

Lichfield District Council

Five Year Housing Land Supply Paper

June 2019



Prepared by Lichfield District Council

Lichfield
district council
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2.0 Introduction

- 2.1 This paper provides the latest five year housing land supply position for Lichfield District (at 1st April 2019). The Five Year Housing Land Supply Paper 2019 has been published alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Employment Land Availability Assessment](#) (ELAA) and [Authority Monitoring Report](#) (AMR) as part of Lichfield District Council's suite of monitoring documents.
- 2.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Paragraph 73 of the NPPF sets out that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing¹ requirements set out in adopted strategic policies.
- 2.3 Local Authorities are also required to demonstrate a five year housing land supply in relation to their Gypsy, Travellers and Travelling show people requirements ([Planning Policy for Traveller sites August 2015](#) paragraph 10).
- 2.4 This paper sets out an assessment of whether there is a five year supply of deliverable housing land and gypsy and traveller sites in Lichfield District for the period of April 2019 - March 2024. This assessment sets out the current supply positions in Lichfield District at 1st April 2019.

¹ As set out within adopted strategic policies, or against their local housing need where strategic policies are more than five years old.

3.0 Methodology

National Guidance: deliverability, availability, achievability

3.1 The NPPF (Paragraph 73) requires Local Authorities to identify and update annually a supply of specific sites sufficient to provide a minimum of five years' worth of housing against their housing requirements. Such requirements should be set out within an adopted local plan or against an authority's local housing need where strategic policies are more than five years old. The supply of sites should include an additional buffer:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planning supply.

3.2 Paragraph 74 of the revised NPPF makes clear that a five year supply with an appropriate buffer can be demonstrated where it has been established in a recently adopted plan or in a subsequent annual position statement.

3.3 The planning policy for traveller sites (PPTS) was published in August 2015 and provides detailed national policy in relation to the provision of sites for Gypsies and Travellers. Paragraph 10 of the PPTS requires authorities to identify a five year supply of sites against their locally set targets in much the same way as is required with housing land.

3.4 The NPPF defines what is required for sites to be considered deliverable within its glossary and states that:

"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. In particular:

- a) *Sites which do not involve major development and have planning permission, and all sites with detailed planning 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 a demand for the type of units or sites have long term phasing plans).*
- b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on a site within five years.*

3.5 The PPG (Paragraph 007 ID: 68-007-20190722) provides further clarification on sites which can be considered to be deliverable and the evidence which will be required to demonstrate that completions from sites with outline planning permission, permission in principle, allocated in development plan or identified on a brownfield register. Such evidence may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters,

or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement² between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

3.6 With regards to pitches/sites to meet Gypsy and Traveller needs the definitions of deliverable and developable are slightly different and is contained within the PPTS at paragraph 10 footnote 4. The definition is as follows:

“To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”

“To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”

Five year supply methodology

3.7 The NPPF requires Local Authorities to demonstrate five years housing supply of deliverable sites with an additional buffer (NPPF Paragraph 73). The following section will set out the methodology used by the District Council in calculating its housing land supply position. This approach conforms to national policy and guidance.

Housing requirement and Gypsy & Traveller site requirement

3.8 Paragraph 73 of the NPPF makes clear that the housing requirement set out within the adopted local plan should be used as the basis of the five year supply calculation where the local plan is less than five years old. The Local Plan Strategy was adopted in February 2015 and as such is currently less than five years old. The plan seeks to deliver 10,030 dwellings between 2008 and 2029. This equates to an annual requirement of 478 (inclusive of 500 homes to meet the needs of Tamworth Borough Council and 500 to meet the needs of Cannock Chase District Council). This is the annual housing target that will be used for the purposes of the five year calculation. It should be noted that the NPPF states that where a local plan is more than five years old then the ‘Local housing need’ (LHN), as established by the standard methodology set out by government, should be used when calculating five year

² It should be noted that previous guidance suggested Statements of Common Ground between the Council and the owner/agent/developer of a site could be used to assist in demonstrating deliverability. The District Council sought to collect such Statements of Common Ground. Where applicable this is detail, along with other evidence, as Appendix C.

housing land supply. The LHN for the District is significantly lower than the adopted housing target at 330 dwellings per annum (This calculation is set out at **Appendix F**). In line with the NPPF the LHN will be used for the purposes of the five year housing land supply once the Local Plan Strategy is more than five years old.

- 3.9 With regards to sites to accommodating for the needs of Gypsies and Travellers the adopted Local Plan seeks to deliver 14 residential pitches and 5 transit pitches within the plan period. This will be the requirement that is used for the purposes of the five year supply calculation.

Determining the deliverability of a site

- 3.10 As set out at paragraph 3.4 to 3.5 of this paper the NPPF and associated practice guidance define what constitutes a 'deliverable site' in the context of housing and therefore to be included within the authority's five year housing land supply. The NPPF makes clear that sites which are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires unless there is clear evidence to the contrary. Sites will be considered deliverable and included within the five year supply which meet those criteria, this includes:

- Site with detailed planning permission.
- Site where planning permission has been implemented and is under construction.
- Sites which are not major development but are considered to be deliverable, this may include sites with outline planning permission which are not major development (see below).

- 3.11 The NPPF states that sites with outline planning permission, permission in principle, allocated within a development plan or identified on a brownfield register should only be considered deliverable where clear evidence suggests housing completions will be delivered within five years. The planning practice guidance provides further detail of what this evidence may include, this is detailed at paragraph at 3.5 of this statement. All sites with outline planning permission, resolution to grant planning permission, proposed allocations (which don't benefit from permission will be assessed through the SHLAA and the updating of the five year supply document. In order to ascertain this the Council will consider:

- Progression toward the submission of reserved matters planning application, discharge of pre-commencement conditions and conditions requiring to be discharged before the submission of reserved matters;
- Where required will seek to contact the owners/agents/developers of sites to ascertain the anticipated delivery of a site;
- Public information with regards to the development of sites including public exhibitions and developers promotional material;
- Evidence submitted through the local plan process by owners/agents/developers of sites; and
- Council's evidence including the SHLAA and urban capacity work.

