Stone, Stafford Road, Aston-By-Stone, ST15 0TL	
Ward	Milwich	Parish	Stone Rural
Size	2.5 hectares	Potential Yield	61
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51, which provides a physical barrier preventing development.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints are known to exist: Flood Zone		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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SRUR12	Site Name: Land at Aston Lane, Aston-By-Stone, ST15 0BW		
Ward	Milwich	Parish	Stone Rural
Size	3 hectares	Potential Yield	63
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints are known to exist: Historic Environment Record. A Public Right of Way runs adjacent to the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SRUR13	Site Name: Land adjacent to A34, Stone, Staffordshire, ST15 0PS		
Ward	Milwich	Parish	Stone Rural
Size	3.2 hectares	Potential Yield	78
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a sustainable settlement identified in the adopted Local Plan but is in the Green Belt.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints are known to exist: Green Belt. A Historic Environment Record is adjacent to the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.		



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SRUR14	Site Name: Land at Bowers Lane, Aston-By-Stone, ST15 0BN		
Ward	Milwich	Parish	Stone Rural
Size	1.8 hectares	Potential Yield	38
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Mineral deposits buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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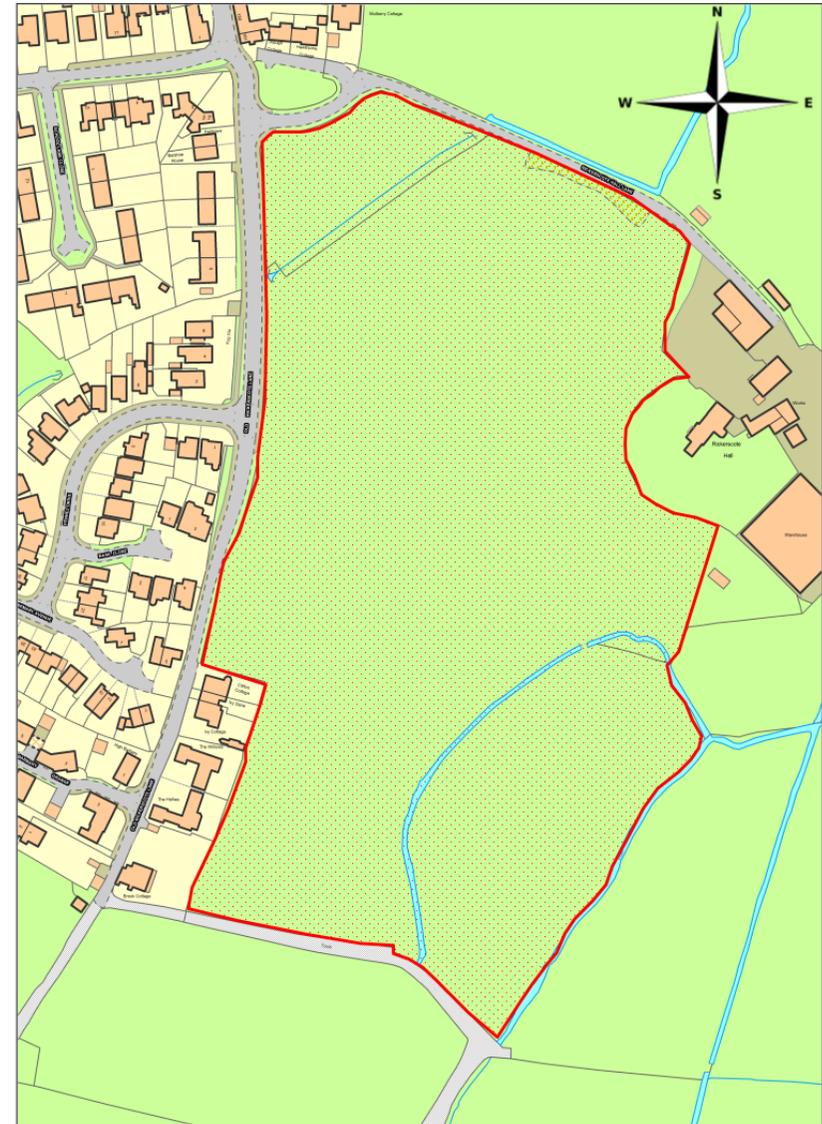
SRUR15	Site Name: Land off Aston Lane, Aston-By-Stone, ST15 0BH		
Ward	Milwich	Parish	Stone Rural
Size	1.26 hectares	Potential Yield	26
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues and the site is available immediately.</p>		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement.</p> <p>The following constraints exist: Historic Environment Record, mineral deposits buffer.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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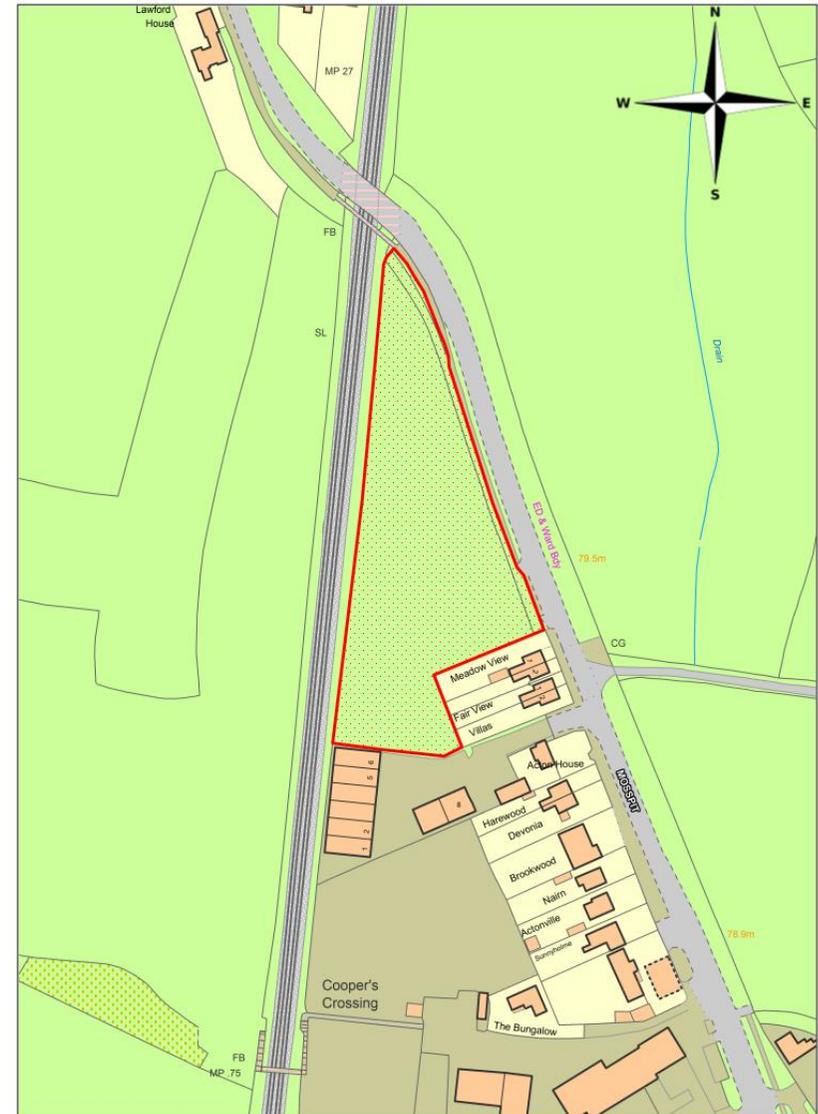
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STAFMB01 and STAFMB17		Site Name: Land off Old Rickerscote Lane, Stafford, ST17 4HG	
Ward	Penkside	Parish	Stafford MB
Size	6.4 hectares	Potential Yield	135
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. The site is owned by a developer, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Tree Preservation Order, Historic Environment Record, Flood Zone, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



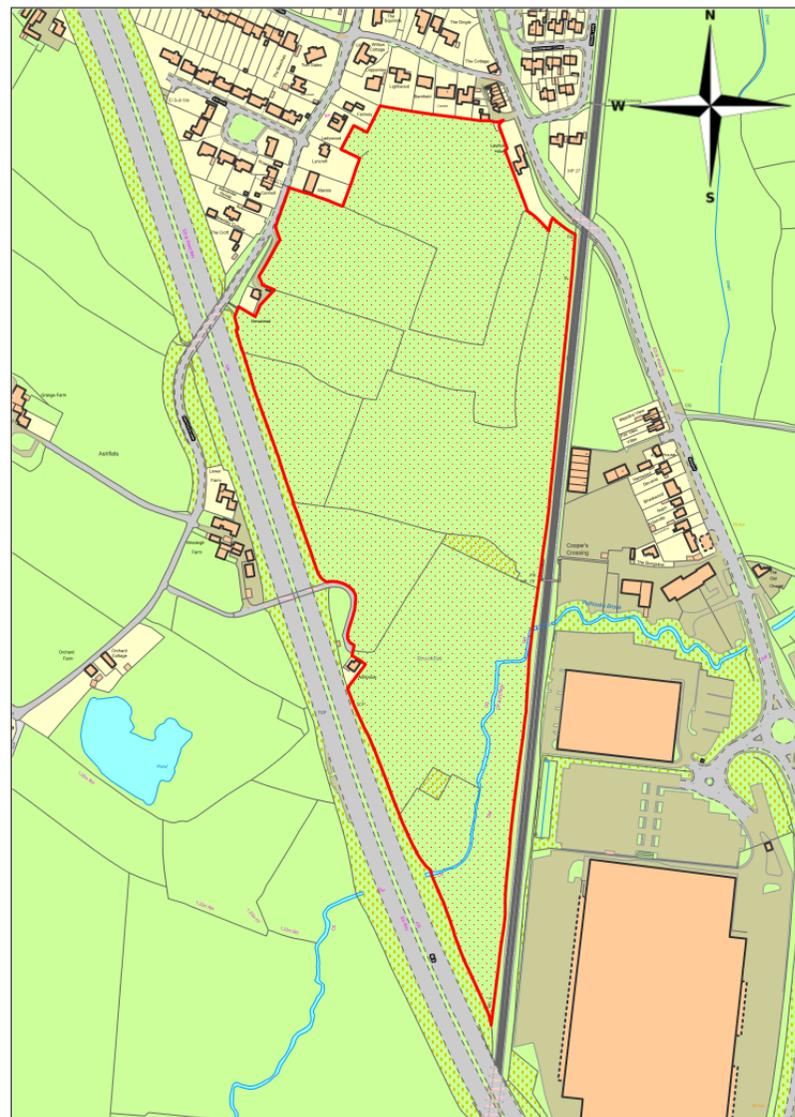
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STAFMB02		Site Name: Land at Moss Pit (A449), Stafford, ST17 9HQ	
Ward	Manor	Parish	Stafford MB
Size	0.8 hectares	Potential Yield	20
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is owned by a developer, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. No other constraints are known to exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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STAFMB03		Site Name: Land at Ash Flats Lane/Moss Pit, ST18 9BP	
Ward	Manor	Parish	Stafford MB
Size	14.9 hectares	Potential Yield	314
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site currently has multiple owners, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>This site is adjacent to the Local Plan settlement of Stafford. However, some of the site falls outside of Stafford Borough boundary.</p> <p>The following constraints exist: Tree Preservation Order, Public Right of Way, Historic Environment Record, Flood Zone, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The area of the site not in the flood zone and within the Stafford Borough boundary is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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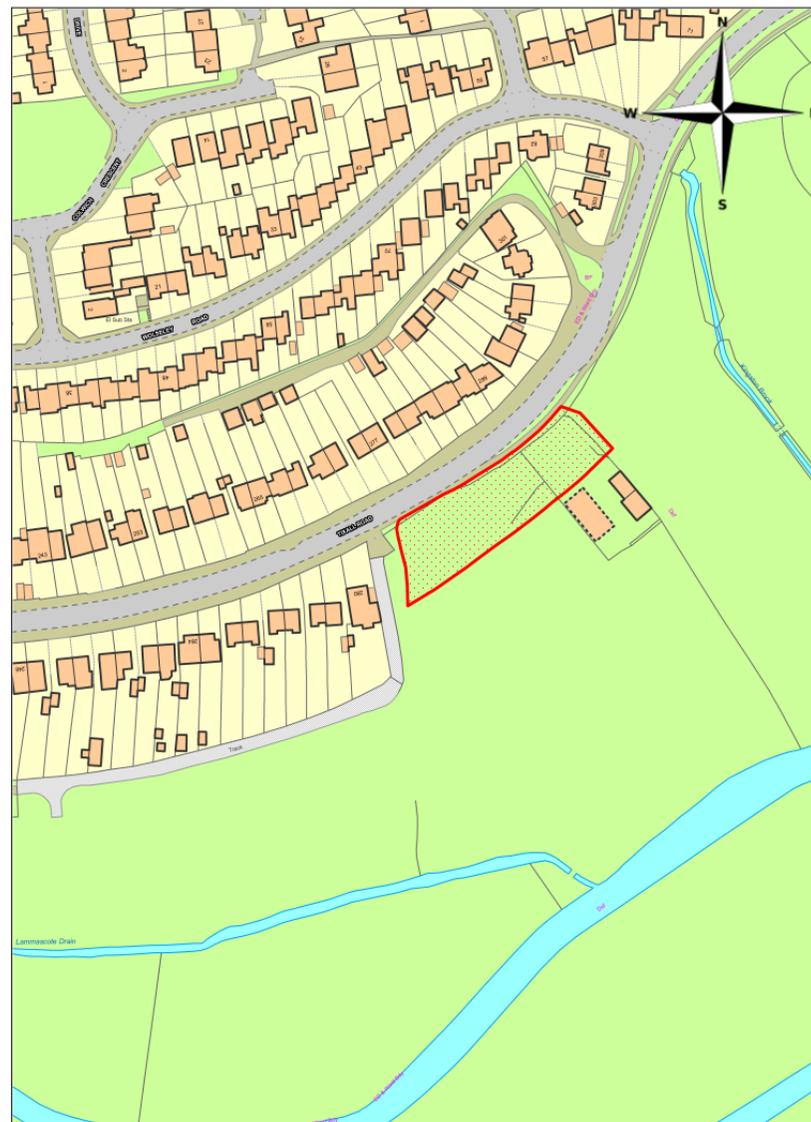
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STAFMB04		Site Name: Land at Queensville Stafford, ST17 4LS	
Ward	Baswich and Forebridge	Parish	Non-Parish Area
Size	9.2 hectares	Potential Yield	192
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is owned by a developer, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Historic Environment Record, landfill buffer, Flood Zone, mineral deposits. A Site of Biological Importance abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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STAFMB05	Site Name: Land fronting Tixall Road, Stafford, ST16 3UE		
Ward	Littleworth	Parish	Non-Parish Area
Size	0.2 hectares	Potential Yield	8
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Green Infrastructure, Historic Environment Record, landfill, Flood Zone, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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STAFMB06	Site Name: Land to rear of Nos 248 to 280 Tixall Road, Stafford, ST16 3UE		
Ward	Littleworth	Parish	NCP
Size	0.6 hectares	Potential Yield	14
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Green Infrastructure, Historic Environment Record, landfill, Flood Zone, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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STAFMB07	Site Name: Land at Weston Road, Hydrant Way, Stafford, ST18 0DD		
Ward	Littleworth	Parish	Non-Parish Area
Size	1.3 hectares	Potential Yield	36
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	Yes; the site is within a currently recognised Local Plan settlement, furthermore, it is allocated in Stafford Policy 4 in the Local Plan.		
Suitability Assessment	<p>The site is positioned within the currently recognised Local Plan settlement of Stafford and is allocated in Stafford Policy 4.</p> <p>The following constraints exist: Historic Environment Record, mineral deposits. A Green Infrastructure site, area of open space, Tree Preservation Order, Site of Biological Importance and Flood Zone abuts the site on its western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	The site is deliverable.		



