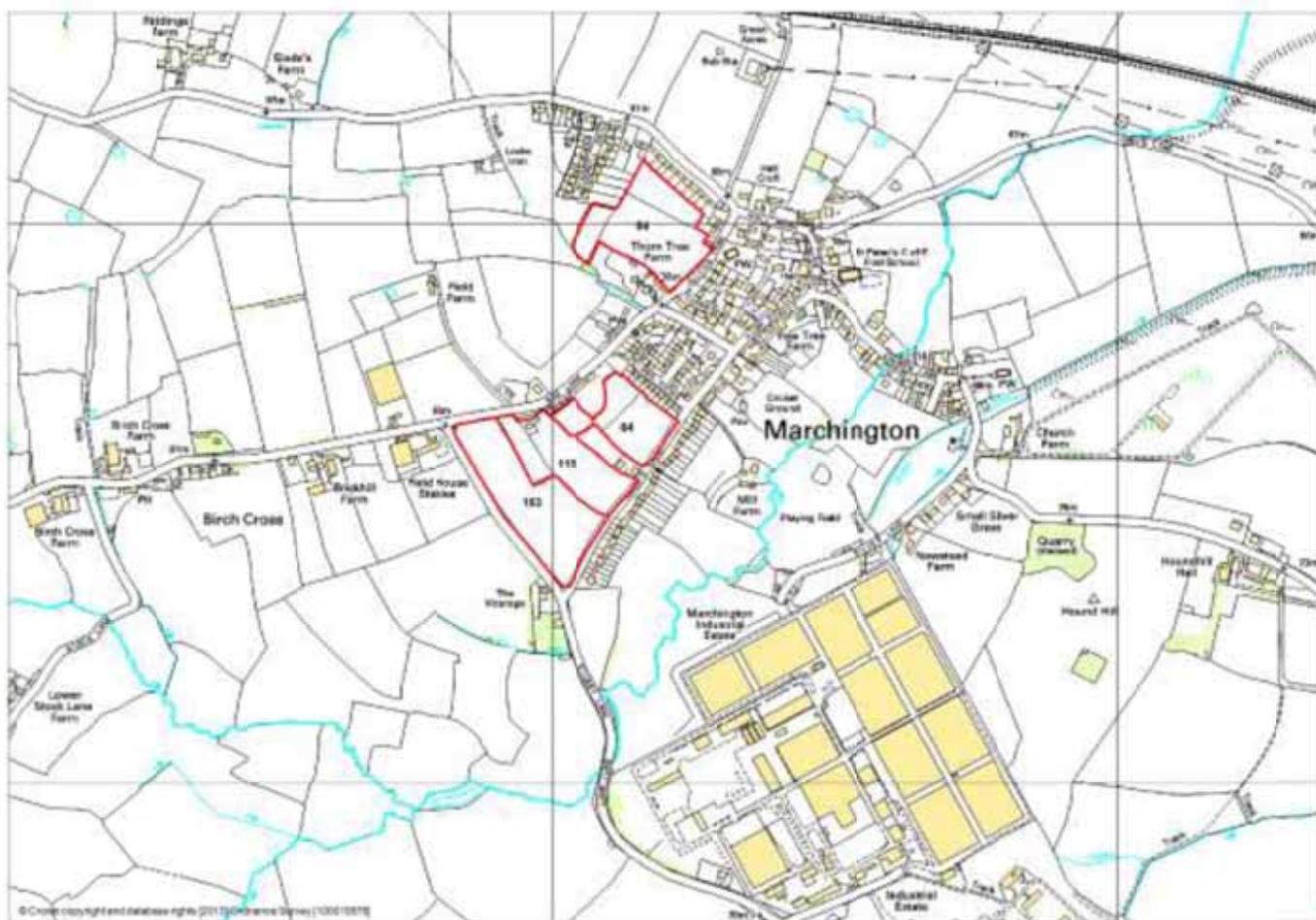


SHLAA Summary Marchington (Source ESBC – 2013 - SHLAA)



- **Site 64** - Jacks Lane, Marchington 1.61 ha. 48 units
- **Site 84** - Land at Allens Lane, Marchington 2.8 ha. 84 units
- **Site 115** - Land between Bag Lane and Jacks Lane, Marchington 2.05 ha. 62 units
- **Site 183** - Land along the B5017, Marchington 3.13 ha. 94 units

Site 64 - Jacks Lane, Marchington 1.61 ha. 48 units

Deliverable **Yes** Developable **Yes** Suitable **Yes** Available **Yes** Achievable **Yes** Constraints **Yes**

Recommended mix of units? Type/tenure? Affordable & market dwellings - detached

What will the build rate be? - 25 per annum over 2 years

Existing local planning policy - Greenfield site outside settlement boundary Contrary to NE1

Site is in suitable location, and sufficient demand for housing in this location to ensure development is achievable.

Are there any national policy restrictions Northern boundary of the site is within Conservation Area.

Are there any physical problems on site which would affect residential development? No risk of flooding, no known constraints - relatively flat site. Access from Jacks Lane

Would residential development have an impact on the surrounding area? No, residential to the north of the site

What is the environment like around the site? Residential development borders the site to the north-east. Marchington village is to the north of the site.