- 3.12 Where such evidence demonstrates that a site without detailed planning permission should be considered as 'deliverable' it will be included within the five year supply and detail of such evidence will be set out in Appendix C.

- 3.13 Further to the above the key aspects of 'deliverability' are that a site must be available, suitable and achievable in order to be considered deliverable. The following paragraphs provide explanation as to how this is determined.
- 3.14 The assessment of availability has been informed by the landowner/agent where they have indicated when the site could be developed. Further evidence in terms of availability has been produced through the Urban Capacity Assessment (UCA) published in October 2016, where applicable evidence gathered through that assessment has been taken account of within this five year supply paper. Sites have been considered available, where one of the following applies:
- Site is under construction;
 - Site has outline, detailed or reserved matters permission, resolution to grant planning permission subject to s106 (unless evidence has indicated the site is no longer available);
 - Are an allocated site in the Lichfield District Local Plan (including 'made' or advanced neighbourhood plans where conclusions have been made by the independent examiner with regards to any proposed allocations);
 - Are proposed for allocation through the Local Plan Allocations (LPA) document; or
 - Are assessed as being available within the Urban Capacity Assessment 2016 (or future updates to that capacity work), are owned by a developer or have known developer interest, or are advertised for sale.
- 3.15 For those sites with planning permission or allocated in the adopted Local Plan (including neighbourhood plans) and the emerging LPA document the assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites are considered to be 'suitable' sites. For sites not identified from these sources the following factors have been taken into consideration to assess sites' suitability. It should be noted that the SHLAA applies a 'policy-off' approach, therefore not all 'deliverable' sites within the SHLAA are considered to be 'suitable' for the purposes of the five year supply:
- Physical problems or limitations;
 - Potential impacts;
 - The environmental conditions; and
 - Where considered to be in conformity with current planning policy.
- 3.16 For sites to be considered achievable there should be a reasonable prospect that housing will be delivered on the site in 5 years. Sites are considered achievable if:
- They are under construction; or
 - There are no known ownership constraints; and
 - There are no known physical or environmental constraints; and
 - There are no conditions or agreements precluding or limiting development within the 5 year period.
- 3.17 This paper has been based on information available to the District Council at 1st April 2019 including planning and building control records, site visits, urban capacity work, consultation representations and information from landowners/agents. The assumed yield and annual completion rates on large sites, follows the methodology set out in the SHLAA 2019.

Dealing with past under-supply

- 3.18 The Planning Practice Guidance (Paragraph 031 ID: 68-031-20190722) states that where there has been a deficit in housing since the base date of the plan period then this should be added to the requirement for the next five year period. The PPG provides some flexibility and further states that should an authority wish to deal with past-under delivery over a longer period then a case may be made as part of the plan making and examination process. The Inspectors Report into the Lichfield District Local Plan Strategy (Paragraphs 210-213) considers the approach to be used when calculating the land supply within Lichfield District. The Inspector concluded that the Liverpool approach to deal with any shortfall should be used when calculating housing supply figures within Lichfield District. The appropriateness of a 'Liverpool' approach was reinforced through appeal decisions published in February 2016 where both the planning inspectors and the Secretary of State confirmed that the 'Liverpool' approach should be used.³
- 3.19 For clarity and simplicity the same approach has been applied to the five year supply calculation with respect of sites for Gypsies and Travellers.

Supply buffer and the Housing Delivery Test

- 3.20 The NPPF requires the addition of an appropriate buffer to the five year housing land supply. This is detailed at paragraph 73 (inclusive of footnote) of the NPPF and paragraph 3.1 of this statement.
- 3.21 In previous years the council has provided a 20% buffer to its five year housing land supply as it was considered there had been persistent under delivery in terms of housing completions. The revised NPPF makes clear through footnote 39 that from November 2018 under delivery will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 3.22 The housing delivery test was introduced through the revised NPPF and uses a set calculation to determine the level of housing delivery. The government publish the housing delivery test results. The first [Housing Delivery Test results](#) were published in February 2018. The results demonstrate that Lichfield District passes the test with a result of 102%. As such there is not a record of under delivery and a 5% buffer should appropriately be added.
- 3.23 The results of the Housing Delivery test will be included within the five year supply paper and used to assist in determining the appropriate buffer.

Windfall allowance

- 3.24 The NPPF and PPG make provision for Local Authorities to include a windfall allowance within their five year housing supply where there is 'compelling evidence that such sites have consistently become available' (Paragraph 70). Lichfield District has historically consistently delivered windfall sites. As such it is appropriate to include a windfall allowance of 55 dwellings per annum within the housing trajectory. Detail of the windfall allowance is included at Stage 3 of the SHLAA 2019 methodology, this details that a higher windfall allowance could be justified however, a cautious approach is taken. Additional windfall

³ Appeal decision references: APP/K3415/W/15/3024063, APP/K3415/A/14/2225799 and APP/K3415/A/14/2224354

evidence was produced through the UCA 2016 which supports the windfall allowance of 55 dwellings per annum.

Non-implementation rate

3.25 Lichfield District has historically had a very high rate of planning permissions being implemented, with very few permissions expiring as demonstrated in table 2.1. The table shows that a very small number of permissions lapse annually, with most being implemented. The figures for 2010-2011 show a significantly higher number of dwellings having planning permission expired and this is caused by several large planning permissions expiring which were granted during 2008/2009 at the height of the housing boom prior to the economic down turn. A record of the lapsed planning permissions can be found at Appendix A.