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STAFMB09	Site Name: Land off Falmouth Avenue, Weeping Cross, Stafford, ST17 2RS		
Ward	Baswich	Parish	Non-Parish Area
Size	4.5 hectares	Potential Yield	110
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Tree Preservation Order, Public Right of Way, mineral deposit buffer. A Historic Environment Record abuts the site on its north-eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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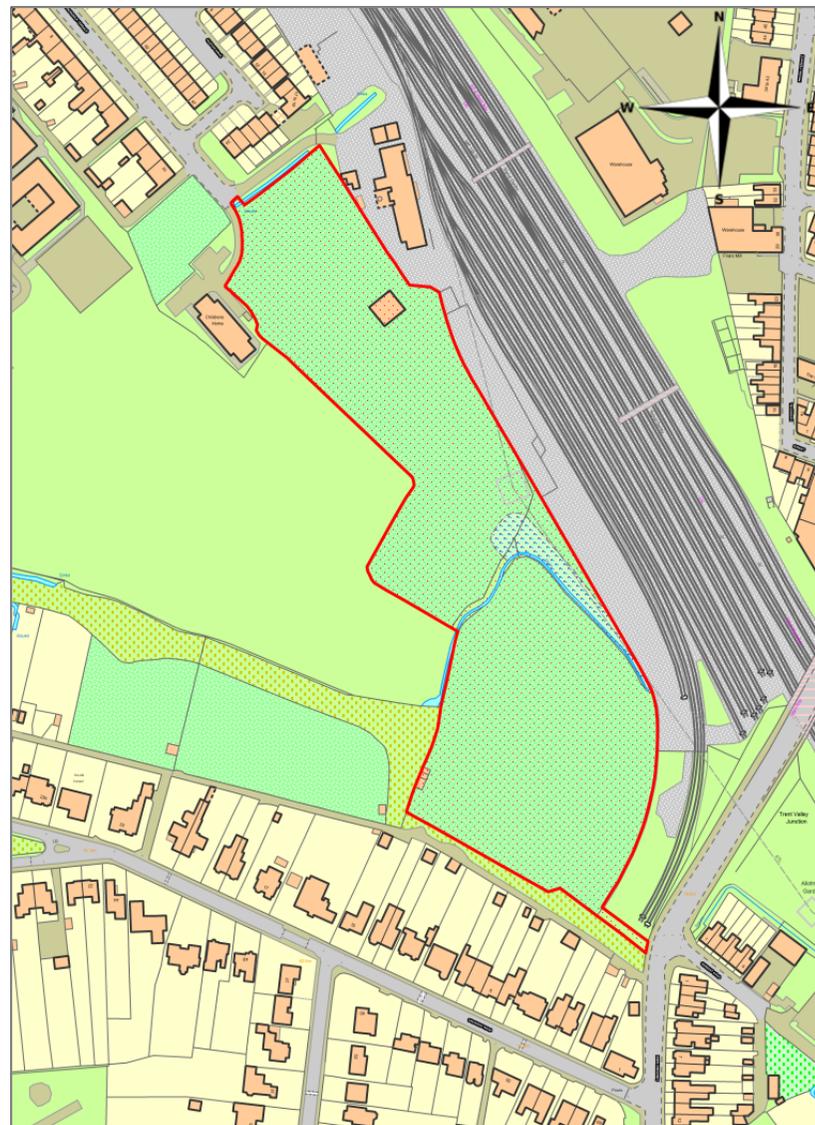
STAFMB10		Site Name: Land south of Brunswick Terrace, Stafford, ST16 1BB	
Ward	Rowley	Parish	Non-Parish Area
Size	1.5 hectares	Potential Yield	42
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is positioned within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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STAFMB11	Site Name: Land off Brunswick Terrace, Stafford, ST16 1BB		
Ward	Rowley	Parish	Non-Parish Area
Size	3 hectares	Potential Yield	85
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is positioned within the currently recognised Local Plan settlement of Stafford. Additional land will be required to deliver this site. The following constraints exist: Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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STAFMB12		Site Name: Stafford Police Station, ST16 2DQ	
Ward	Forebridge	Parish	Non-Parish Area
Size	0.3 hectares	Potential Yield	13
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a police station and car park.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	Yes; the site is within a currently recognised Local Plan settlement.		
Suitability Assessment	The site is positioned within the currently recognised Local Plan settlement of Stafford. Additional land will be required to deliver this site. The following constraints exist: Historic Environment Record, Conservation Area, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	The site will be deliverable in the next 5 years.		



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STAFMB13	Site Name: Land on the south side of School Lane, Rickerscote, Stafford, ST17 4HQ		
Ward	Penkside	Parish	Non-Parish Area
Size	3.5 hectares	Potential Yield	86
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stafford. The current user needs to be relocated and additional land is required to deliver this site. The following constraints exist: Mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



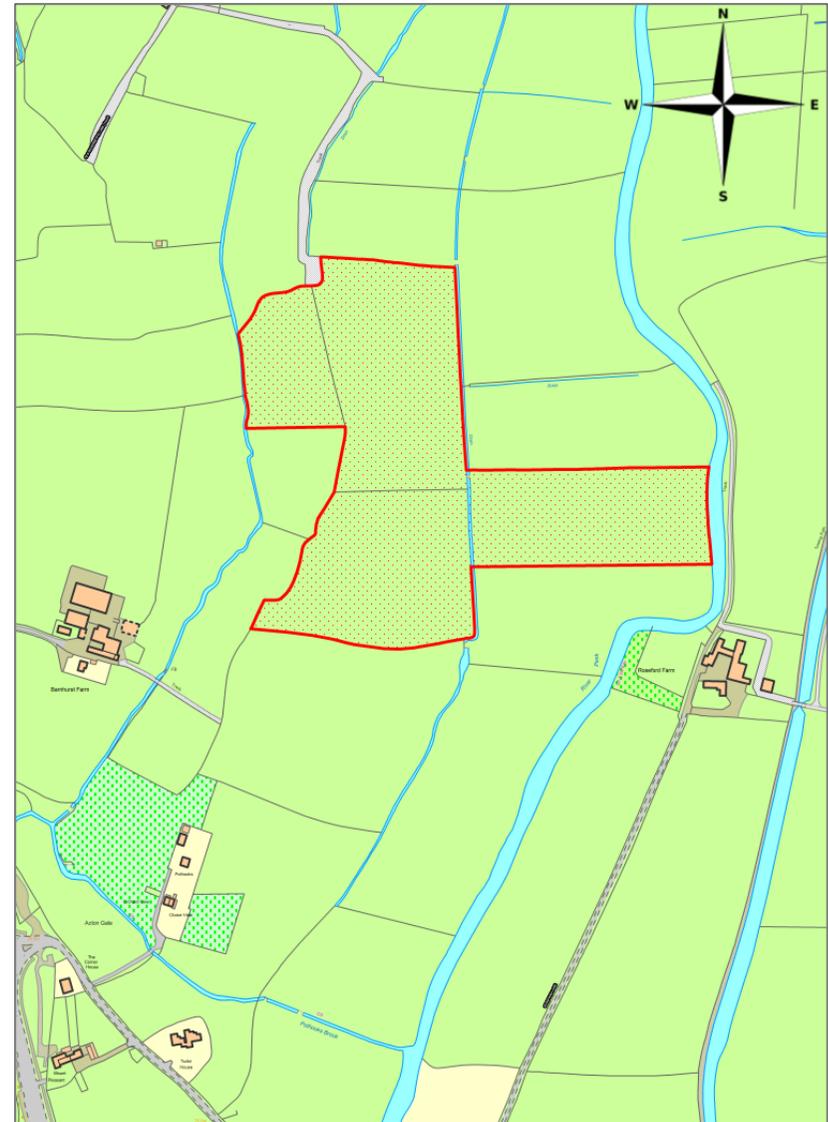
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STAFMB14	Site Name: Land to the east of Old Rickerscote Lane, ST17 4HG		
Ward	Penkside	Parish	Non-Parish Area
Size	1.3 hectares	Potential Yield	28
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	It is not known if the site is available for development.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and it is not known when the site will be available for development.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. It is not known if any further constraints exist.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



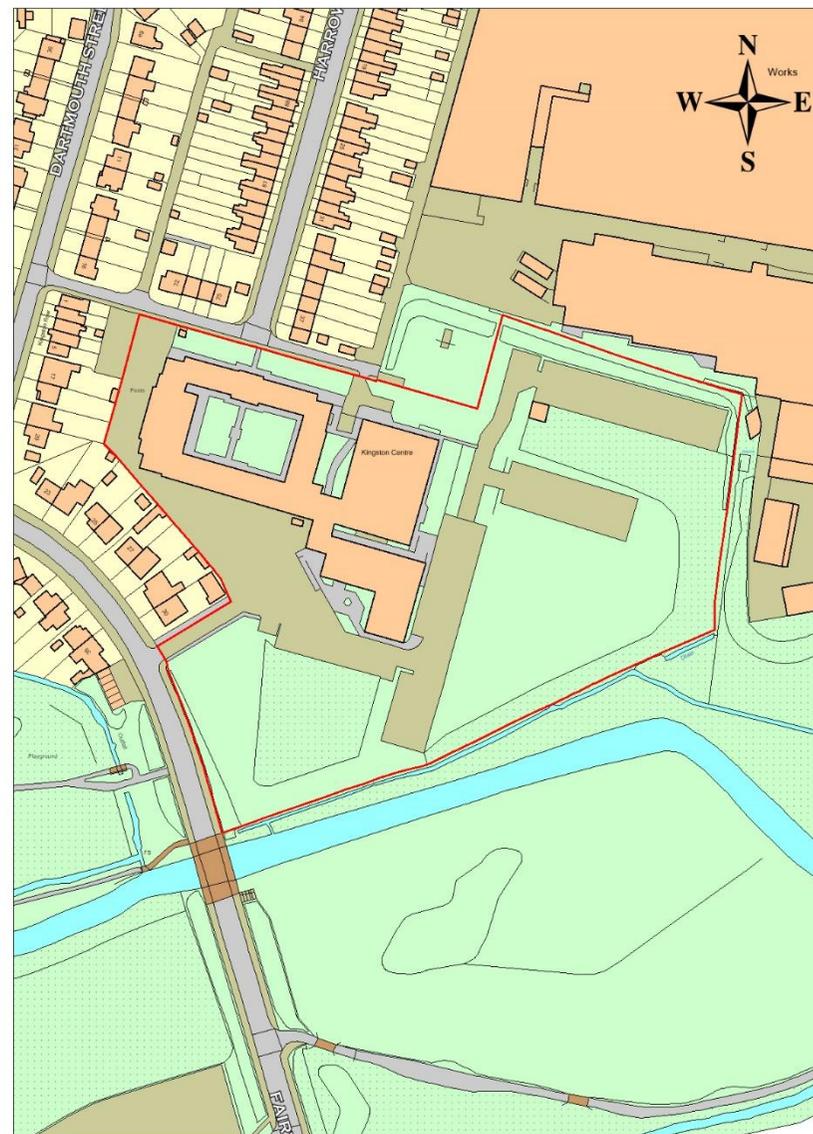
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STAFMB16	Site Name: Land to the west of Roseford Farm, ST17 9HQ		
Ward	Penkside	Parish	Non-Parish Area
Size	6.7 hectares	Potential Yield	121
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	It is not known if the site is available for development.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and it is not known when the site will be available for development.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints are known to exist: Green Infrastructure, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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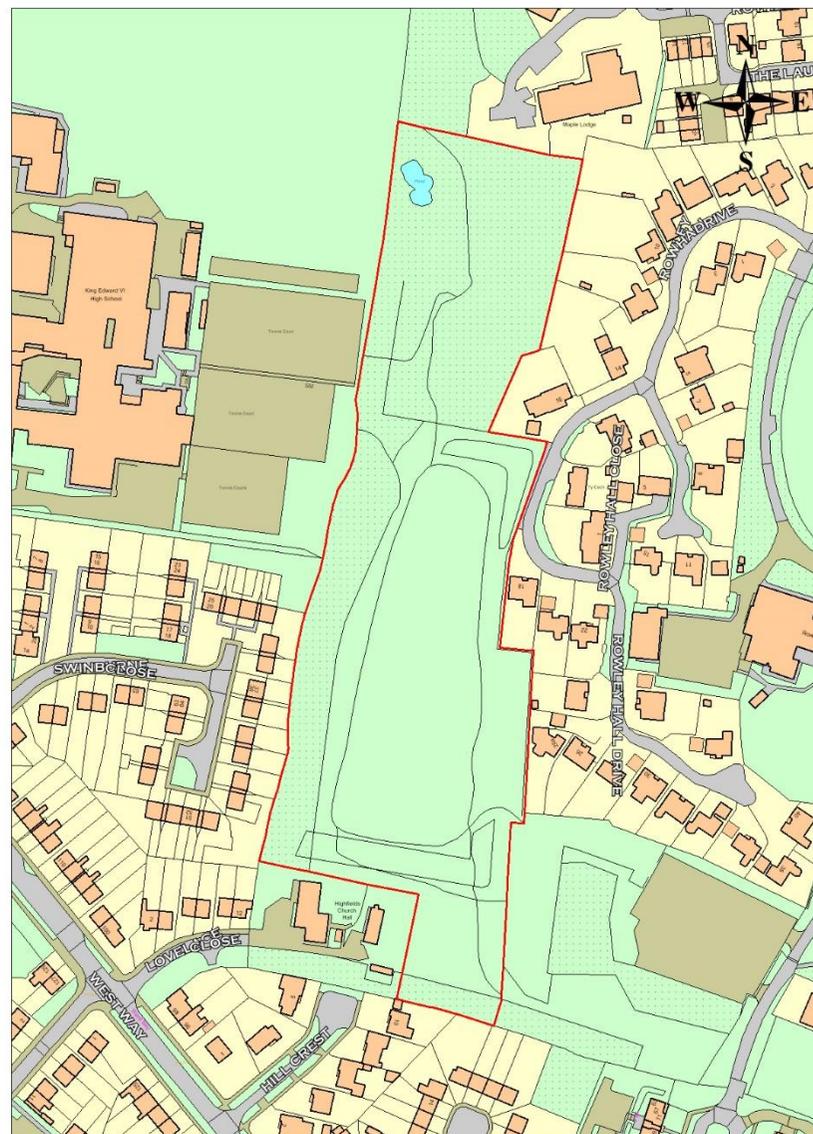
STAFMB18	Site Name: Former Kingston Centre, Fairview, Stafford, ST16 3TW		
Ward	Littleworth	Parish	Non-Parish Area
Size	2.8 hectares	Potential Yield	82
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a former resource and development centre.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; part of the site is within a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Green Infrastructure, open space/playing fields, Historic Environment Record, landfill buffer, Flood Zone. It is not known if there are any land stability issues.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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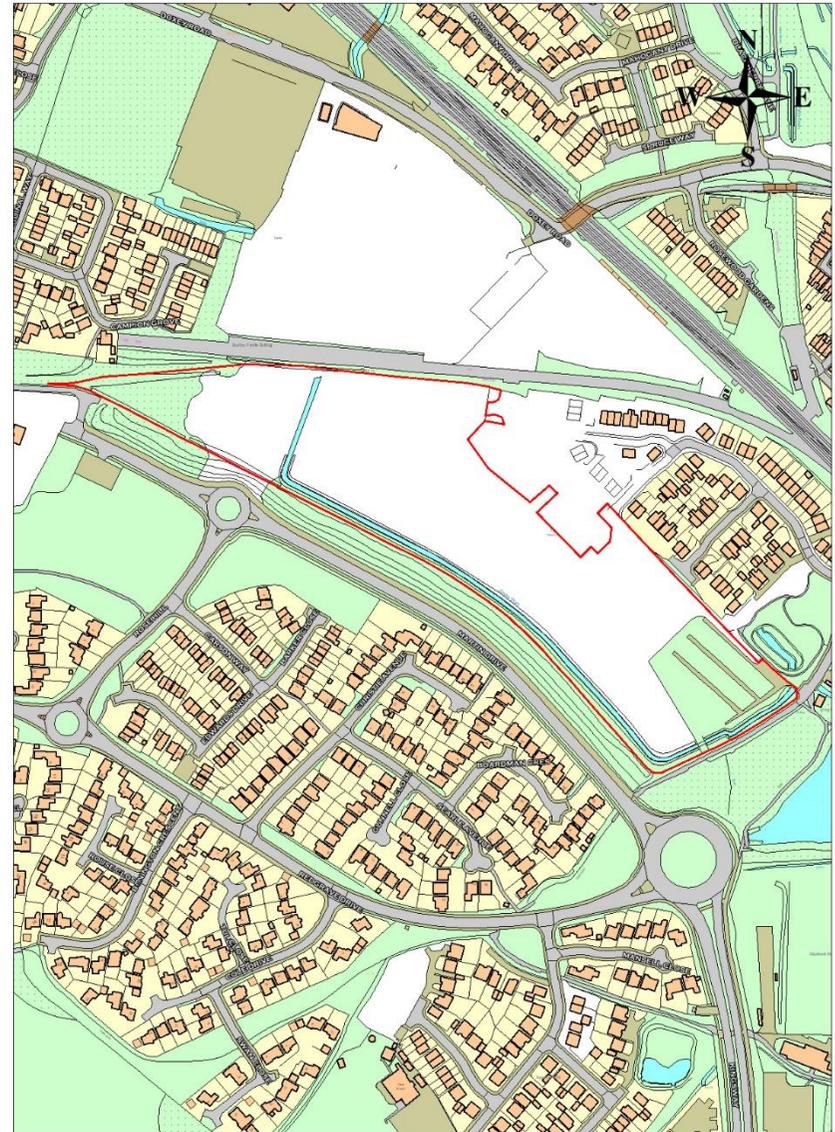
STAFMB19	Site Name: Former King Edward's School Playing Field, Stafford, ST17 9YJ		
Ward	Rowley	Parish	Non-Parish Area
Size	2.9 hectares	Potential Yield	83
Greenfield or Brownfield	Greenfield		
Current Use	Former school playing field.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is designated as Green Infrastructure.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Stafford. The current user will need to be relocated. The following constraints exist: Green Infrastructure, Historic Environment Record. It is not known if there are any land stability issues.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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STAFMB21		Site Name: Land north of Martin Drive, Castletown (west of former Castleworks site), Stafford, ST16 2EJ	
Ward	Rowley	Parish	Non-Parish Area
Size	4.9 hectares	Potential Yield	121
Greenfield or Brownfield	Mixed		
Current Use	Open undeveloped land, historical used as a tip site.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Public Right of Way, Landfill, Flood Zone, Open space/playing fields. A Historic Environment Record abuts the site on its northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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STAFMB22		Site Name: South of Radford Bank	
Ward	Weeping Cross and Wildwood	Parish	Non-Parish Area
Size	5 hectares	Potential Yield	105
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is designated as Green Infrastructure.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Green Infrastructure, Open Space, Tree Preservation Order, Historic Environment Record. The Flood Zone and Conservation Area abuts the site on its western boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Not currently developable due to environmental constraints.		



