

# Land at 145 Henhurst Hill, Burton-on-Trent, Staffordshire DE13 9SX



## Strategic Residential Development Opportunity (Subject to Planning)

- Extends to approximately 3.1 ha (7.68 acres)
- Attractive market location on western side of Burton-upon-Trent
- Offers sought for Option and Promotion Agreements

[www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

# Land at 145 Henhurst Hill, Burton-on-Trent, Staffordshire DE13 9SX

## The Opportunity

On behalf of our landowner clients, Hawksmoor are instructed to offer this opportunity to promote a strategic residential development site on the western edge of Burton-on-Trent in East Staffordshire.

The subject site currently comprises a detached two storey residence fronting Henhurst Hill, together with a stable block to the rear and a further barn/outbuilding further to the north. To the rear of the residential property, the site extends to the north and west to include paddock land that is bordered by a hedgerows and an area of tree planting by the National Forest Company. The whole site extends to approximately 3.1 hectares (7.68 acres) and is accessed via an existing driveway to Henhurst Hill to the south.

The site lies outside of the current Development Boundary of Burton-on-Trent, and is currently designated as open countryside. It is also envisaged that the existing residential property on site would require demolition to provide a suitable access for any future development on the larger area of land to the rear. However, we consider that there is potential to deliver a residential development scheme at the site, subject to the engagement in a process of planning promotion through a future review of the current adopted East Staffordshire Borough Plan, and the submission of an eventual planning application. As such, we are seeking offers for either an Option or Promotion Agreement arrangement.

## Location

Burton-on-Trent is the largest settlement in East Staffordshire Borough, with a resident population of 72,299 (Census 2011). The town has a wide range of amenities and facilities including shops, supermarkets, banking facilities and a selection of Primary and Secondary Schools. There are also a number of industrial and business parks to the north and south of the town centre providing potential local employment opportunities. The town of Swadlincote is approximately 6.9 km (4.3 miles) to the south east, with the city of Derby located approximately 19.3 km (12 miles) to the north. Birmingham is approximately 48.2 km (30 miles) distant to the south.

The subject site is situated north of Henhurst Hill, on the western side of the town, and is approximately 4.3 km (2.7 miles) east of Burton town centre. The surrounding area comprises a mix of residential properties, these ranging from the early 20th Century through to a development of new homes to the south east by David Wilson Homes and Bellway Homes that are currently being marketed as 'Shepherd's Rest' and 'Henhurst Fields' respectively. Nearby amenities include the Acorn Inn Public House and Rough Hayes Community Centre. The No. 10 bus service operated by Midland Classic runs every 1-2 hours during the day along Henhurst Hill into Burton town centre.

The Branston Junction of the A38 dual-carriageway is approximately 4.8 km (3 miles) to the south of the subject site and provides onward connections to Derby and the M1 Motorway to the north east, and Birmingham, Lichfield and Sutton Coldfield to the south. Mainline rail services can be accessed at Burton-upon-Trent Station (approximately 3.5 km (2.2 miles) east of the subject site) which provides direct, regular services to Birmingham, Derby and Nottingham.

## Technical

Having reviewed the Environment Agency's Flood Map for the area, it appears the site is not within an area with a high risk of flooding and therefore is categorised as Flood Zone 1 which is deemed at being at the lowest risk of flooding from rivers.

## Planning

### *Adopted Planning Policy*

The East Staffordshire Local Plan 2012 to 2031 was adopted by the Council on 15 October 2015. The Local Plan delivers a planning framework that delivers housing and employment across the plan period.

Having reviewed the Proposals Map for Burton upon Trent that is attached to the Local Plan, we note that the property lies outside of the defined settlement boundary for Burton upon Trent, in the open countryside, and is 'washed over' by the National Forest. We attach a copy of the Local Plan Proposals Map for Burton on Trent at Appendix 3.

Strategic Policy settlement hierarchy states that development will be directed towards the most sustainable locations, with the main towns of Burton upon Trent and Uttoxeter being the highest in the settlement hierarchy. It also notes that new development should be concentrated within the settlement boundary of the main towns etc., as shown on the Policies Maps.