Figure 1: Expired planning permissions (2001-2019)

Year	Number of dwellings expired within year	Total commitments extant	% of commitments lapsed
2001-2002	12	1,111	1.08%
2002-2003	18	1,002	1.8%
2003-2004	7	1,704	0.41%
2004-2005	11	2,588	0.42%
2005-2006	15	2,251	0.66%
2006-2007	5	2,235	0.22%
2007-2008	14	1,908	0.73%
2008-2009	24	1,885	1.27%
2009-2010	42	1,839	2.28%
2010-2011	218 (23 without large expired schemes)	1,476	14.77%
2011-2012	42	1,191	3.52%
2012-2013	29	1,794	1.62%
2013-2014	13	2,506	0.5%
2014-2015	54	3,314	0.02%
2015-2016	28	3,549	0.18%
2016-2017	143 (43 without large expired scheme)	4,724	3%
2017-2018	55	4,235	1.3%
2018-2019	38	6008	0.6%

3.26 In previous years a 5% non-implementation rate has been used and it is considered that evidence suggests this remains a cautious and realistic rate to apply. Indeed the Secretary of State Appeal decisions published in February 2017 specifically consider the non-implementation rate for Lichfield District and concluded that 5% is an appropriate figure to be used.

4.0 The five year supply of deliverable housing land

4.1 This section sets out the five year supply of deliverable housing land within Lichfield District and has been produced in accordance with the methodology set out at section 3.0 of this paper.

Figure 2: Annual requirement calculation

Calculating the five year requirement	
Annual requirement =	478 dwellings per annum
Five year requirement (478 x 5) =	2,390
2008-2019 requirement (478 x 11) =	5,258
2008-2019 Net completions =	3,495
2008-2019 Shortfall (5,258 – 3,495) =	1,763
<u>Applying a ‘Liverpool approach’:</u>	
Shortfall ÷ remaining years of plan period (2019-2029) =	1,763 ÷ 10 = 176.3
Annual requirement + shortfall (478 + 177) =	655
Five year requirement with 5% buffer ((655 x 5) + 164) =	3,439
Annual requirement with 5% buffer (3,439 ÷ 5) =	688

4.2 Figure 2 sets out the calculation used to determine the five year requirement. The calculation uses the ‘Liverpool’ approach to deal with the shortfall, as supported by the local plan inspectors and through three recent appeal decisions. When a 5% buffer is applied, as is required by the NPPF this means an annual requirement of 688 dwellings is to be used within the five year supply calculation.

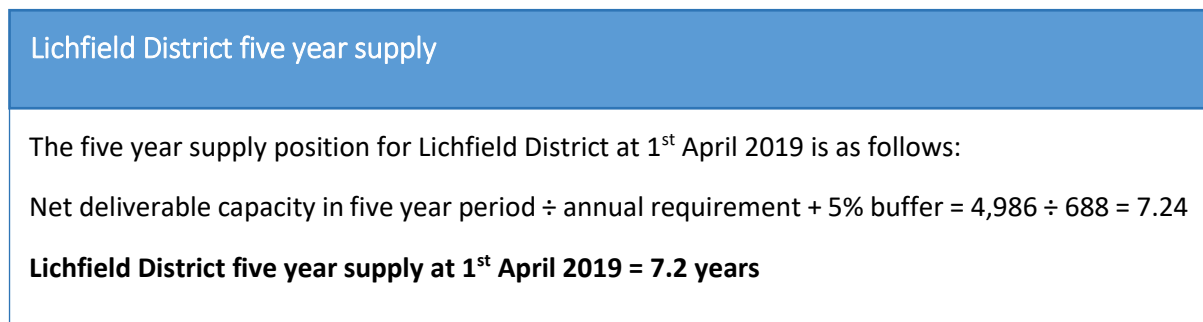
Figure 3: Summary of supply of sites included within 5 year calculation (Appendix B)

Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	292
B	Committed supply (5+ dwellings) (<i>including allocations</i>)	2,532
C	Strategic Development Allocations (SDAs)	2,082
D	Windfall allowance (55 dwellings per annum)	275
D1	Gross deliverable capacity (A+B+C+D)	5,181
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including allocations</i>)	155
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 – (E+F))	4,986

4.3 Figure 3 provides a summary of the supply of sites which are included within the five year supply calculation and details how the 'net deliverable capacity' is derived. The supply includes those sites which are under construction and/or benefit from extant planning permission for residential development (at 1st April 2019). Sites which are not in conformity with current or emerging planning policy (contained within the NPPF and the Local Plan Strategy and Allocations documents and neighbourhood plans) have been removed from the five-year supply. It should be noted that the SHLAA is a 'policy off' document as such sites may be assessed as 'deliverable' by the SHLAA but not included within the five year supply.

4.4 The five year supply position for Lichfield District at the 1st April 2019 is as follows:

Figure 4: Lichfield District five year housing land supply calculation at 1st April 2019



4.5 The calculation demonstrates that there is a five year supply of housing land in the District at 1st April 2019 compared to the local target set through the Local Plan Strategy. All the data for sites contained within the Five Year Supply can be found at Appendix B.

4.6 Figure 5 provides the trajectory for the five year supply, showing the anticipated delivery of dwellings over the five year period. Appendix B provides a detailed trajectory of individual sites which are summarised in figure 5.

4.7 The trajectory is illustrated at Appendix D, with an updated trajectory for the remainder of the plan period (to 2029).

Figure 5: Five year housing supply trajectory (2019-2024)

												Five Year Supply				
	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577	766					
Committed supply (below 5 dwellings)												90	28	36	53	85
Committed supply (5+ dwellings) (including proposed allocations)												277	344	510	678	723
Strategic Development Allocations (SDAs)												270	375	479	550	408
Windfalls Allowance												55	55	55	55	55
Annual Gross Completions												692	752	1005	1336	1217
Non-implementation rate (5%) ⁴												21	21	30	39	43
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	26	8	8	8	8	8
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	740	663	773	1042	1289	1220
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,755	3,495	4,158	4,931	5,973	7,261	8,481
TOTAL CUMULATIVE REQUIREMENT	478	956	1,434	1,912	2,390	2,868	3,346	3,824	4,302	4,780	5,258	5,736	6,214	6,692	7,170	7,648

⁴ Non-implementation rate taken off committed supply and windfalls and LPA allocations.