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STAFMB23	Site Name: Former Stafford Rugby Club Site, Land off Castlefields, Stafford, ST16 1BU		
Ward	Rowley	Parish	Non-Parish Area
Size	2.6 hectares	Potential Yield	76
Greenfield or Brownfield	Mixed		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is within a currently recognised Local Plan settlement but is designated as Green Infrastructure and is in the Flood Zone.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Stafford. The following constraints exist: Green Infrastructure, Public Right of Way, contaminated land/stability issues, landfill and Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA2, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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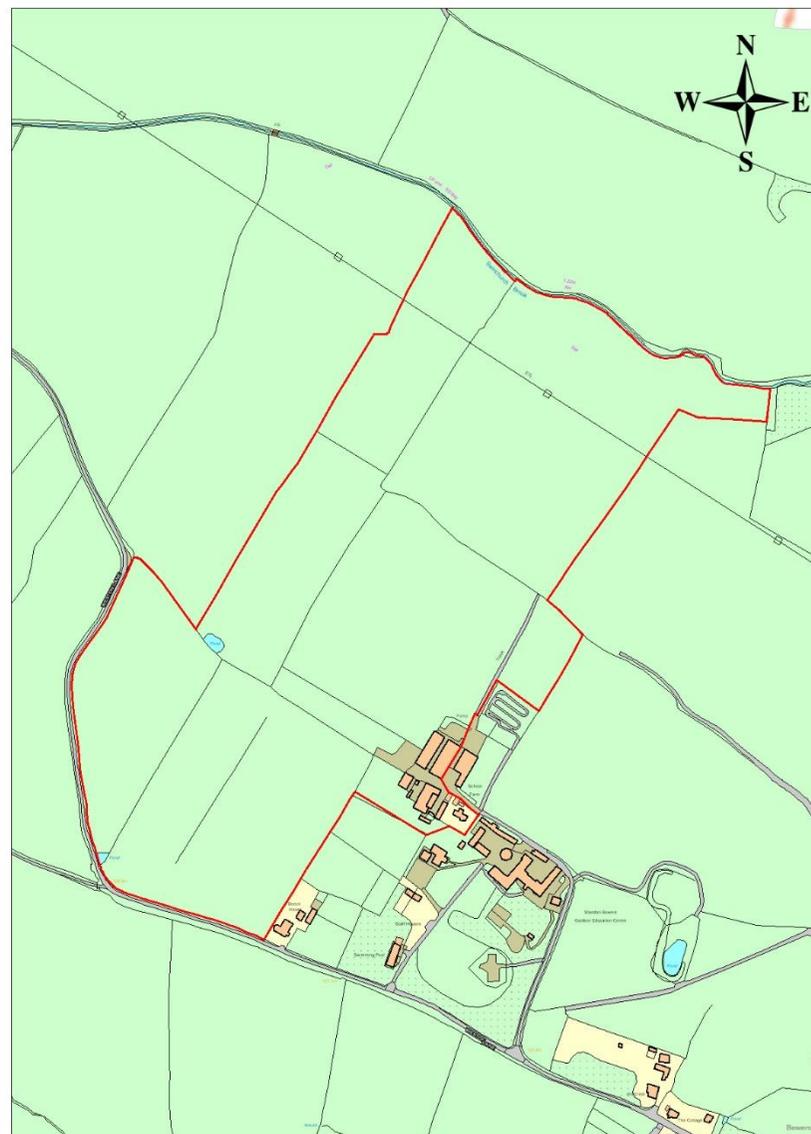
Stafford Borough Council SHELAA 2022

STAN01	Site Name: Land at Nelson Crescent, Cotes Heath, ST21 6ST		
Ward	Eccleshall	Parish	Standon
Size	3.6 hectares	Potential Yield	75
Greenfield or Brownfield	Greenfield		
Current Use	Open grassland.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



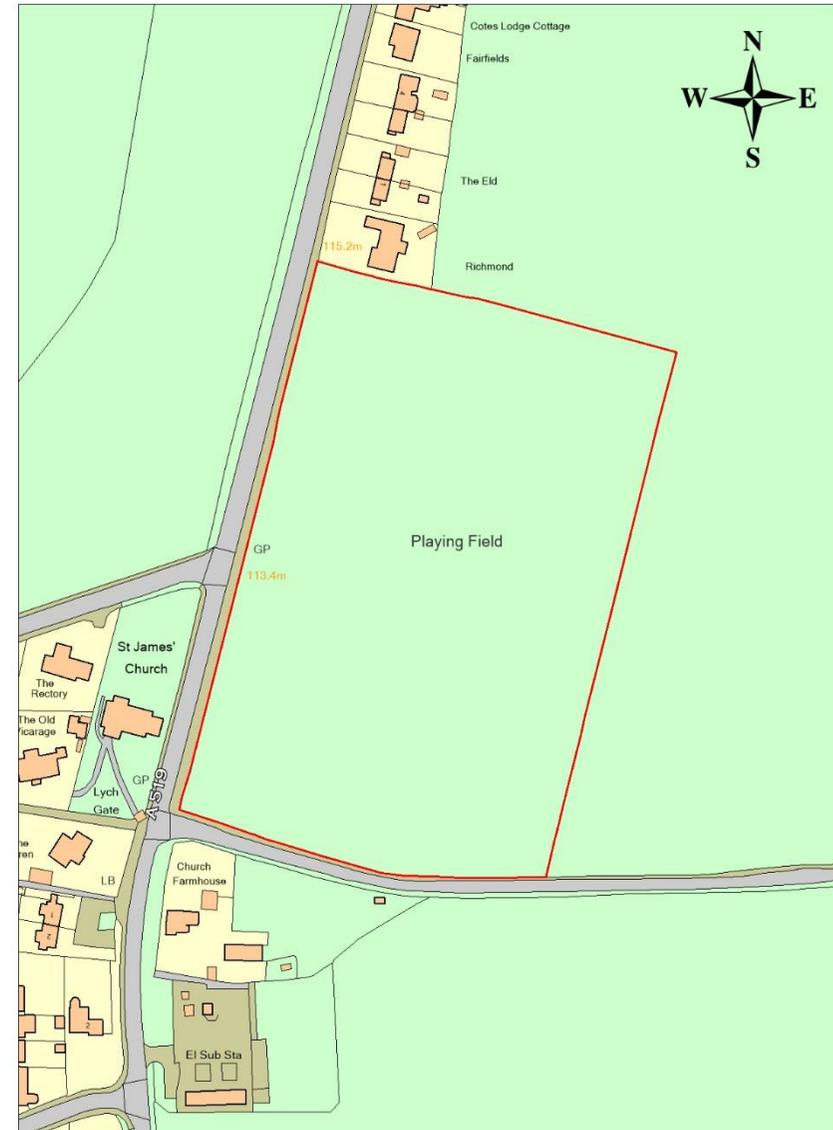
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STAN02	Site Name: Standon Bowers, ST21 6RD		
Ward	Eccleshall	Parish	Standon
Size	20.8 hectares	Potential Yield	374
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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STAN03	Site Name: Land off Newcastle Road, Cotes Heath, Stafford, ST21		
Ward	Eccleshall	Parish	Standon
Size	2.8 hectares	Potential Yield	59
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site is located within the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Open space/playing fields, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		



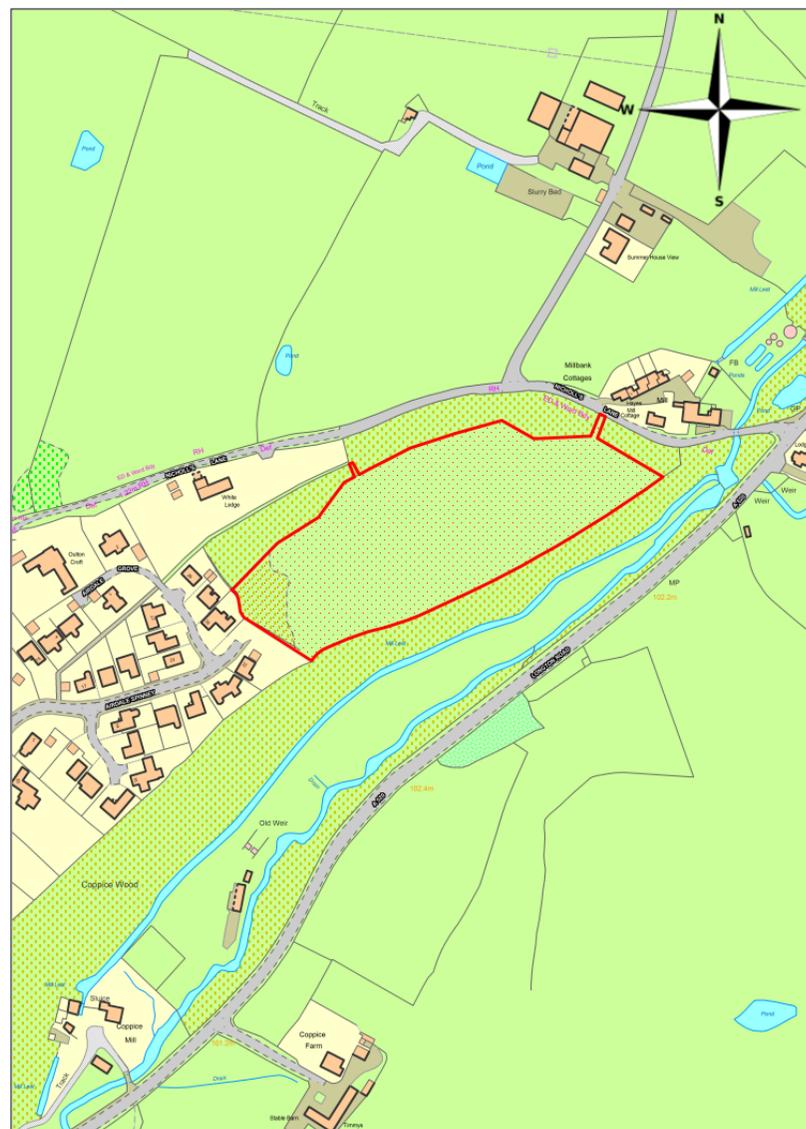
Stafford Borough Council SHELAA 2022

STO02	Site Name: Rose Cottage, Little Stoke, Stone, Staffs, ST15 8QU		
Ward	St Michael's and Stonefield	Parish	Stone
Size	1.3 hectares	Potential Yield	31
Greenfield or Brownfield	Mixed		
Current Use	Greenfield land which is also occupied by a scrapyard.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. The site is currently under dual ownership, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: landfill buffer, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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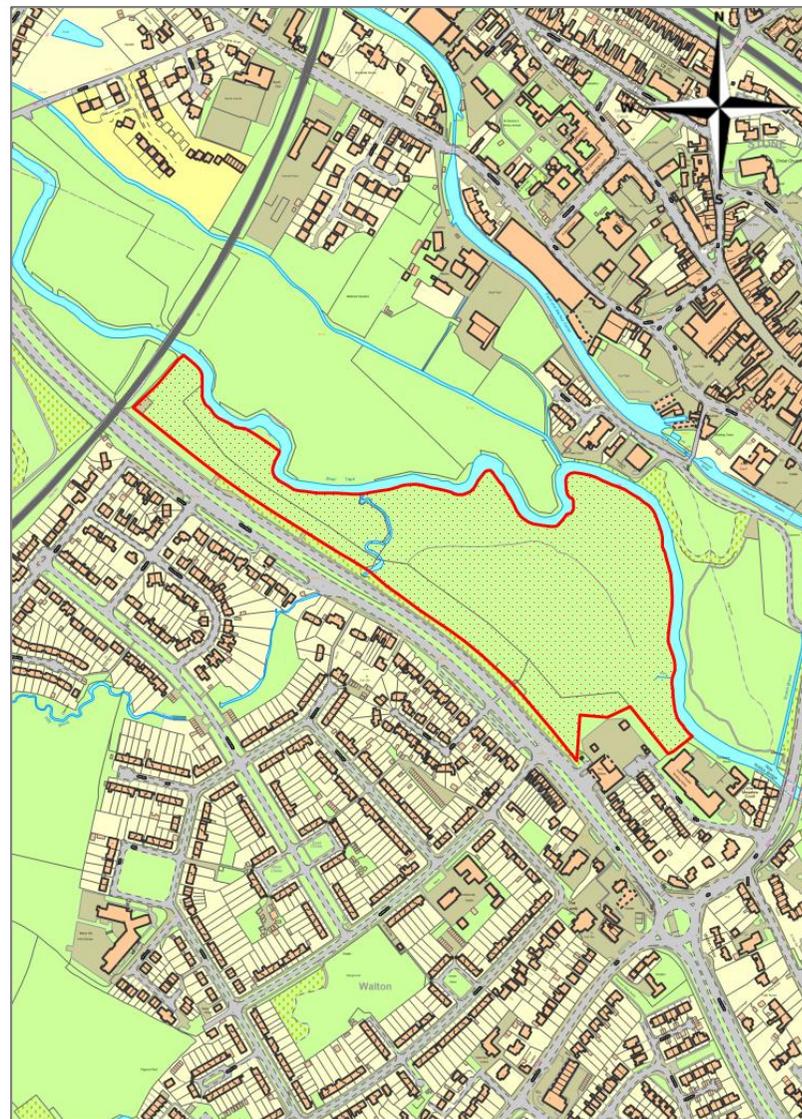
STO03	Site Name: Land at Nicholls Lane, Stone, ST15 8UA		
Ward	St Michael's and Stonefield	Parish	Stone
Size	1.9 hectares	Potential Yield	40
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: Tree Preservation Order, Conservation Area. The Green Belt and a Public Right of Way surrounds the sites northern boundaries. A Site of Biological Importance abuts the site on its southern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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STO04	Site Name: Land off the Filleybrooks, Stone, ST15 0HG		
Ward	Walton	Parish	Stone
Size	8.4 hectares	Potential Yield	208
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	No; although the site is adjacent to a currently recognised Local Plan settlement, the site is in the Flood Zone and is designated as Green Infrastructure.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: Green Infrastructure, Tree Preservation Order, Historic Environment Record, landfill buffer, Flood Zone.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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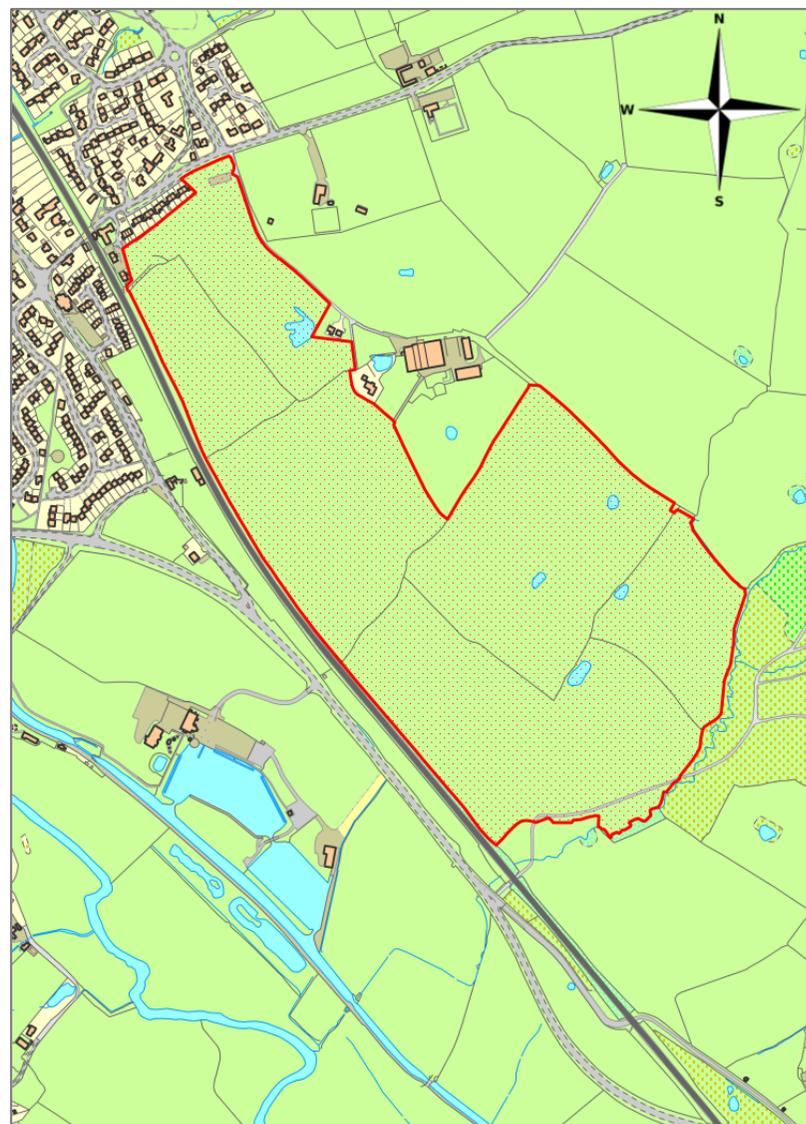
STO05	Site Name: Stone Highways Depot, Newcastle Road, Stone, Staffs, ST15 8LD		
Ward	St Michael's and Stonefield	Parish	Stone
Size	0.8 hectares	Potential Yield	22
Greenfield or Brownfield	Brownfield		
Current Use	Used as a highways depot.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	No; the site is within a currently recognised Local Plan settlement, but part of the site is designated as Green Infrastructure.		
Suitability Assessment	<p>The site is within the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: Green Infrastructure, landfill buffer. A group Tree Preservation Order abuts the sites eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	The site is not developable due to environmental constraints.		