The Council's latest Five Year Housing Land Supply Update published in May 2020 states that, against a requirement of delivering 743 dwellings per year across the East Staffordshire Borough, totalling a five year requirement of 3,715 dwellings, the Council can currently demonstrate a supply of 4,487 dwellings across a five year period equalling approximately 6.04 years' worth of land supply. However, this is the Council's own calculation of five year housing land supply and may be 'optimistic' in terms of the way that it is calculating land supply.

Anslow Parish Council made their Neighbourhood Plan in August 2014. We note from reviewing the Neighbourhood Plan Area Map that the site is situated within the very edge of the Neighbourhood Plan area. The site is shown as being within the National Forest and therefore Policy CL2 National Forest applies which states that the Parish Council will work with the National Forest Company to identify opportunities for new trees and woodland, and also encourage the management of mature and growing woodlands in the area.

With regards to new development, Policy H1 – New Housing of the Neighbourhood Plan states that new residential development will be permitted outside settlement boundaries in the Plan area for the re-use of rural buildings and in other exceptional circumstances permitted under the policies of the East Staffordshire Borough Council Local Plan.

#### *Emerging Plan Policy*

The East Staffordshire Strategic Housing Land Availability Assessment (SHLAA) 2017 Edition noted the subject as Site 4 in the Burton upon Trent wider area 'land at the Homestead, Henhurst Hill'. It states within the SHLAA that the site has a potential yield of 95 dwellings, and would be available within 15+ years.

With the National Planning Policy Framework (NPPF) put in place by Central Government, local authorities are under an obligation to review policies in their local plans at least every five years. Given that the current Local Plan was adopted in 2015 by East Staffordshire, we would expect that the Council will need to commence a review in 2020. However, at the time of writing, this review does not yet appear to have been started. Through the review, it may be deemed necessary, depending upon the future evidence base for housing need in East Staffordshire, that an increase in housing land supply will be required. It would be under this Local Plan Review process that a future allocation for residential development the site could be incorporated through effective promotion.

In summary, given the site's location adjacent to Burton's development boundary, there is a strong argument that it is a sustainable location for future development, subject to overcoming the site's current status of open countryside.

At this stage, no approach should be made to the Local Planning Authority.