5.0 The five year supply of Gypsy & Traveller sites

5.1 The most recent national guidance is contained within PPTS. Paragraph 9 of the PPTS requires Local Planning Authorities to set pitch targets for gypsies and travellers and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.

Paragraph 10 states that Local planning authorities should, in producing their Local Plan;

- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
- Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

5.2 The Local Plan Strategy set out how sites for Gypsies and Travellers and travelling showpeople will be allocated within the Local Plan Allocations document and lists a set of criteria to govern where they should be located. Paragraph 8.22 of the Local Plan Strategy sets out the identified need for 14 residential pitches and 5 transit pitches within Lichfield District to 2029, as per the District Council's Gypsy and Traveller Accommodation Assessment 2007 and the 2012 GTAA update.

5.3 The table below sets out the Council's up-to-date position on its 5 year housing land supply as required by the PPTS.

Figure 6: Annual requirement calculation

Calculating the five year requirement
Pitches/plots required within plan period (2008-2029) = 19 (14 residential + 5 transit pitches)
Annual pitch requirement (19 ÷ 21) = 0.9
Five year requirement (0.9 x 5) = 4.5
2008-2019 requirement (0.9 x 12) = 10.8
2008-2019 net pitches delivered = 8
2008-2019 shortfall (10.8 – 8) = 2.8
<u>Applying a 'Liverpool approach':</u>
Shortfall ÷ remaining years of plan period (2019-2029) = 2.8 ÷ 10 = 0.28
Annual requirement + annual shortfall (0.9 + 0.28) = 1.18
Five year requirement (5 x 1.18) = 5.9

5.4 Figure 6 demonstrates that the five year requirement for Gypsy & Traveller plots is 5.9 pitches.

Figure 7: Summary of supply of Gypsy & Traveller pitches (Appendix E)

Row	Source of dwellings	Total pitches
A	Committed supply of pitches at 1 st April 2019	6
B	Supply of pitches allocated (<i>including proposed allocations</i>)	1
C	Net supply of pitches in five year period (A+B)	7

5.5 Figure 7 provides a summary of the supply of sites which are included within the five year supply calculation and details how the 'net deliverable capacity' is derived. The District Council produced a [Gypsy and Traveller site methodology paper](#) in December 2016 to support the then emerging LPA document. This document provided a detailed assessment of potential Gypsy & Traveller sites within the district and tested deliverability. The assessment concluded that only one pitch was deliverable which is allocated within the LPA document. For the purposes of this calculation the proposed allocation is considered as part of the supply of Gypsy & Traveller pitches.

5.6 The five year supply position for Gypsy & Traveller pitches in Lichfield District at the 1st April 2019 is as follows:

Figure 8: Lichfield District five year Gypsy & Traveller supply calculation at 1st April 2019

Lichfield District five year Gypsy & Traveller supply
The five year supply position for Lichfield District at 1 st April 2019 is as follows:
Net supply of pitches in five year period ÷ annual requirement = 7 ÷ 1.18
Lichfield District five year Gypsy & Traveller supply at 1st April 2019 = 5.9 years