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STO06	Site Name: Land at Uttoxeter Road, Stone, ST15 8QX		
Ward	St Michael's and Stonefield	Parish	Stone
Size	42 hectares	Potential Yield	1,033
Greenfield or Brownfield	Greenfield.		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5 years.</p>		
Suitable	Part of the site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>Part of the site is adjacent to the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: landfill, mineral deposits buffer. A Historic Environment Record abuts the sites south-eastern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF, where it directly abuts the settlement boundary.		



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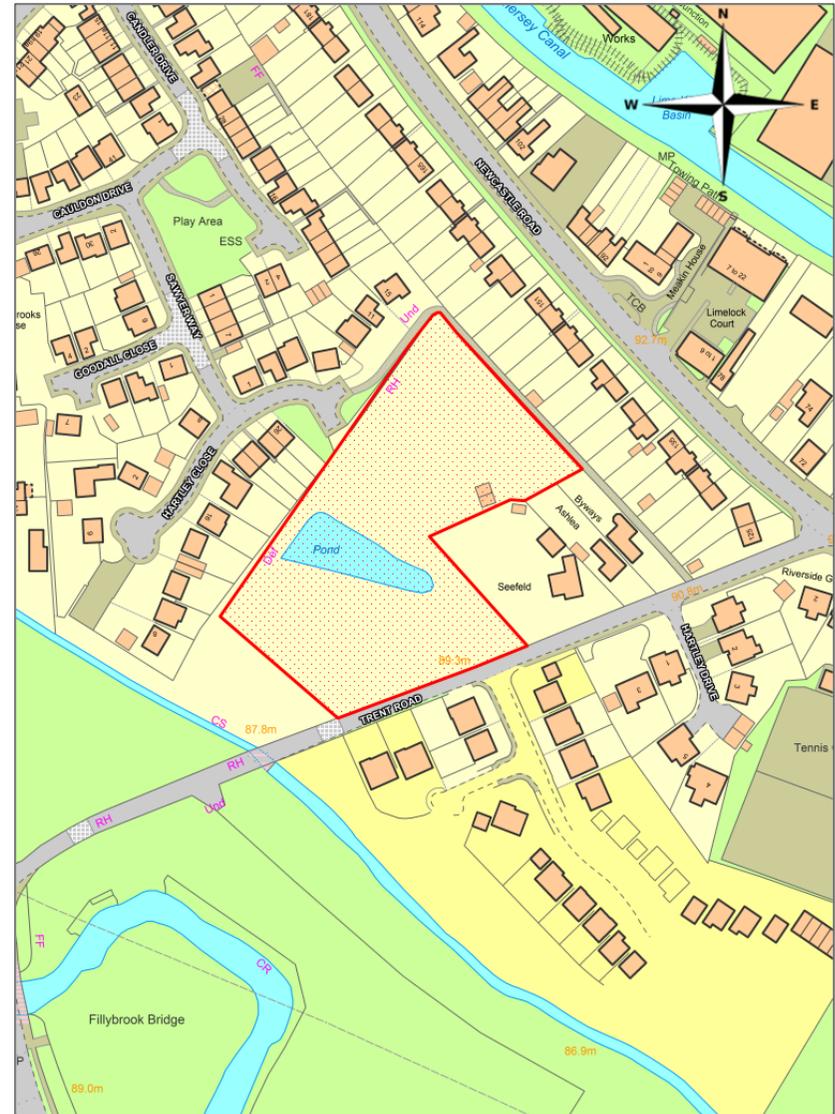
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STO07	Site Name: Land adjacent to Spode Close, Stone, ST15 0XU		
Ward	Walton	Parish	Stone
Size	4.8 hectares	Potential Yield	118
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site is currently under dual ownership, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: Tree Preservation Order.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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STO08 and STO10		Site Name: Land north of Trent Road, Stone, ST15 0WB	
Ward	St Michael's and Stonefield	Parish	Stone
Size	1 hectare	Potential Yield	28
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, landfill, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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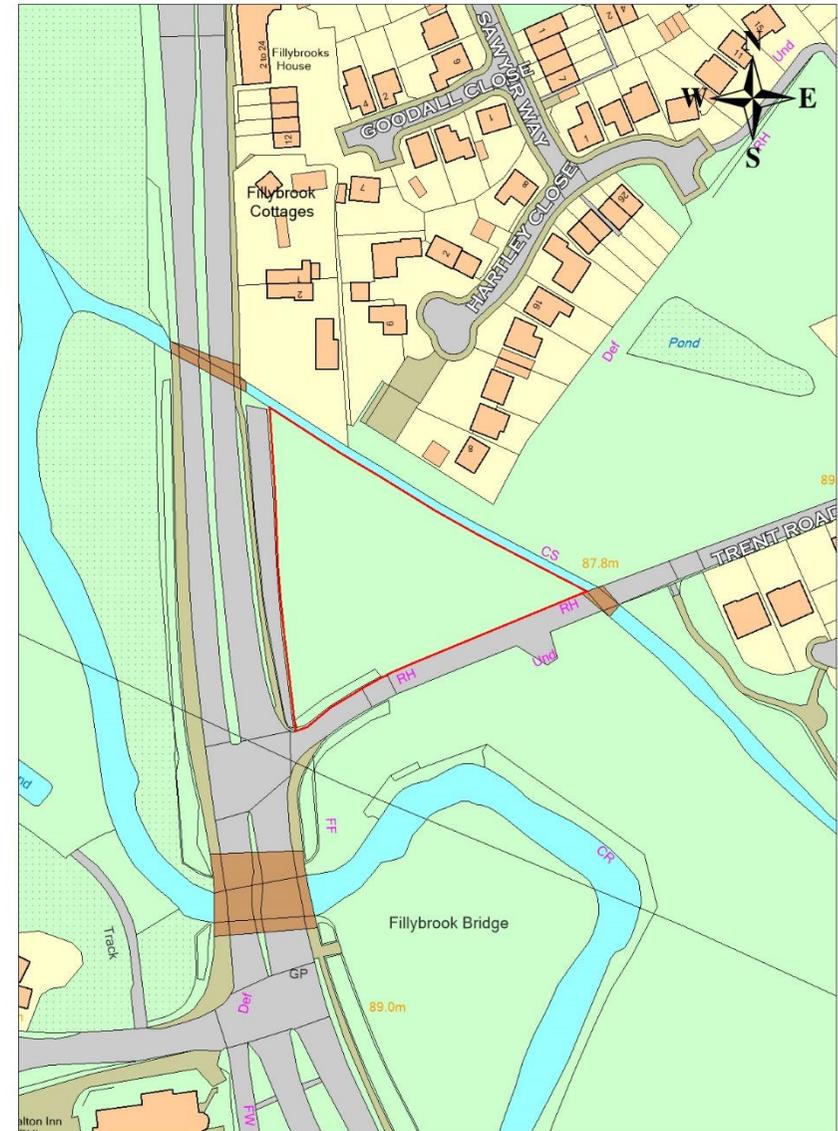
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STO09	Site Name: Stone Police station, ST15 8EW		
Ward	St Michael's and Stonefield	Parish	Stone
Size	0.3 hectares	Potential Yield	11, alongside offices, retail and leisure facilities
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by vacant former police station and car park.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	Yes; the site is within a currently recognised Local Plan settlement.		
Suitability Assessment	The site is within the currently recognised Local Plan settlement of Stone. The following constraints exist: Additional land will be required to deliver the site, Tree Preservation Order, Conservation Area, landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	The site is deliverable.		



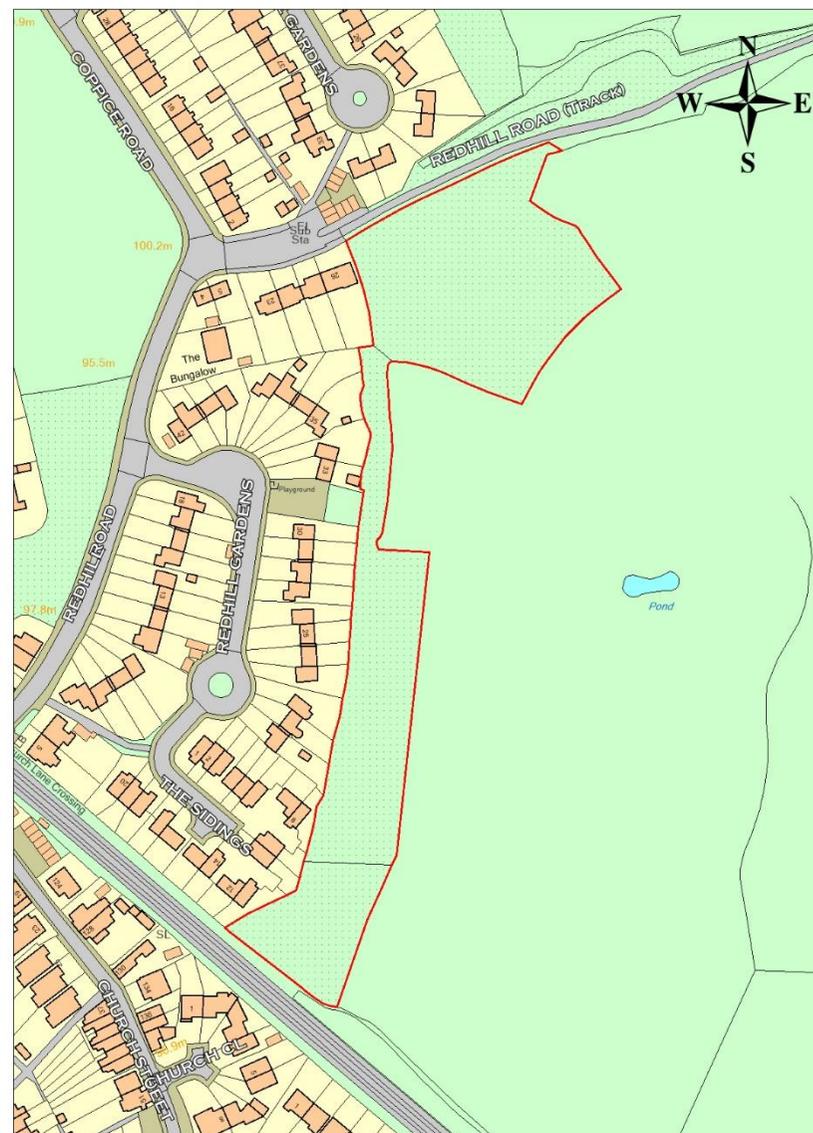
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STO11	Site Name: Woodland Court, North of Trent Road, Stone, ST15 8LE		
Ward	St Michael's and Stonefield	Parish	Stone
Size	0.4 hectares	Potential Yield	12
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is in the Flood Zone.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Order, Flood Zone, landfill buffer. The Green Belt abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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STO12	Site Name: Land at Redhill Road, Stone, Staffs, ST15 8BH		
Ward	St Michael's and Stonefield	Parish	Stone
Size	1.1 hectares	Potential Yield	31
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: landfill buffer. A Public Right of Way runs adjacent to the northern boundary of the site, whilst a playing field lies to the west of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO3, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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STO13	Site Name: Land to east of Oakleigh Court, Stone, ST15 8LA		
Ward	St Michael's and Stonefield	Parish	Stone
Size	6.45 hectares	Potential Yield	135
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Tree Preservation Orders, Public Right of Way, landfill, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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STO14	Site Name: Land off Eccleshall Road, Stone, ST15 0BY		
Ward	Walton	Parish	Stone
Size	29.96 hectares	Potential Yield	629
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever and the site will become available in the next 5 years.</p>		
Suitable	No; although the site is adjacent to a currently recognised Local Plan settlement, the site is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	<p>The site is situated adjacent to the currently recognised Local Plan settlement of Stone.</p> <p>The following constraints exist: Site of Biological Importance, Historic Environment Record, Landfill Buffer. The HS2 safeguarding buffer intersects the access to the site.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO1, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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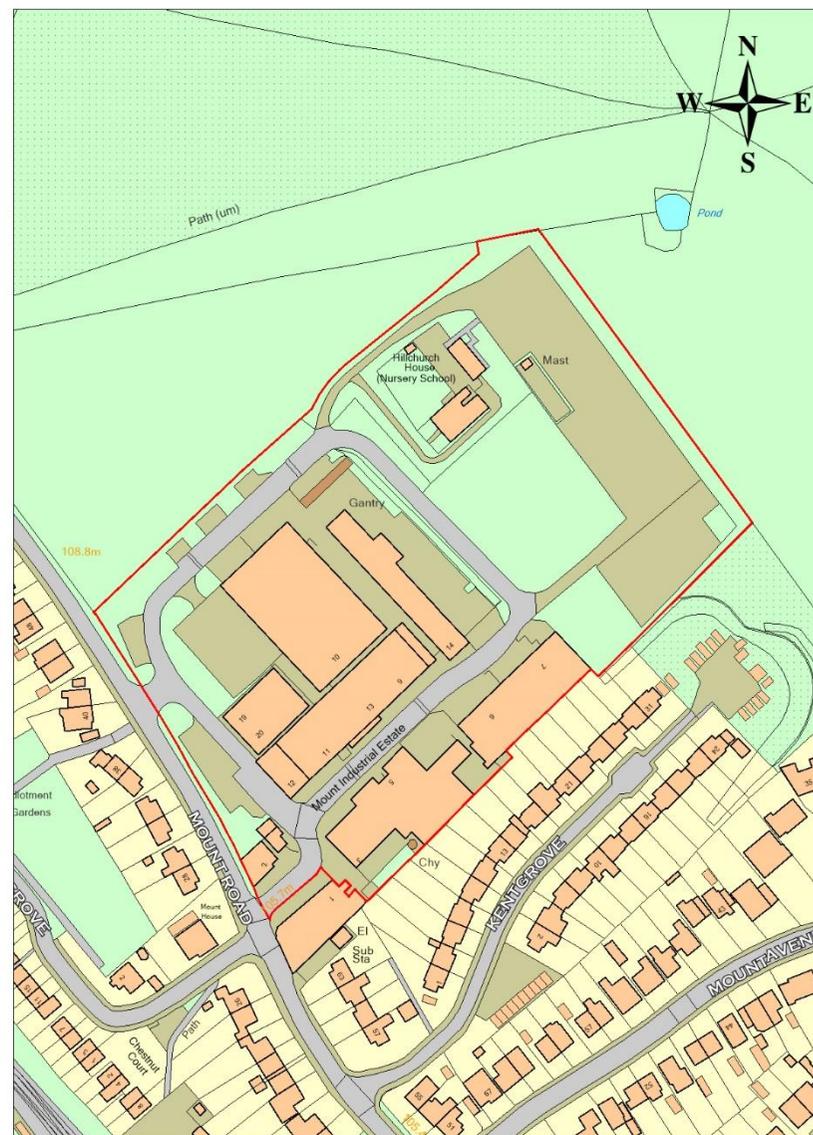
STO16	Site Name: Land at Uttoxeter Road, Stone, ST15 8QX		
Ward	St Michael's and Stonefield	Parish	Stone
Size	4.6 hectares	Potential Yield	97
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Stone. The following constraints exist: Landfill buffer.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO2, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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STO17	Site Name: Mount Lane Industrial Estate, Stone, ST15 8LL		
Ward	St Michael's and Stonefield	Parish	Stone
Size	3.1 hectares	Potential Yield	76
Greenfield or Brownfield	Brownfield		
Current Use	The site has been allocated as a Protected Employment Area in the adopted Local Plan.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site will become available in the next 5 years.		
Suitable	No; the site has been allocated as a Protected Employment Area in the Local Plan. Additionally, part of the site is within the Green Belt.		
Suitability Assessment	The site is situated within the currently recognised Local Plan settlement of Stone, but the site is a Protected Employment Area. The current user would need to be relocated. The following constraints exist: Green Belt, Tree Preservation Orders, Historic Environment Record, Landfill buffer. Additionally, a Site of Biological Importance and a Historic Environment Record abuts the site on its north-western and north-eastern boundaries.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STO2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Local Plan and Green Belt would be required to remove the constraint.		