Constraints - are there any issues that would prevent residential use? None likely to affect residential development

Are there likely to be any impacts on the viability of development in relation to the following; Market factors - Development is expected to be viable in this location due to sufficient market for dwellings. No known constraints

Is delivery on site realistic? Would the development be phased? What would the build out rate be? Yes, single developer, likely to take two years

Is the landowner of the site known? Yes - submitted by agent

Are there any existing leases/ownership issues/multiple landowners? No

Is there intention to develop or sell the site? Yes

What uses surround the site, what is the character of the area? Agriculture. No buildings on site. Two recently built bungalows adjacent to the site, which could also provide access.

Site 84 - Land at Allens Lane, Marchington 2.8 ha. 84 units

Deliverable **Yes** Developable **Yes** Suitable **Yes** Available **Yes** Achievable **Yes** Constraints **Yes**

Are there any national policy restrictions? None

Are there any physical problems on site which would affect residential development? Access points from Allens Lane. No constraints

Would residential development have an impact on the surrounding area? Although development would be prominent in the middle of village, development could be designed to reduce impact on character of the area

What is the environment like around the site? Open countryside to south west, residential in all other directions, no adverse impact on residential development

Constraints - are there any issues that would prevent residential use? No

Are there likely to be any impacts on the viability of development in relation to the following; Cost factors - Standard AH and S106 contributions, no additional costs perceived

Is delivery on site realistic? Would the development be phased? What would the build out rate be? Yes, single developer, no need for phasing

What uses surround the site, what is the character of the area? Agriculture - no buildings on site. Site mostly enclosed by residential, open countryside to south west.

Single ownership Yes - proposed by owner

Site 115 Land between Bag Lane and Jacks Lane, Marchington 2.05 ha. 62 units

Deliverable **Yes** Developable **Yes** Suitable **Yes** Available **Yes** Achievable **Yes** Constraints **Yes**

Are there any national policy restrictions? Part of site is in Marchington Conservation Area

Are there any physical problems on site which would affect residential development? None - relatively flat site

Would residential development have an impact on the surrounding area? Yes if sites to the north were not developed, although would also increase overall density of development within village

What is the environment like around the site? Roads on two sides, countryside and some

Constraints - are there any issues that would prevent residential use? No

Are there likely to be any impacts on the viability of development in relation to the following;

Market factors - Sufficient market to ensure development is viable

Would development be viable? Is there sufficient market in this location? Cost factors

Would there be any costs (normal or abnormal) affecting viability? No known costs

Delivery factors. Is delivery on site realistic? Would the development be phased? What would the build out rate be? Yes, no need for phasing due to size of site

Is the landowner of the site known? Yes

Are there any planning applications relating to residential use on the site? What for? Outline application for residential development

What is the current use of the site/ are there any existing buildings? Site lies to the south of Marchington village in close proximity to Marchington Industrial Estate.

Site 183 - Land along the B5017, Marchington 3.13 ha. 94 units

Deliverable **Yes** Developable **Yes** Suitable **Yes** Available **Yes** Achievable **Yes** Constraints **Yes**

Site is suitable for residential, although would be more appropriate when developed alongside sites to the north east. Site is deliverable and achievable

Can constraints be overcome? NA

What is the recommended mix of units? Type/tenure? Mix of type and tenure

If planning permission were to be granted, when could the site be developed?

0-5 years ☐ 6-10 years ☐ 11-15 years ☐ 15 + years

What will the build rate be? 25 pa, development over 4 years

Existing local planning policy Greenfield site outside Marchington development boundary. Contrary to NE1

Northern part of site (adjacent to Bag Lane) is within Conservation area.

Are there any physical problems on site which would affect residential development?

Possible infrastructure requirements.

Would residential development have an impact on the surrounding area? Yes. This area is part of open countryside and would extend the village considerably.

What is the environment like around the site? No negative impacts on residential development.

Constraints - are there any issues that would prevent residential use? No

Are there likely to be any impacts on the viability of development in relation to the following; Market factors

Would development be viable? Is there sufficient market in this location?

Cost factors Possible additional infrastructure costs due to remote location.

Would there be any costs (normal or abnormal) which would affect viability? Development would be viable as location is desirable and few constraints.

Delivery factors

Is delivery on site realistic? Would the development be phased? What would the build out rate be? Yes, although as part of coordinated development with sites to the north east

Are there any planning applications relating to residential use on the site? What for? Planning application submitted but later withdrawn for larger area that included this site.

What uses surround the site, what is the character of the area? Agriculture, some housing.

Notes

Importantly, the SHLAA itself does not make policy decisions on future housing allocations, nor does it allocate sites to specific land uses. Such policy decisions and allocations of land will be set out in East Staffordshire's emerging Local Plan.

However, the SHLAA does, through a robust assessment process, provide an indication of potential future housing land that could be delivered across the borough, including sites within and outside of existing settlements. The SHLAA will seek to identify as many potential housing sites as possible to ensure a comprehensive assessment process.

The inclusion of a site within the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.

Nearby SHLAA sites

(Draycott – Site 106 Pipehays Lane, 0.59 and 18, No. 138 Stubby Lane, 0.36 and 11, Site 171 Land East of Draycott 9.98 and 299 & Site 172 Land West of Draycott 8.49 and 255) and 101 Land at Springfield, Stubby Lane, Marchington (Location unsuitable).

Appendix C includes a further table of those sites which have been submitted or identified and are no longer included within the SHLAA for various reasons (excluded sites). The background information for a site in Marchington has been retained.

161 Land at Houndhill, Marchington Location unsuitable