5.7 Figure 8 indicates that there is currently a five year supply to meet the requirements of gypsy and travellers.

Appendix A: Record of lapsed planning permissions

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Applications lapsed (and total yield)	96/00188 (1)	97/004 83 (4)	97/003 34 (2)	01/002 66 (1)	99/007 02 (1)	03/014 46 (1)	04/012 71 (1)	05/003 48 (1)	06/000 11 (1)	05/002 26 (40)	08/000 83 (1)	10/004 55 (1)	10/006 59 (1)	11/005 66 (1)	09/011 45 (2)	13/0083 7 (1)	13/006 69 (7)	14/000 56 (2)
	98/00180 (1)	91/005 53 (1)	98/001 35 (1)	99/001 43 (1)	00/002 64 (4)	01/011 63 (1)	02/001 78 (1)	03/007 68 (1)	04/006 10 (2)	07/003 49 (1)	08/003 34 (2)	05/009 60 (10)	09/006 38 (1)	11/007 49 (1)	13/000 39 (1)	13/0093 1 (1)	14/008 49 (12)	15/009 24 (1)
	96/00200 (1)	97/000 03 (3)	00/005 17 (1)	99/008 59 (1)	00/003 43 (1)	01/003 63 (1)	02/013 70 (1)	04/013 13 (1)	06/006 48 (1)	07/004 67 (1)	08/004 44 (1)	09/004 26 (1)	11/000 23 (3)	11/008 65 (4)	12/008 69 (2)	13/0088 9 (1)	14/007 40 (1)	15/013 05 (1)
	97/00728 (1)	97/006 81 (1)	98/004 81 (2)	99/008 19 (3)	00/005 98 (2)	01/009 57 (2)	03/011 46 (1)	03/006 63 (1)	05/009 39 (4)	05/011 8 (1)	08/004 97 (3)	09/005 74 (1)	10/015 46 (1)	11/000 84 (48)	12/012 77 (1)	10/0150 9 (1)	14/012 56 (1)	14/010 60 (1)
	98/00318 (2)	97/007 86 (1)	00/006 93 (1)	99/007 76 (1)	00/004 01 (1)		02/010 17 (1)	03/012 56 (1)	06/004 48 (1)	07/010 43 (1)	08/005 45 (1)	08/001 64 (13)	10/000 53 (1)		12/006 12 (1)	13/0050 4 (1)	13/012 86 (1)	13/005 04 (1)
	96/00337 (1)	97/004 87 (1)		98/008 49 (1)	00/007 63 (2)		04/008 95 (1)	05/012 73 (1)	05/005 47 (1)	07/011 37 (2)	08/005 51 (1)	09/010 74 (1)	10/010 54 (1)		11/013 63 (2)	13/0074 8 (1)	14/000 56 (2)	13/006 69 (7)
	97/00880 (1)	97/011 06 (1)		99/008 08 (1)	00/008 75 (1)		02/000 30 (1)	04/013 15 (1)	06/008 72 (2)	07/003 97 (4)	08/007 85 (1)	09/010 75 (1)	09/007 72 (4)		12/007 00 (2)	13/0118 0 (1)	14/010 60 (1)	15/003 74 (1)
	96/00191 (1)	98/002 61 (2)		02/000 30 (2)	00/003 34 (1)		02/002 44(1)	03/009 49 (1)	06/004 76 (2)	05/002 24 (9)	08/005 17 (12)	09/001 85 (1)	10/015 06 (1)		12/009 95 (4)	13/0105 2 (1)	14/002 18 (26)	15/013 49 (1)
	98/00012 (1)	97/011 40 (1)			01/004 22 (2)		02/006 69 (6)	05/011 55 (1)	04/011 13 (1)	07/011 42 (3)	08/008 00 (1)				12/002 93 (4)	13/0093 9 (2)	13/012 66 (1)	15/003 67 (14)
	98/01045 (1)	97/011 38 (1)						05/008 81 (2)	06/003 04 (1)	06/006 67 (1)	08/006 76 (1)				12/004 92 (1)	13/0078 1 (2)	13/008 35 (1)	13/010 52 (1)
	99/00058 (1)	98/000 62 (1)						03/014 49 (1)	06/006 27 (1)	04/004 06 (80)	08/012 17 (1)				10/007 00 (1)	12/0017 0 (1)	14/001 50 (1)	15/010 51 (1)
		98/010 62 (1)						05/008 88 (1)	06/001 03 (1)	00/007 78 (75)	08/001 148 (1)				12/007 52 (3)	13/0094 1 (1)	14/005 80 (1)	14/010 99 (6)
								05/004 35 (1)	04/013 24 (1)		08/008 32 (12)				09/013 29 (1)	10/0086 9 (1)		14/011 3 (3)
								05/012 45 (1)	02/014 05 (1)		08/009 14 (3)				12/005 67 (1)	13/0109 4 (2)		14/010 68 (1)
								05/002 24 (9)	07/003 79 (13)		09/001 10 (1)				10/008 69 (1)	12/0106 7 (100)		13/007 81 (2)
									06/002 55 (1)						12/006 42 (1)	12/0064 2 (1)		14/002 25 (1)
									04/003 15 (1)							13/0048 2 (1)		15/000 80 (1)
									06/006 65 (1)							13/0118 5 (1)		14/007 25 (1)
									06/009 62 (2)							13/0137 3 (1)		15/012 11 (1)

Lichfield District Council: Five year housing land supply 2019

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
									06/008 56 (1) 06/010 23 (1) 06/010 24 (1) 06/005 92 (1)							12/0059 4 (7) 12/0004 4 (15)		15/000 76 (1)
Total Yield Lapsed	12	18	7	11	15	5	14	28	42	218	42	29	13	54	28	143	55	38
Total Com mit men ts	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724	4235	6008
% Laps ed	1.08%	1.80%	0.41%	0.42%	0.66%	0.22%	0.73%	1.48%	2.28%	14.77%	3.52%	1.90%	0.50%	0.02%	0.78%	3%	1.3%	0.6%

Appendix B: Schedule of sites forming five year housing land supply

The following tables illustrate all sites which have been included in the 5 year housing supply calculation. The following abbreviations are used:

- PPF - Full Planning Permission (*PPFs106 - resolution to grant planning permission subject to s106 agreement*);
- PPO - Outline Planning Permission (*PPOs106 - resolution to grant planning permission subject to s106 agreement*);
- UC - Under Construction;
- NP – Neighbourhood plan allocation;
- LPA – Proposed Local Plan Allocations document allocation (abbreviation only used where the site does not have planning permission); and
- RD – Replacement dwelling (replacement dwellings are not included within the SHLAA and therefore do not have a SHLAA ID number).

Table B.1: Committed supply (0-4 dwellings)

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
Lichfield City									
303	Burton Road, 25	PPF	2				2		
472	Brownsfield Road, land adjacent 9	UC	1		1				
496	Beacon Street, 149-151	PPF	1					1	
512	Bore Street, 19	UC	1		1				
533	Market Street, 18	PPF	2			2			
535	Lombard Street, Former pet shop	UC	2		2				
560	Brownsfield Road, 48	PPF	1			1			
566	Beacon Street, 67-70	PPF	3			3			
585	Upper St John Street, 81b	PPF	1					1	
599	Claypit Lane, Deans Slade Farm	UC	1		1				
602	Gaiafields Road, 22	PPF	2					2	
603	Anglesey Road, land adjacent 1	PPF	1				1		
615	St John Street, 17	PPF	1						1