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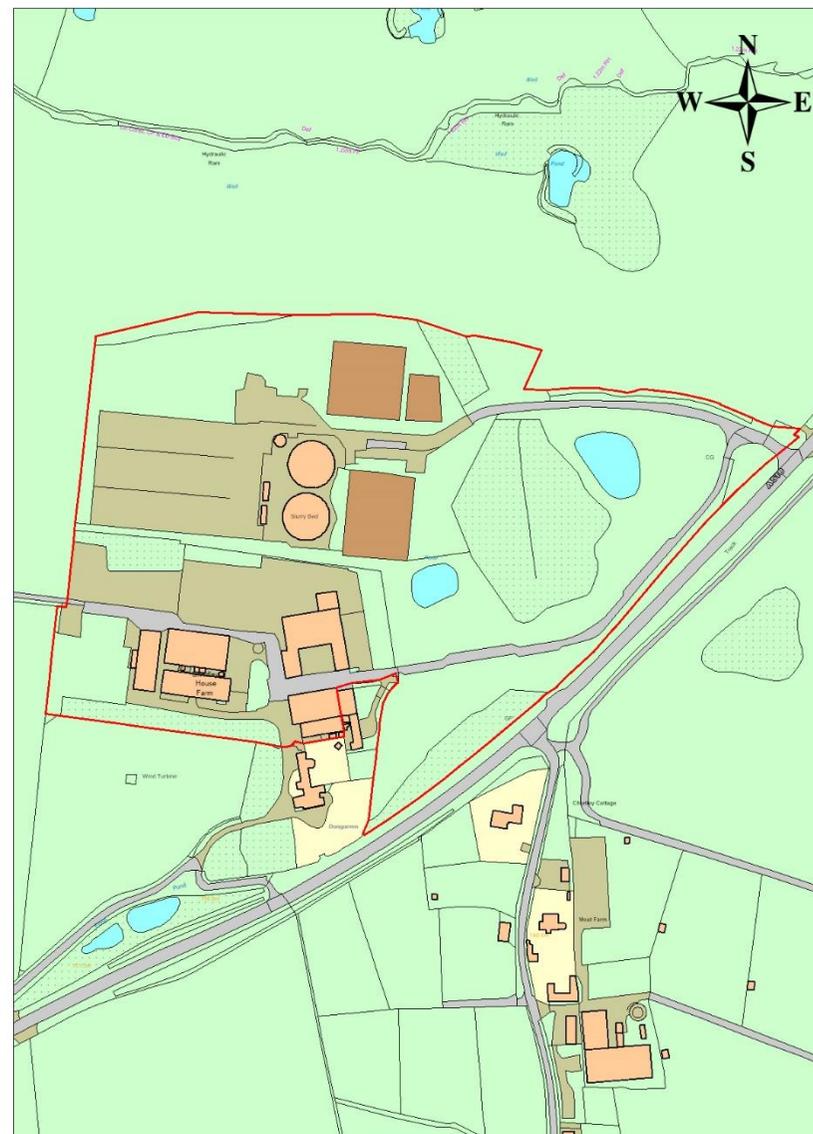
STOW01		Site Name: Land off Stowe Lane, Stowe-by-Chartley, Staffordshire, ST18 0NA	
Ward	Milwich	Parish	Stowe-by-Chartley
Size	2.6 hectares	Potential Yield	55
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a redundant pumping station and storage shed, and vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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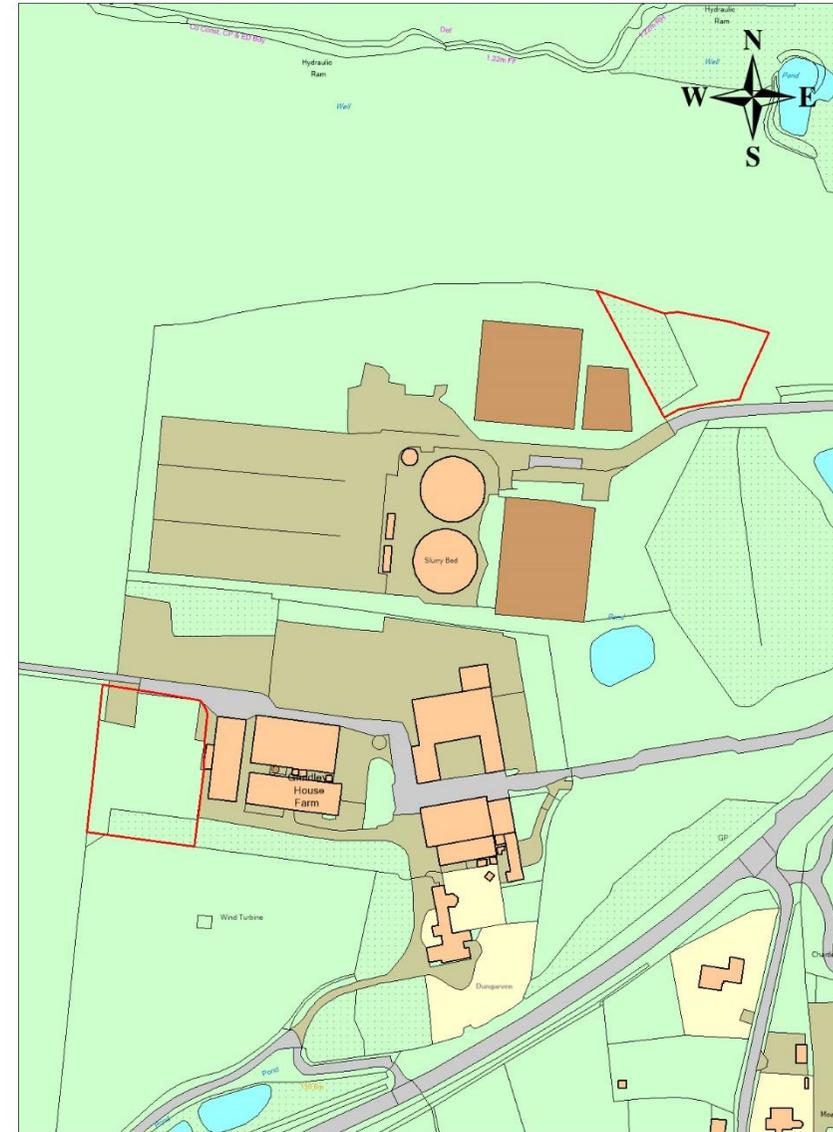
STOW02		Site Name: Grindley Business Village, Grindley, Stafford, ST18 0LR	
Ward	Milwich	Parish	Stowe-by-Chartley
Size	10.6 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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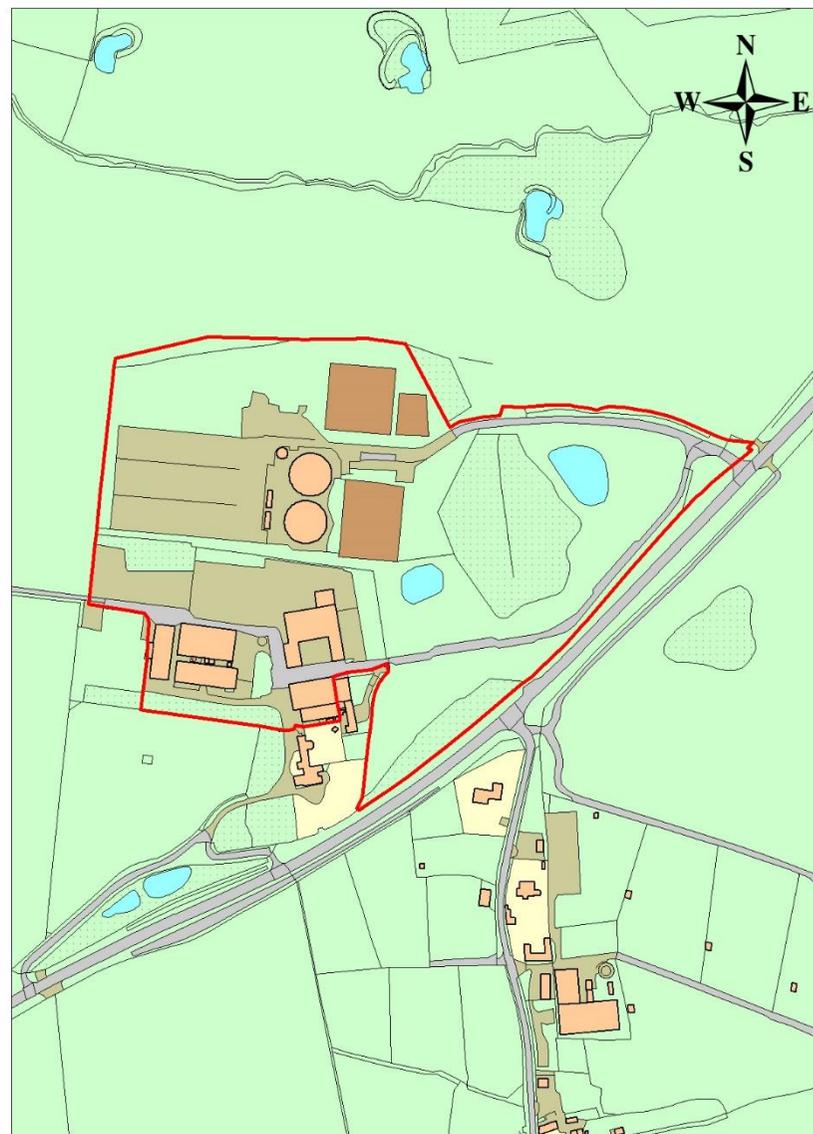
STOW03	Site Name: Grindley Business Village, Grindley, Stafford, ST18 0LR		
Ward	Milwich	Parish	Stowe-by-Chartley
Size	0.64 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Greenfield		
Current Use	Amenity land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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STOW04		Site Name: Grindley House Farm, Grindley, Staffordshire, ST18 0LR	
Ward	Milwich	Parish	Stowe-by-Chartley
Size	9.98 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Mixed		
Current Use	Amenity land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site does not fall within, or is positioned adjacent to, a currently recognised Local Plan settlement. The following constraints exist: A Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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SWY01	Site Name: Land at The Farm, Stone Road, Tittensor, Stoke on Trent, ST12 9HA		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	1.7 hectares	Potential Yield	35
Greenfield or Brownfield	Greenfield		
Current Use	Occupied by a dwelling and also used as grazing pasture.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. The site is currently under dual ownership, and the site will become available in the next 5 years.		
Suitable	No; although the site is divided by the settlement boundary for the recognised Local Plan settlement of Tittensor, the site sits within the Green Belt.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Tittensor, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Green Belt, Tree Preservation Order, mineral deposits. A Public Right of Way runs along the southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the Green Belt would be required to remove the constraint.		



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SWY02*	Site Name: Land north of Early Lane, Swynnerton, ST15 0SQ		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	0.6 hectares	Potential Yield	13
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site is in the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Public Right of Way, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY05 in the SHELAA 2021 Update.



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SWY04*	Site Name: Land at Park View, Swynnerton, ST15 0QR		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	2.6 hectares	Potential Yield	55
Greenfield or Brownfield	Greenfield		
Current Use	Recreational land and agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site sits within the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Tree Preservation Order, mineral deposits. An area of open space and a Historic Environment Record abuts the southern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY16 in the SHELAA 2021 Update.

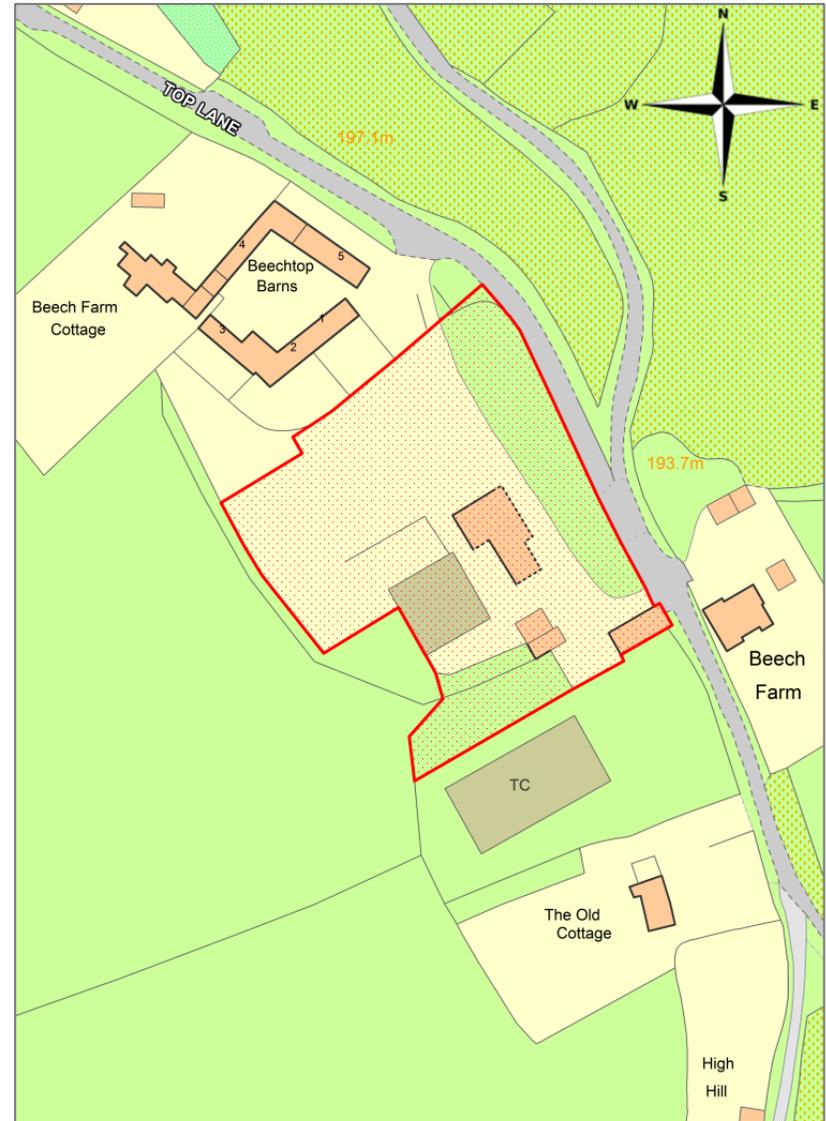


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SWY05*	Site Name: Land west of Top Lane, Beech Farm, Beech, ST4 8SJ		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	0.7 hectares	Potential Yield	14
Greenfield or Brownfield	Greenfield		
Current Use	Occupied by agricultural buildings.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site sits within the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY17 in the SHELAA 2021 Update.