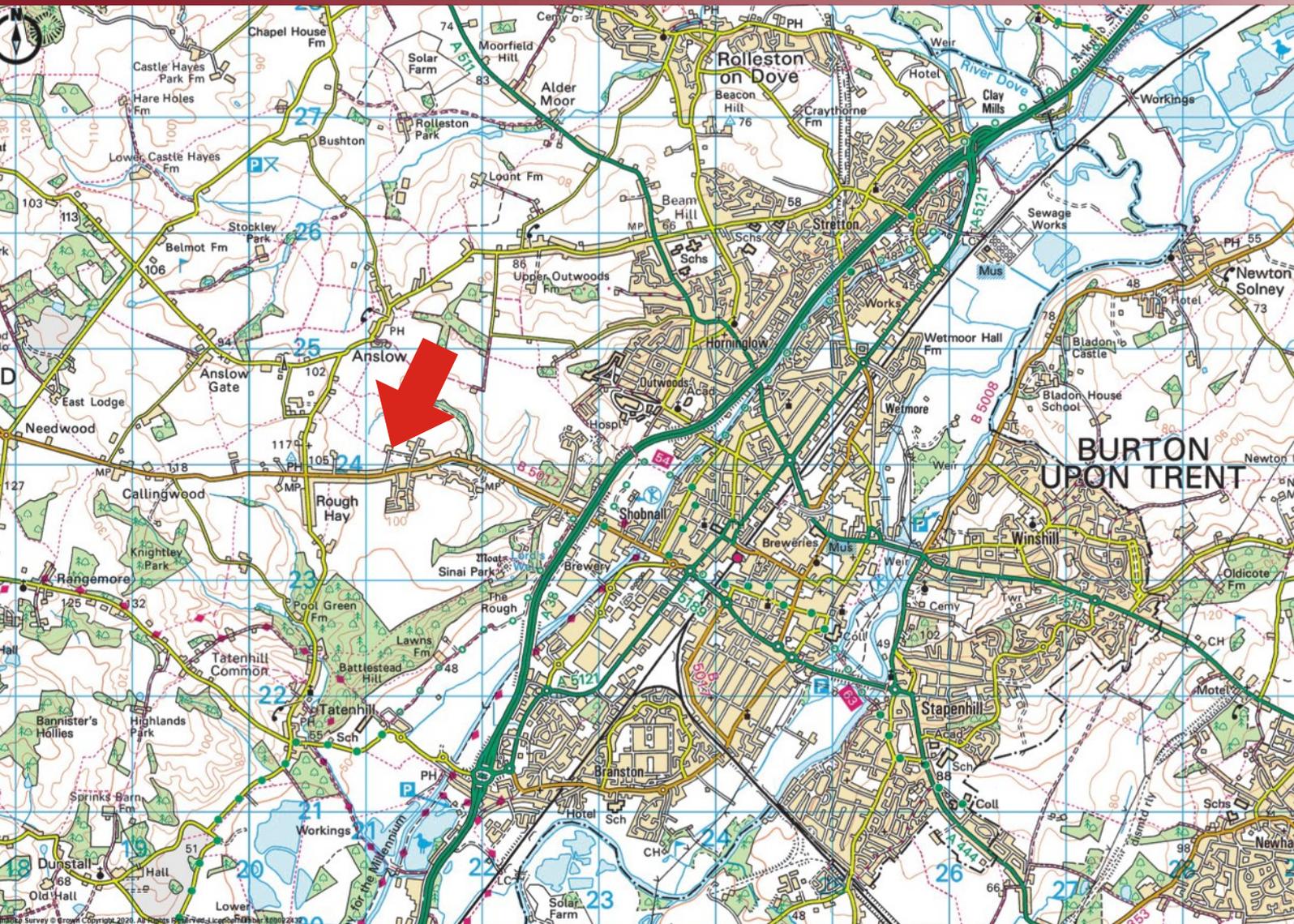
## Legal

The land is held freehold and vacant possession can be granted upon completion.

## Offers

If this opportunity is of interest, please confirm your offer in writing taking account of the following:

- i. Your preference by way of Option or Promotion Agreement.
- ii. Proposed length of agreement Terms, clearly indicating extension periods.
- iii. Option/Promotion Fee – Consideration payable for initial term and extension periods.
- iv. Level of discount to Market Value proposed for an Option or level of return required under a Promotion agreement.
- v. Confirmation that you are not promoting any competing schemes within the Borough of East Staffordshire
- vi. Details of alternative sites that you are promoting elsewhere.
- vii. Board Approval process.



## Viewing Arrangements

Viewing is strictly by prior appointment with Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

## Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Tom Bathurst at Hawksmoor.  
Hawksmoor, Suites 1 & 2, City Point, Swan Road,  
Lichfield, Staffordshire, WS13 6QZ  
Telephone: 01543 266660  
Mobile: 07702 864072  
Email: [tbathurst@hawksmoorps.co.uk](mailto:tbathurst@hawksmoorps.co.uk)  
Website: [www.hawksmoorps.co.uk](http://www.hawksmoorps.co.uk)

## Important Note

Hawksmoor for themselves and for the vendors of properties whose agents they are, give notice that the particulars and information package are set out in general outline and do not constitute or form part of an offer or contract. They are not to be relied upon as statements of representation or fact. All descriptions, dimensions (measured approximately as a guide only), reference to condition and necessary permission for use and occupation are given without responsibility to any intending purchaser. Purchasers must satisfy themselves by inspection or otherwise as to the correctness of them. No person acting on behalf of the vendor or agent has authority to make or give representation or warranty on any property. Please contact Hawksmoor if you require additional information or clarification on any points. Any plans reproduced within these particulars and information pack are not to scale.