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
617	Upper St John Street, 255	1						1	
618	Burton Road, Streethay House Farm	UC	4		4				
619	Beacon Street, 16	PPF	1						1
621	Trent Valley Road, 43	PPF	1						1
627	Burton Road, Streethay House Farm (2)	PPF	1						1
628	Easter Hill, Land to the rear, Christchurch Lane	PPF	1					1	
629	Dimbles Lane, 17	PPF	1					1	
637	Station Road, Mr Tyre Ltd	PPF	1					1	
647	Marsh Lane, Berry Hill Stables	PPF	1					1	
674	Burton Road, 141, The Anchor Public House	PPF	4						4
678	Gaia Lane, 19	UC	1		1				
679	Friday Acre, 27	UC	1		1				
680	Borrowcop Lane, Hillside House	UC	1		1				
681	St John Street, rear of St John' House	UC	1		1				
RD	Borrowcop Lane, 44	UC	1	1	1				
RD	Burton Road, land off (Anchor side bungalows)	PPF	3	3			3		
RD	Gaiafields Road, 15	UC	1	1		1			
RD	Upper St John Street, Crossways	PPF	1	1					1
Burntwood									
451	Farewell Lane, land adjacent 24	PPF	2			2			
478	Rugeley Road, 175, Chase Terrace	UC	3	1	3				
506	Rake Hill, 7	UC	5	1	5				
525	Bank Crescent, land adjacent 18	PPF	1		1				
556	Norton Lane, 46	UC	1		1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
558	Church Road, 62	PPF	1					1	
586	Springhill Road, 88	PPF	2	1			2		
588	High Street, land between 14a & 22	PPF	1				1		
590	Hunslet Road, land rear 156	PPF	1				1		
600	North Road, land adjacent 4	PPF	1				1		
622	Bridge Cross Road, 124	PPF	1						1
648	Ironstone Road, 39	PPF	2				2		
651	Oak Lane, 93	PPF	1				1		
657	New Road, A&J Business Park	PPF	2						2
659	Leam Drive, 25	PPF	2						2
670	High Street, land adjacent 14a	PPF	1						1
671	Lambourne House, Bridge Cross Road	PPF	1						1
673	Bramble Lane, land off	PPF	1						1
683	Rake Hill, 13	UC	3	1	3				
684	Cannock Road, 154	UC	1		1				
686	Cannock Road, 152	UC	3		3				
687	Oakdene Road, land adjacent 78	UC	1		1				
688	Cannock Road, 90	PPF	5	1		5			
RD	Thorpe Street, 4	PPF	1	1					1
Alrewas									
589	Mickleholme Drive, 26	PPF	1					1	
630	Mill End Lane, Alderhay	PPF	1						1
640	Fox Lane, 15	PPF	3	1					3
689	Mill End Lane, land adjacent 50	UC	1		1				
Armitage with Handsacre									
644	New Road, 34	PPF	5	1					5

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
672	Hood Lane, 1	PPF	3	1				3	
Fazeley, Mile Oak & Bonehill									
11	The Green, 20	PPO	4				4		
391	Brook End, land off	PPF	3			3			
594	Lichfield Street, Nurses Cottage	PPF	1					1	
608	Coleshill Road, 5	PPF	1						1
675	Woodfield Close, Lichfield Street	PPO	5	1					5
RD	Sutton Road, 153	UC	1	1	1				
Fradley									
365	Forrester Close, pumping station	UC	1		1				
616	Church Lane, Church Farm	PPF	1		1				
636	Dunmore Hay Lane, The Cottage	PPF	4					4	
638	Church Lane, 26, Elford Cottage	PPO	1						1
Shenstone									
635	St Johns Hill, 48	PPF	2	1				2	
RD	Court Drive, 5	PPF	1	1					1
Whittington									
690	Blacksmith Lane, 9-11	UC	1		1				
691	Fisherwick Road, 19	UC	1		1				
Clifton Campville									
692	Main Street, 114-116	UC	1		1				
RD	Coppice Lane, 9	PPF	1					1	
Edingale									
639	Croxall Road, Joes Cottage	PPF	1						1
Elford									

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
598	The Square, Drey House	PPF	1					1	
RD	The Shrubbery, The Woodlands	PPF	1						1
Hammerwich									
546	Burntwood Road, Appletree Farm	PPF	2				2		
642	Hall Lane, Hammerwich	PPF	1						1
Haunton									
632	Main Road, St Joseph's Covenant	PPF	3						3
Hill Ridware									
623	Uttoxeter Road, 73	PPF	1						1
643	Hawkhurst Drive, land between 22 and 24	PPF	1						1
Kings Bromley									
444	Manor Walk, land adjacent Tree Tops	UC	1		1				
480	Manor Walk, Tree Tops	PPF	1						1
693	Manor Road, 1, The Old Forge	UC	1		1				
694	Manor Park, Manor Croft	UC	3			3			
Little Aston									
587	Squirrel Walk, Birch Lodge	PPF	2	1				2	
625	Thornhill Road, 58	PPF	3						3
656	Woodside Drive, land at	PPF	1						1
695	Melbourne House, Roman Lane	UC	1		1				
696	Cornerways, land adjacent	UC	1		1				
698	Newick Avenue, rear of 27	UC	1		1				
RD	Park Drive, Gaydon	PPF	1	1			1		
RD	Hardwick Road, 37	PPF	1	1					1
RD	Endswood Drive, Isha Lodge	UC	1	1	1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
RD	Roman Park, 8, Romani	PPF	1	1					1
RD	Roman Road, Ross Holme	PPF	1	1					1
RD	Beech Gate, 7	UC	1	1	1				
RD	Roman Park, 2, Treetops	UC	1	1	1				
Longdon									
699	Brook End, land rear of 13, The Coach House	UC	1		1				
Stonnall									
523	Main Street, 238	PPO	1						1
580	Cartersfield Lane, Cartersfield Lane Farm	PPF	1					1	
Upper Longdon									
604	Sunny Corner, land north of	UC	1		1				
700	Upper Way, land between 81-93	UC	2		2				
Wigginton									
634	Main Road, Hill Top Cottage	PPF	1						1
Rural north sub-housing market area									
432	Brereton Hill Road, Wishing Well Garage	UC	4		4				
479	Fox Lane, Elmhurst Hall Farm	PPF	3					3	
486	Cross in Hand Lane, Ashmore Brook, The Granary, Farewell	UC	1		1				
508	Uttoxeter Road, Priory Farm, Blithbury	PPF	4				4		
511	Rough Park Lane, Fawley Farm	UC	1		1				
514	Horseley Lane, Beaudesert Park Farm	UC	1		1				
531	Hay End, land at Longdon Green	UC	1		1				
539	Hadley Gate Lane, Hadley Gate Farm	PPF	1					1	
544	Moor Lane, Hamley Lodge	PPF	1				1		
547	Bardy Lane, Longdon Stud Farm	PPF	1				1		