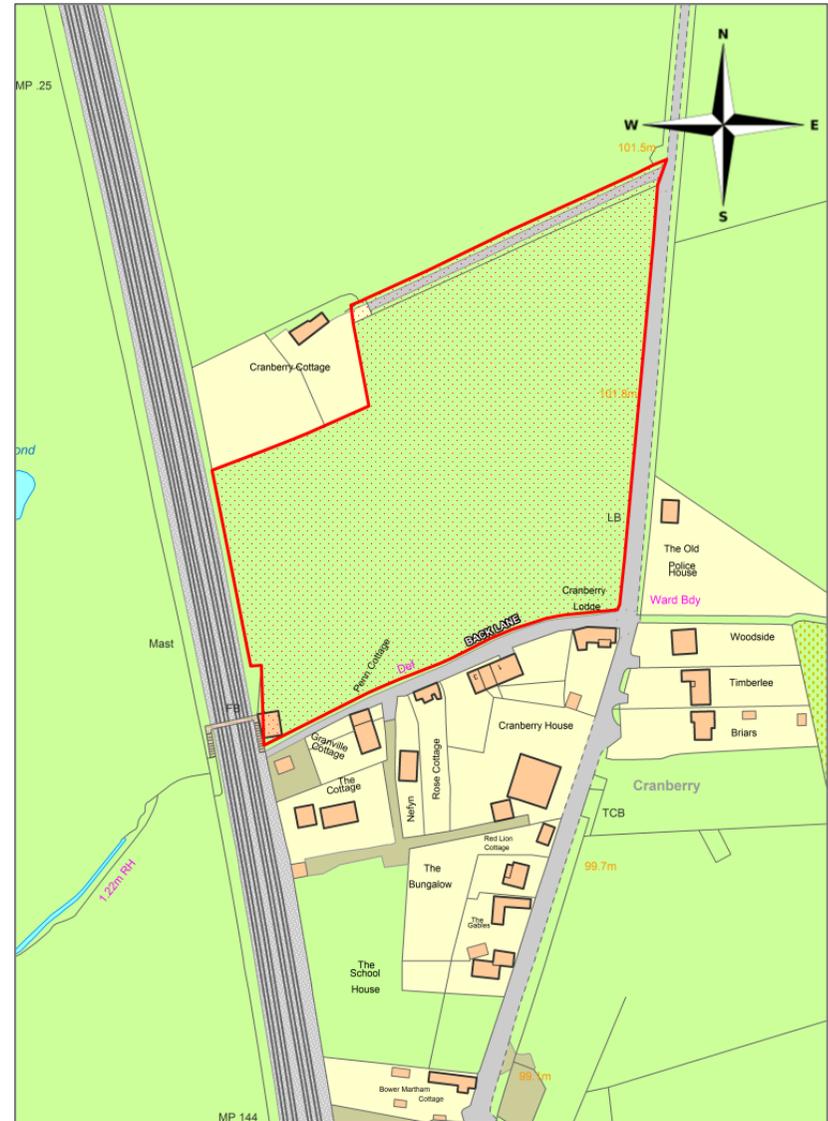


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SWY06*	Site Name: Land west of Biddles lane, Cranberry, ST21 6SQ		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	2.1 hectares	Potential Yield	44
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site sits within the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, landfill buffer, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY18 in the SHELAA 2021 Update.



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SWY07*	Site Name: Land north of Chase Lane, Sandyford, ST15 0RG		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	0.6 hectares	Potential Yield	12
Greenfield or Brownfield	Greenfield		
Current Use	Open space.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Additionally, the site sits within the Green Belt.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy and the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY19 in the SHELAA 2021 Update.

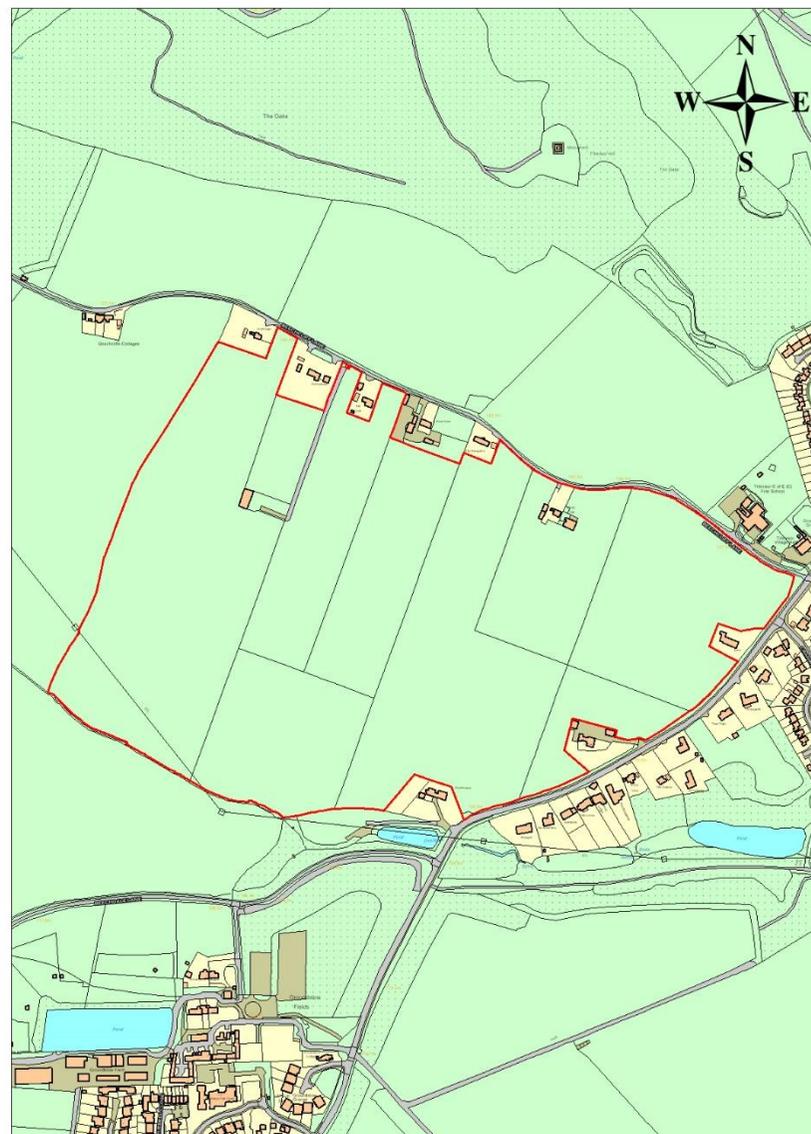


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SWY08*	Site Name: Groundslow Farm, SCC, County Farm, ST12 9HP		
Ward	Swynnerton and Oulton	Parish	Swynnerton
Size	31.8 hectares	Potential Yield	572
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site is in the Green Belt.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Tittensor. The current user will need to be relocated. The following constraints exist: Green Belt, mineral deposits. A Site of Biological Importance abuts the site on its southern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY21 in the SHELAA 2021 Update.



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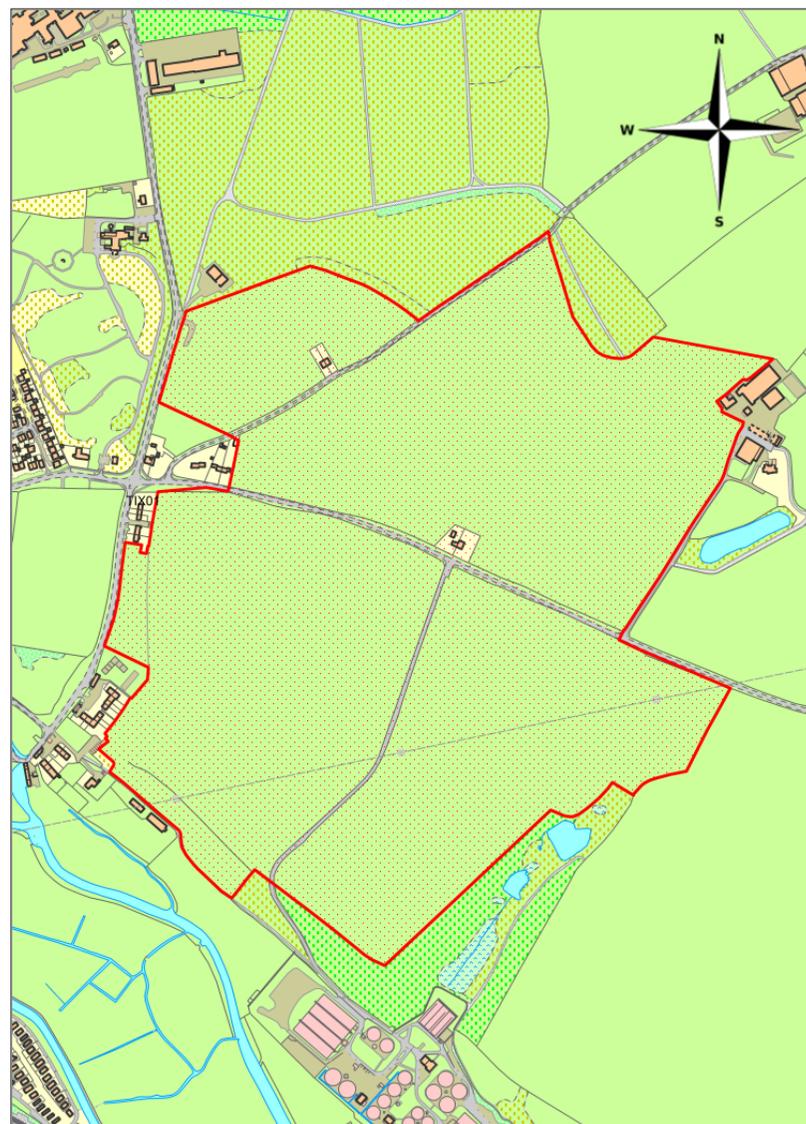
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TIX01	Site Name: One Brancote Row, Baswich Lane, Stafford, ST18 0YD		
Ward	Milwich	Parish	Tixall
Size	0.1 hectares	Potential Yield	3
Greenfield or Brownfield	Greenfield		
Current Use	Garden land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA6, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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TIX02	Site Name: Land to the north and south of Tixall Road, Stafford, ST18 0XX		
Ward	Milwich	Parish	Tixall
Size	70.3 hectares	Potential Yield	1,266
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Stafford.</p> <p>The following constraints exist: Tree Preservation Order, Historic Environment Record, landfill, mineral deposits. A Public Right of Way runs along the southern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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WES01	Site Name: Stafford Rd, Weston, Stafford ST18 0HT		
Ward	Milwich	Parish	Weston
Size	1.2 hectares	Potential Yield	26
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but it falls entirely within the Flood Zone.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Weston. The following constraints exist: Historic Environment Record, landfill buffer, Flood Zone. A Conservation Area abuts the site on its northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not developable due to environmental constraints.		



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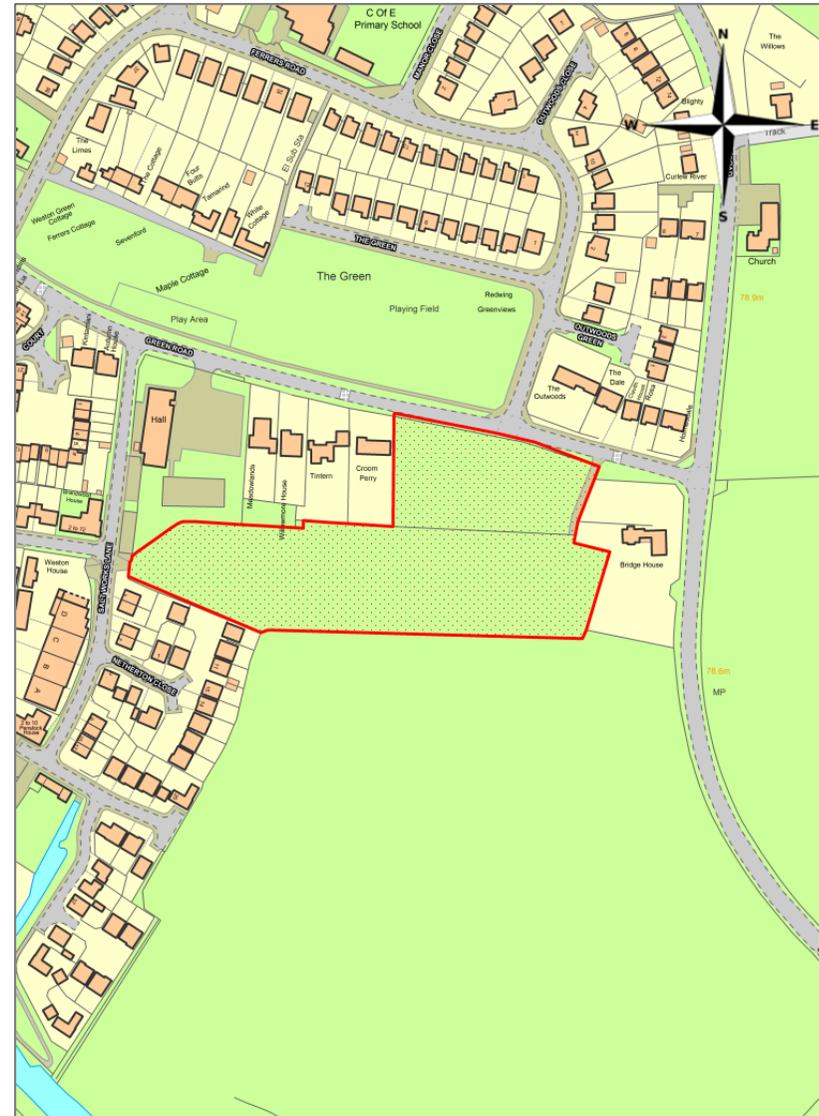
WES02	Site Name: Land south-west of the A51, Weston, Staffordshire, ST18 0JQ		
Ward	Milwich	Parish	Weston
Size	13.9 hectares	Potential Yield	251
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Weston.</p> <p>The following constraints exist: Tree Preservation Order, Site of Biological Importance, Historic Environment Record, mineral deposits. A Conservation Area abuts the site on its northern boundary.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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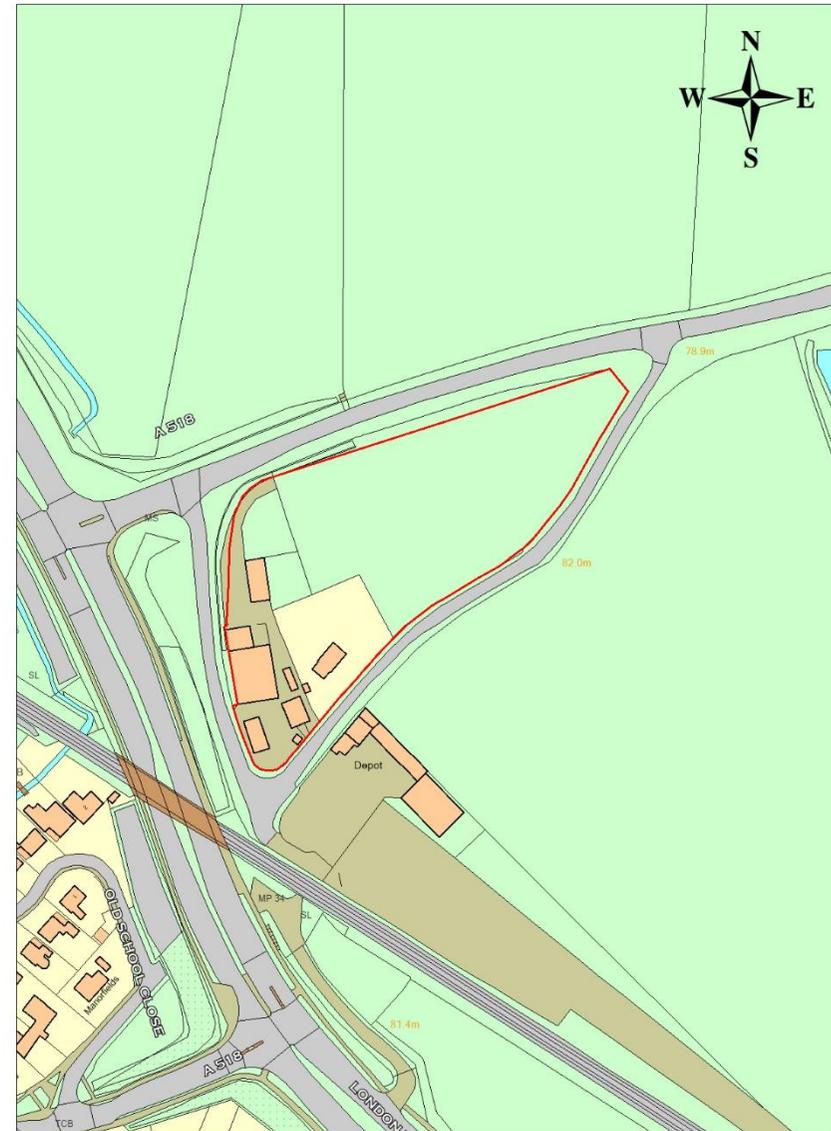
WES03	Site Name: Land south of Green Road, Weston, Stafford ST18 0JQ		
Ward	Milwich	Parish	Weston
Size	1.6 hectares	Potential Yield	33
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever, and the site is available immediately.</p>		
Suitable	The site is adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Weston.</p> <p>The following constraints exist: Tree Preservation Order, Historic Environment Record, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	The site is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.		