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
549	Moor Lane, Hamley House Farm, Stockwell Heath	PPF	2				2		
555	Moor Lane, Hamley House Farm, Stockwell Heath	PPF	2				2		
557	Lichfield Road, Wharf Farm, Riley Hill	PPF	1					1	
565	Common Lane, Barn Farm, Riley Hill	PPF	1				1		
575	Newlands Lane, Wayside, Stockwell Heath	PPF	1				1		
578	Rugeley Road, Spode Cottage	PPF	1					1	
592	Blithbury Road, Colton Mill Farm, Colton (2)	PPF	1					1	
593	Moor Lane, Lake Cottage, Stockwell Heath	PPF	1					1	
613	Newlands Lane, Sherracop, Stockwell Heath	PPF	2						2
614	Stafford Road, Lynncroft Villa	PPF	1						1
631	Kings Bromley Lane, Glebe Farm	PPF	1						1
649	Cowhill Lane, Lavender House	PPF	1						1
652	Godwins Lane, Blithbury Farm	PPF	1					1	
653	Godwins Lane, Blithbury Farm (2)	PPF	1						1
655	Dark Lane, Dark Lane Farm	PPF	1						1
701	Blithbury Road Longacre Farm	UC	1		1				
702	Stoneywell Lane, Benbrook Farm	UC	1		1				
703	Blithbury Road, Colton Mill Farm, Colton	UC	2		2				
704	Newlands Lane, barn at Lower Newlands Farm	UC	1		1				
705	Rugeley Road, Nags Hill Farm	UC	1		1				
707	Pipe Lane, Pipe Farm	UC	1		1				
708	Hollow Lane, Bank Top View	UC	1			1			

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
709	Fox Lane, Elmhurst Village Hall	UC	1		1				
710	Wood End Lane, barn at Wood End Farm	UC	1		1				
712	Church Hill, Cherry Orchard Farm	UC	1		1				
724	Cross in Hand Lane, Ashmore Brook (2)	PPF	1						1
RD	High Street, Timbers, Longdon	UC	1			1			
RD	Goosemoor Green, Providence Cottage	UC	1	1	1				
RD	Lower Lane, Orchard Cottage	PPF	1	1					1
RD	Grange Lane, Swallow Farm, Elmhurst	UC	1	1	1				
RD	Bellamour Way, Cedar Cottage	UC	1	1			1		
RD	Cowhill Lane, Blackheath Farm	PPF	1				1		
Rural south & east sub-housing market area									
313	Tamworth Road, Hollybank	PPO	1						1
441	Birmingham Road, 176	UC	1		1				
485	Drayton Lane, Waste transfer station	PPF	3						3
503	Fisherwick Road, The Dairy Annexe	UC	3		3				
529	Main Road, Haunton Manor Farm	PPF	1			1			
532	Plantation Lane, Mile Oak Farm	PPF	1					1	
541	Springhill Farm, Walsall Road, Muckley Corner	PPF	2			2			
550	Moor Lane, Fotherley Farm	UC	2				2		
564	Fisherwick Road, Holly Cottage	PPF	1				1		
569	Little Hay Lane, land south of	PPF	1				1		
573	Lynn Lane, Dairy Farmhouse	UC	1			1			
576	Fisherwick Road, Fisherwick Park Farm	PPF	2				2		
577	Mill Lane, Glebefields	PPF	1					1	
579	Shaw Lane, Spinney Nurseries, Hanch	PPF	2					2	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
580	Cartersfield Lane, Cartersfield Lane Farm	PPF	1		1				
584	Carroway Head, Coppice Cottage	PPF	1					1	
591	Lysways Lane, Hanch Farm	PPF	3					3	
595	George Lane 1, The White House	PPF	1					1	
611	Bangley Lane, The Hovel, Hints	PPF	1						1
612	Portway Lane, Portway Farm	PPF	1						1
620	Broad Lane, Kings Orchard Marina	PPF	1						1
624	Brockhurst Lane, The Boathouse	PPF	1						1
626	Watling Street, land south of	PPF	1						1
633	Ashcroft Lane, Grange Farm, Wall	PPF	1						1
641	Boat Lane, Little Oak Farm, Muckley Corner	PPF	3						3
645	Manor Lane, Manor Farmhouse	PPF	4	1					4
646	Manor Lane, Threshing Barn	PPF	1						1
650	Lichfield Road, 395, Edial Farm Cottage	PPF	1						1
654	Tamworth Road, New Buildings Road	PPF	2					2	
658	Lysways Lane, Hanch Farm (2)	PPF	1						1
714	Footherley Lane, Footherley Cottages	UC	4		4				
715	Fisherwick Road, The Woodshed, Tamhorn Park Farm	UC	1		1				
716	Lynn Lane, former sewage treatment works	UC	1		1				
717	Tamworth Road, Ingley Hill Farm barns	UC	1		1				
720	Packington Lane, barn at	UC	1		1				
721	School Lane, The Villa, Hints	UC	1			1			
722	Jerrys Lane, land at	UC	1		1				
723	School Lane, Home Farm, Hints	UC	2		2				
RD	Croxall Road, White Knights Cottage	UC	1	1	1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
RD	Flats Lane, 22, Weeford	PPF	1	1				1	
RD	School Lane, Hints Croft	PPF	1	1				1	
RD	Mill Lane, 3	UC	1	1	1				
RD	Ashby Road, Brookside	PPF	1	1					1
RD	Chester Road, 19	PPF	1						1
RD	Tamworth Road, Common Barn Farm	PPF	1						1
Burntwood sub-housing market area									
685	Coulter Lane, land at Cresswell Green	UC	1			1			
RD	Pool Road, Highfields Farm House	UC	1		1				