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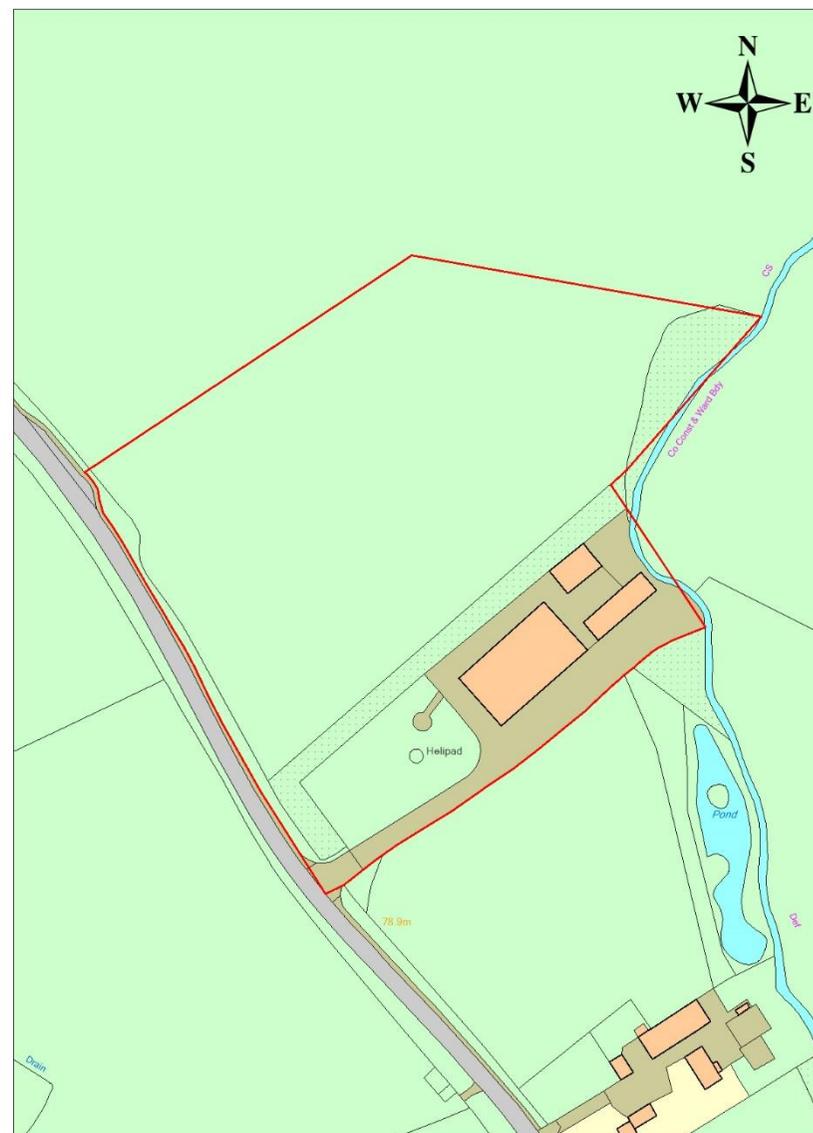
WES04	Site Name: Old Station Yard, London Road, Weston, Stafford, ST18 0JS		
Ward	Milwich	Parish	Weston
Size	1.3 hectares	Potential Yield	27
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement but is separated from it by the A51 and railway, which provides a physical barrier preventing development.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Weston. However, the A51 and railway line are too strong a boundary to allow future development. The following constraints exist: a Public Right of Way, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not developable due to physical constraints.		



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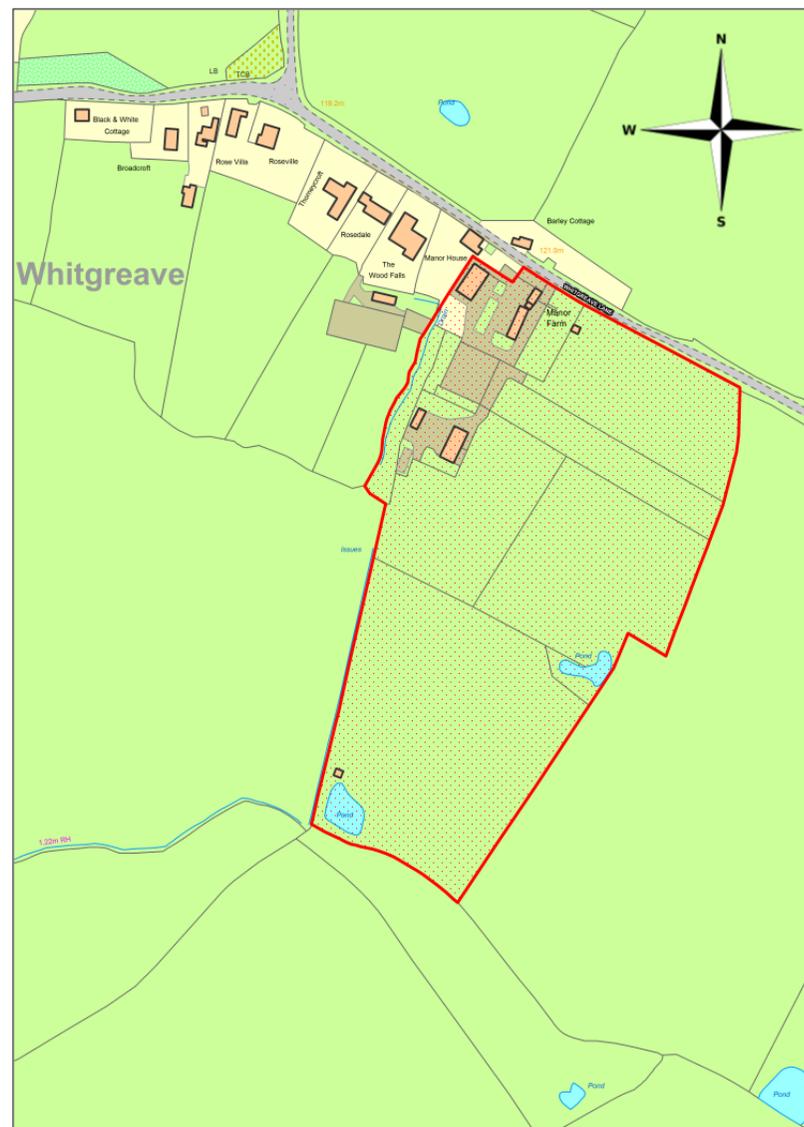
WES05	Site Name: Land east of London Road, Shirleywich, ST18 0PN		
Ward	Milwich	Parish	Weston
Size	4.4 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Mixed		
Current Use	Agricultural purposes and storage and distribution.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Flood Zone, mineral deposits, Historic Environment Record.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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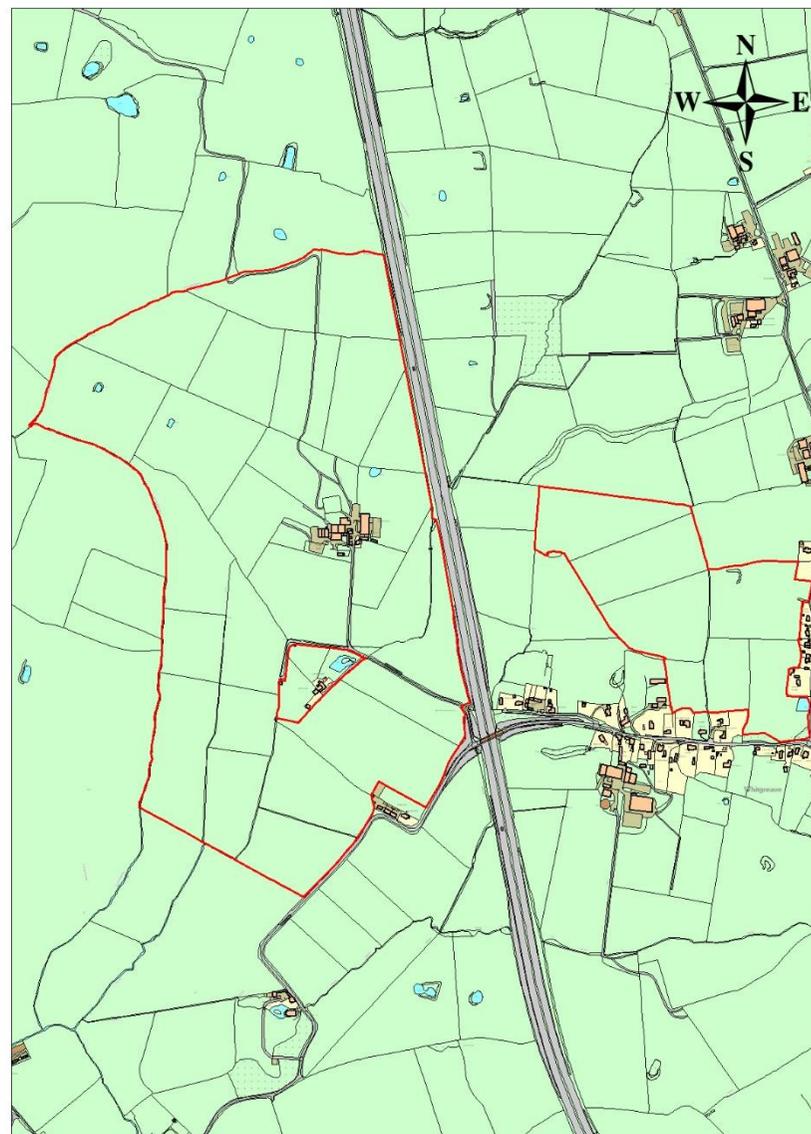
WHI01	Site Name: Manor Farm, Whitgreave, ST18 9SP		
Ward	Seighford and Church Eaton	Parish	Whitgreave
Size	4.9 hectares	Potential Yield	89
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a dwelling, associated outbuildings and vacant land.		
Deliverability Summary			
Available	The site is available immediately and for the next 15 years.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and part of the site is available immediately and for the next 15 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. Additional land will be required to deliver this site. The following constraints exist: A Historic Environment Record abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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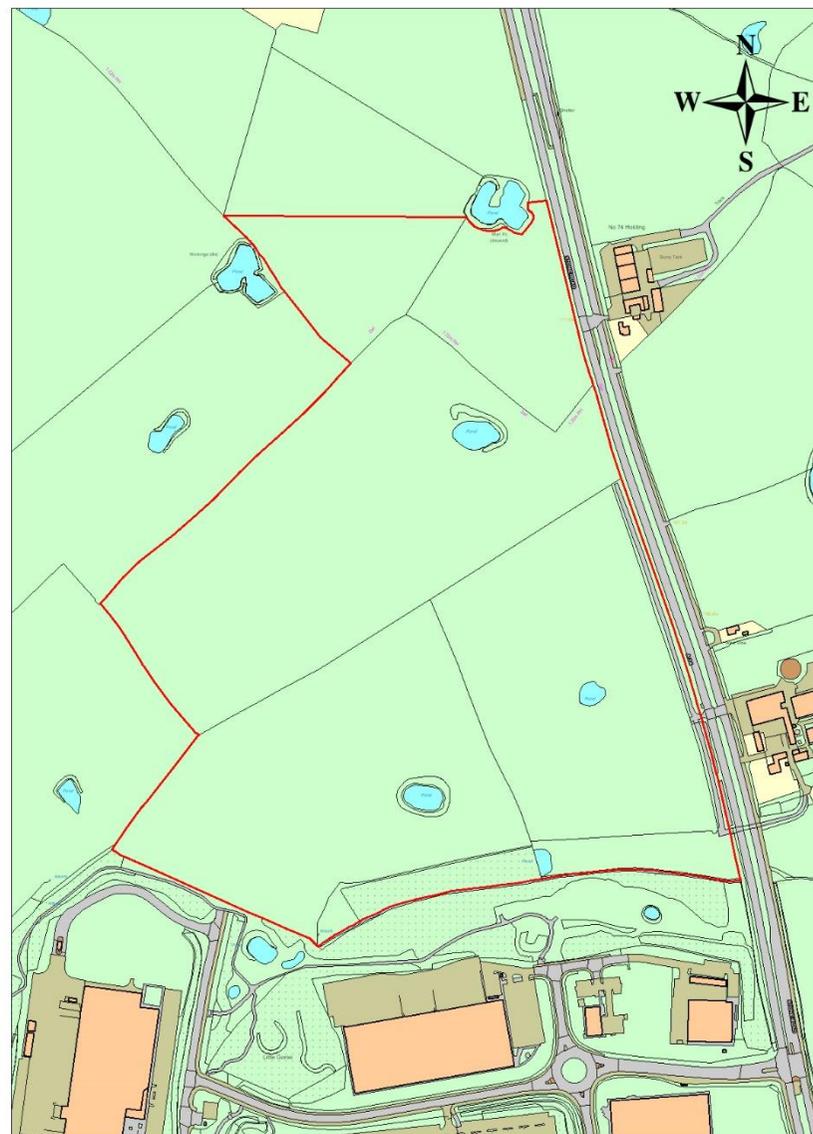
WHI02	Site Name: Whitgreave, SCC, County Farm, ST18 9SW		
Ward	Seighford and Church Eaton	Parish	Whitgreave
Size	98.6 hectares	Potential Yield	1,774
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	Some of the necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement.		
Suitability Assessment	The site is not within or adjacent to a currently recognised Local Plan settlement. The current user will need to be relocated. The following constraints exist: Public Right of Way, Historic Environment Record, landfill buffer, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Not currently developable. A review of the adopted Sustainable Settlement Hierarchy would be required to remove the constraint.		



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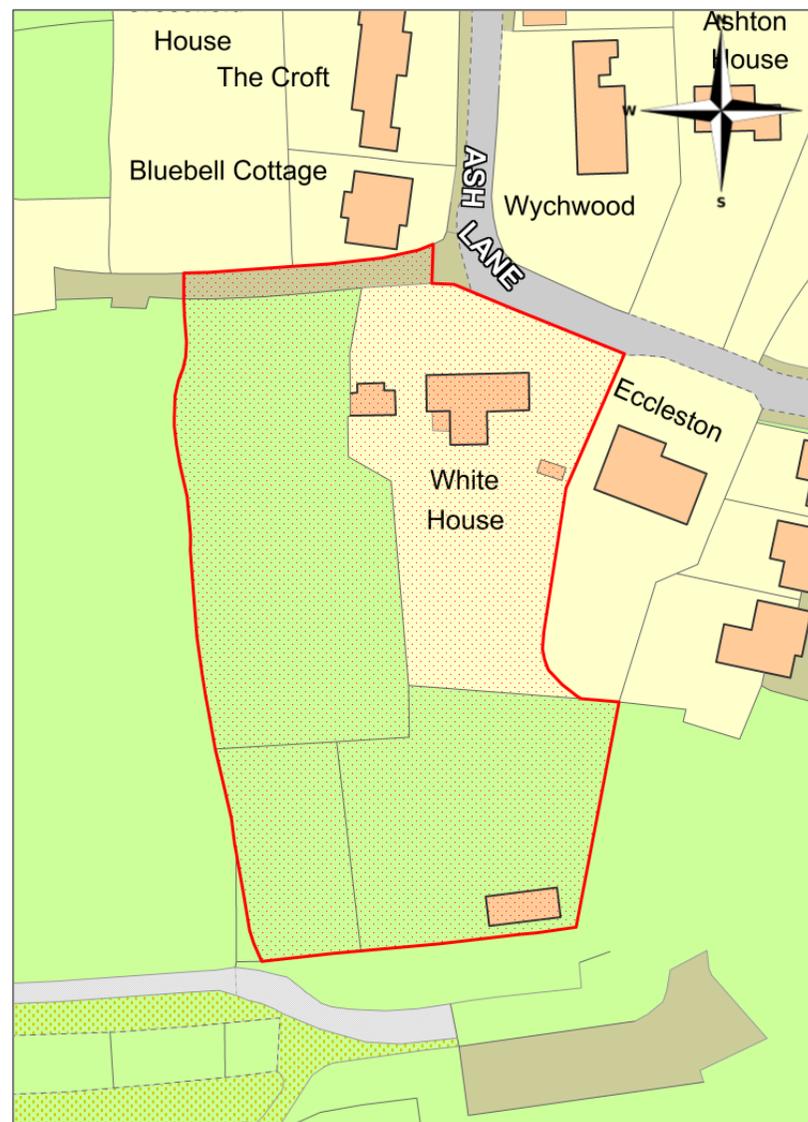
WHI03	Site Name: Land north of Redhill Business Park, Stone Road, Stafford, ST18 9SP		
Ward	Seighford and Church Eaton	Parish	Whitgreave
Size	28.2 hectares	Potential Yield	Used for employment purposes
Greenfield or Brownfield	Greenfield		
Current Use	Divided between being used for agricultural purposes and being allocated for employment in the Local Plan.		
Deliverability Summary			
Available	The site is available immediately and for the next 5 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>The site has been submitted by a third party, whom has no legal connection to the site whatsoever and part of the site is available immediately and for the next 5 years.</p>		
Suitable	The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford.		
Suitability Assessment	<p>The site is divided by the settlement boundary for the recognised Local Plan settlement of Stafford, and thus falls both within and adjacent to a sustainable settlement.</p> <p>The following constraints exist: Historic Environment Record, Site of Biological Importance.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology STA1, which is considered financially viable.		
Status	Part of the site is currently deliverable; the remainder is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF		



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YCM01*	Site Name: White House, Ash Lane, Yarnfield, Stone, Staffordshire, ST15 0NJ		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	0.5 hectares	Potential Yield	11
Greenfield or Brownfield	Greenfield		
Current Use	Grazing pasture.		
Deliverability Summary			
Available	The site is not currently available.		
Availability Assessment	The necessary infrastructure is not considered to be available within the locality, and thus alternative measures must be sought. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; although the site is divided by the settlement boundary for the recognised Local Plan settlement of Yarnfield, the site sits within the Green Belt.		
Suitability Assessment	The site is divided by the settlement boundary for the recognised Local Plan settlement of Yarnfield, and thus falls both within and adjacent to a sustainable settlement. The following constraints exist: Green Belt, Public Right of Way.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR3, which is considered financially viable.		
Status	Not currently developable. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY02 in the SHELAA 2021 Update.



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YCM02*	Site Name: Land to the west of Yarnfield, ST15 0WN		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	6.3 hectares	Potential Yield	114
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5-10 years.		
Availability Assessment	<p>The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies.</p> <p>There are no known legal or ownership issues, and the site will become available in the next 5-10 years.</p>		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	<p>The site is adjacent to the currently recognised Local Plan settlement of Yarnfield.</p> <p>The following constraints exist: Green Belt, Public Right of Way, Site of Biological Importance, Flood Zone, mineral deposits.</p>		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY03 in the SHELAA 2021 Update.



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YCM03*	Site Name: Leisure Complex, Yarnfield Park, Yarnfield, Stone, ST15 0NL		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	1.2 hectares	Potential Yield	26
Greenfield or Brownfield	Mixed		
Current Use	Occupied by a leisure complex and car park.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Order, Public Right of Way, mineral deposits.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		

* This site was previously coded as SWY04 in the SHELAA 2021 Update.

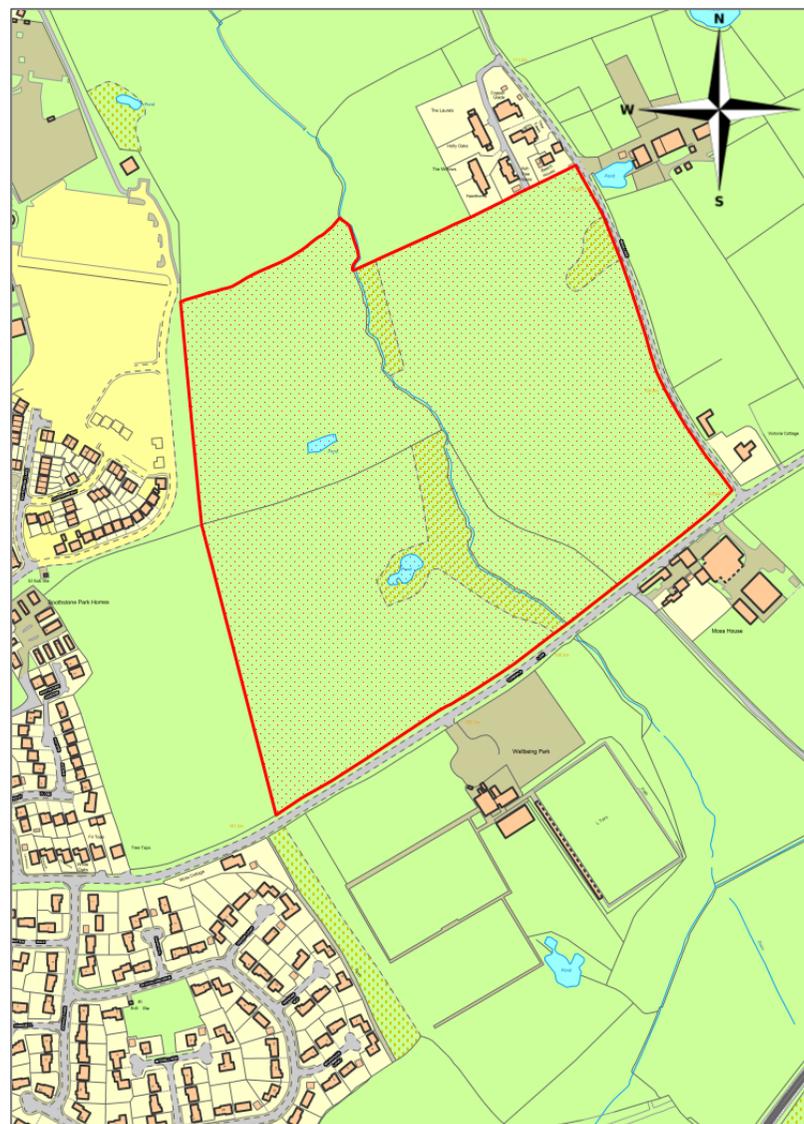


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YCM04*	Site Name: Land west of Moss Lane, Yarnfield, ST15 0NF		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	15.9 hectares	Potential Yield	286
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; part of the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	Part of the site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Order. A Public Right of Way runs along the eastern boundary of the site, whilst a Historic Environment Record abuts the northern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. Part of the site is adjacent to a currently recognised Local Plan settlement, but the site is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY06 in the SHELAA 2021 Update.



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YCM05*		Site Name: BT Training Site, Yarnfield, ST15 0WN	
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	1.4 hectares	Potential Yield	30
Greenfield or Brownfield	Greenfield		
Current Use	Greenfield land.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, mineral deposit buffer. A Public Right of Way runs along the western and eastern boundaries, whilst a group of Tree Preservation Orders can be found on the northern boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY07 in the SHELAA 2021 Update.



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YCM06*	Site Name: Land north of Summerfields and Fieldside, Yarnfield, ST15 0RH		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	1.8 hectares	Potential Yield	38
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, mineral deposits buffer. A Public Right of Way runs along the eastern boundary, whilst the Flood Zone abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY08 in the SHELAA 2021 Update.



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YCM07*	Site Name: Land west of Meadowview, Yarnfield, ST15 0XN		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	4.8 hectares	Potential Yield	87
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Public Right of Way, Flood Zone.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY09 in the SHELAA 2021 Update.



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YCM08*	Site Name: Land north of Yarnfield Lane, Yarnfield, ST15 0TN		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	3.6 hectares	Potential Yield	76
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY10 in the SHELAA 2021 Update.

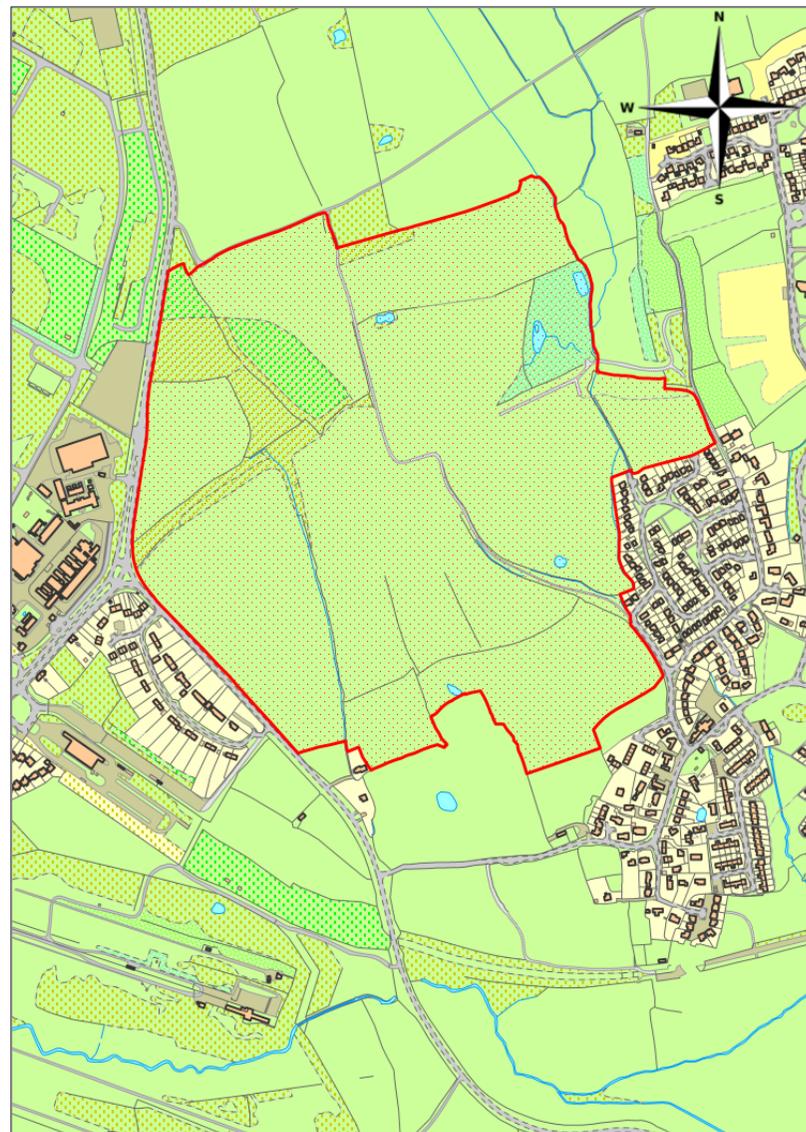


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YCM09*	Site Name: Land north west of Yarnfield, ST15 0QN		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	53.7 hectares	Potential Yield	967
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; part of the site is adjacent to a currently recognised Local Plan settlement, but the site sits within the Green Belt.		
Suitability Assessment	Part of the site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Public Right of Way, regional important geological site, Historic Environment Record, landfill, Flood Zone, mineral deposits. A Site of Biological Importance abuts the eastern boundary of the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. Part of the site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY11 in the SHELAA 2021 Update.



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YCM10*	Site Name: Wellbeing Park, Yarnfield Lane, Yarnfield, Stone, ST15 0NF		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	9.8 hectares	Potential Yield	177
Greenfield or Brownfield	Mixed		
Current Use	Recreational land and agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site is adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Flood Zone, mineral deposits buffer. A Public Right of Way runs along the western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		

* This site was previously coded as SWY12 in the SHELAA 2021 Update.

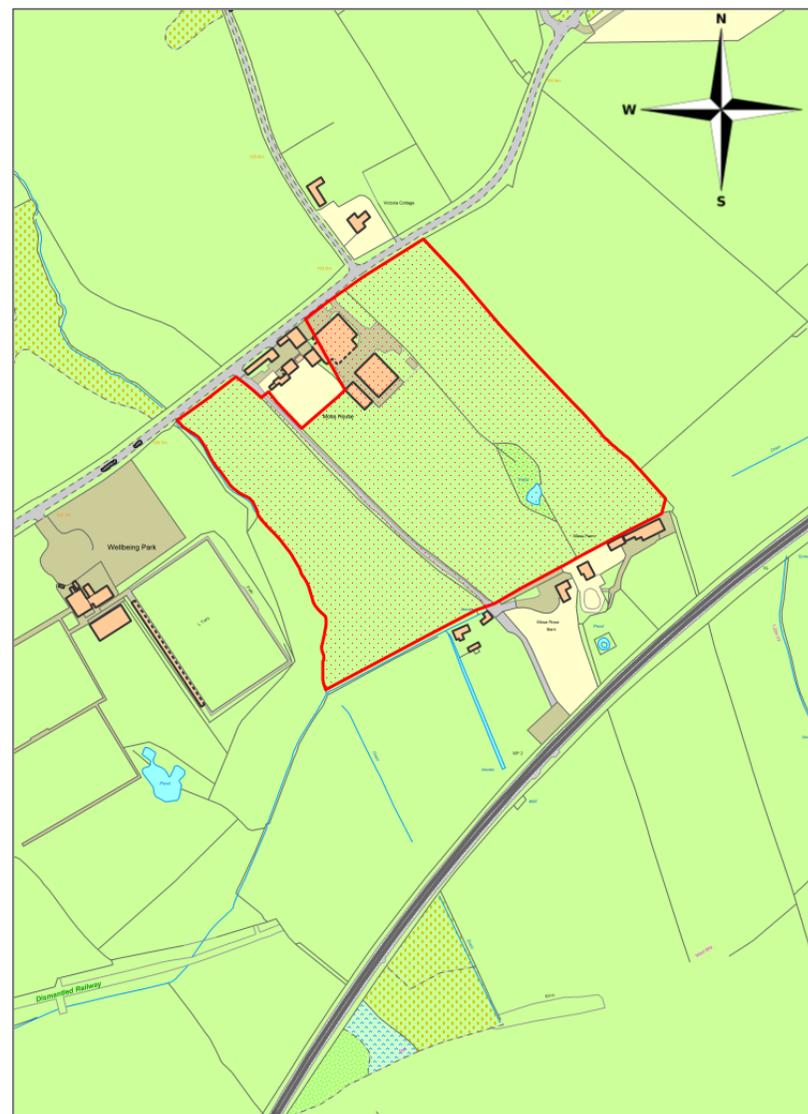


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YCM11*	Site Name: Land south of Yarnfield Lane, Yarnfield, ST15 0NF		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	6.6 hectares	Potential Yield	119
Greenfield or Brownfield	Greenfield		
Current Use	Agricultural purposes.		
Deliverability Summary			
Available	The site will become available in the next 5 years.		
Availability Assessment	It is not known if the necessary infrastructure is considered to be available within the locality. There are no known legal or ownership issues, and the site will become available in the next 5 years.		
Suitable	No; the site is not within or adjacent to a currently recognised Local Plan settlement. Furthermore, the site sits within the Green Belt and is intersected by the HS2 safeguarding buffer.		
Suitability Assessment	The site is not positioned within or adjacent to a currently recognised Local Plan settlement. The following constraints exist: Green Belt, Flood Zone. The HS2 safeguarding buffer intersects the site.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1, which is considered financially viable.		
Status	Not currently developable. A review of the Sustainable Settlement Hierarchy and Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY13 in the SHELAA 2021 Update.



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YCM12*	Site Name: Yarnfield Park Conferencing Centre and Former Sports Centre, Yarnfield, ST15 0NL		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	7.4 hectares	Potential Yield	146
Greenfield or Brownfield	Brownfield		
Current Use	Occupied by a conference and training centre and a former vacant sports centre and tennis courts.		
Deliverability Summary			
Available	The site is available immediately and for the next 15 years.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and part of the site is available immediately and for the next 15 years.		
Suitable	The Brownfield Land portion of this site may be suitable for development.		
Suitability Assessment	The site is situated within the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Orders. A Public Right of Way abuts the site on its western boundary.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR1 which is considered financially viable.		
Status	Part of the site is potentially developable based on the compliance with Paragraph 149 Section G of the NPPF.		

* This site was previously coded as SWY22 in the SHELAA 2021 Update.



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YCM13*	Site Name: Stables Land adjacent Yarnfield Lane Yarnfield Stone		
Ward	Swynnerton and Oulton	Parish	Yarnfield and Cold Meece
Size	1.176 hectares	Potential Yield	25
Greenfield or Brownfield	Greenfield		
Current Use	Vacant land.		
Deliverability Summary			
Available	The site is available.		
Availability Assessment	The necessary infrastructure is considered to be available within the locality, but the provision of infrastructure to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, and the site is available immediately.		
Suitable	No; the site is adjacent to a currently recognised Local Plan settlement, but the site is also in the Green Belt.		
Suitability Assessment	The site is situated adjacent to the currently recognised Local Plan settlement of Yarnfield. The following constraints exist: Green Belt, Tree Preservation Orders.		
Achievable	The site is achievable.		
Achievability Assessment	The site is classified as CIL typology RUR2 which is considered financially viable.		
Status	Not currently developable. The site is adjacent to a currently recognised Local Plan settlement but is in the Green Belt. A review of the Green Belt would be required to remove the constraint.		

* This site was previously coded as SWY23 in the SHELAA 2021 Update.



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