Table B.2: Committed supply 5+ dwellings (including proposed allocations)

SHLA A ID	LPA ID	Site Name	Statu s	Site capacity (remaining)	Demolitions / conversion away	Five year supply				
						19/20	20/21	21/22	22/23	23/24
Lichfield City										
15	L5	Land off Limburg Avenue and Sainte Foy Avenue & Land at The Whytmore	UC	27			9	18		
67 & 68			UC	157		25	41	32	50	9
37	L6	St Chads House, Cross Keys	PPF	12						12
141	L7	Former Day Nursery, Scotch Orchard	PPF	27		27				
33	L14	Integra Works, Eastern Avenue	UC	4		4				
47	L16	Former Windmill Public House, Grange Lane	PPF	12						12
49	L17	Land to the rear of The Greyhound Public House, Upper St John Street	PPF	8		8				
248	L18	Cross Keys, former 'What' store	UC	44		44				
46	L19	Angel Croft Hotel, Beacon Street	UC	7		7				
139	L21	Hawthorn House, Hawthorn Close	PPF	24						24
44	L22	Former Regal Cinema, Tamworth Street	UC	38		38				
50	L25	Cherry Orchard, 41 (former nursery)	UC	7		7				
255	L27	Eastern Avenue, Former Norgren Site	PPO	70		20	40	10		
323	L31	Land at Davidson Road	PPF	6				6		
319			PPO	6					6	
325	-	Trent Valley Road, land adjacent Samuel Johnson Hospital	UC	6		6				
332	-	St Michaels Road, St Michaels Church Hall	PPO	6						6
335	-	Rotten Row & Aidens Court	PPF	29	16				25	4
329	-	Station Road, Bridge House	PPF	14						14
Burntwood										

SHLA A ID	LPA ID	Site Name	Statu s	Site capacity (remaining)	Demolitions / conversion away	Five year supply				
						19/20	20/21	21/22	22/23	23/24
116	B2	Queen Street, 82-84 (former Acorn Garage)	PPF	14		14				
91	B4	Land at Mount Road/New Road	PPO	95			28	46	21	
324	B5	Land to rear of Chase Terrace Primary School	UC	12		12				
174	B7	Land south of Cannock Road	UC	27		25	2			
316	B10	Land off Milestone Way	PPF	150			25	50	50	25
109	B21	High Street, 114	UC	1		1				
East of Rugeley										
292	R1	Former Rugeley Power Station		800						75
North of Tamworth										
80	NT1	Land at Arkall Farm	PPO	1000 (550 deliverable within five year supply)			100	150	150	150
36	NT2	Land at Browns Lane	UC	23		23				
Fradley										
104	F1	Bridge Farm, Fradley	PPF	63					25	38
333	-	Old Hall Lane, Old Hall Farm	PPF	5						5
Fazeley, Mile Oak & Bonehill										
89	FZ2	Tolsons Mill, Lichfield Street	PPF	102 (75 deliverable within five year supply)					25	50
Armitage with Handsacre										
69	AH1	Land at Spode Avenue, adjacent Hayes Meadow Primary School	PPO	200 (100 deliverable within five year supply)					50	50
Alrewas										
22	A2	Land north of Dark Lane	PPF	121				25	50	46

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions / conversion away	Five year supply				
						19/20	20/21	21/22	22/23	23/24
227	A3	Bagnall Lock, Kings Bromley Road	UC	4		4				
30	A5	Land south of Bagnall Lock, East of A513	PPF	6		6				
18	-	Anson Road, land at	PPF	43	20				25	18
Whittington										
6	W2	Main Street, Whittington Youth Centre	PPF	8				8		
Other rural settlements/areas										
322	HR2	Land at School Lane, Hill Ridware	PPF	33					33	
64	H1	Fish Pits Farm, Harlaston	UC	24			24			
42	OR1	Tamworth Road, Packington Hall	UC	28						28
298	OR4	Derry Farm, Birmingham Road	UC	6		6				
249	OR7	Land at Watery Lane	PPO	750 (500 deliverable within five year supply)			50	150	150	150
29	-	Land at The Shrubbery, Elford	PPO	25				12	13	
327	-	Birmingham Road, 263	PPF	7						7
326	-	Main Street, 61-68, Clifton Campville	UC	28			25	3		
334	-	Drayton Lane, Cranebrook	PPF	5					5	

Table B.2: Strategic Development Allocations (SDA)

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply					
					19/20	20/21	21/22	22/23	23/24	
Lichfield City										
85	South Lichfield SDA (St Johns)	PPO	450 (200 deliverable within five			50	50	50	50	50

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
			year supply)						
94	East of Lichfield (Streethay) – Phase 1	UC	295		75	75	4		
	East of Lichfield (Streethay) – Phase 2	UC	272		37				
	East of Lichfield (Streethay) – Phase 3	UC	37		38	75	75	75	32
97	South of Lichfield Dean Slade Farm SDA	PPF	475 (375 deliverable within five year supply)				75	150	150
26	South of Lichfield Cricket Lane SDA	SDA	450 (150 deliverable within five year supply)				50	50	50
Burntwood									
	East of Burntwood Bypass SDA	UC	16		16				
Fradley									
253	Hay End Lane, Brookfield Farm	UC	21		21				
252	Fradley Airfield - Outline	PPO	534 (508 deliverable within five year supply)		58	150	150	150	26
	Fradley Airfield – Phase 1	UC	25		25				
28	Land at Hay End Lane	PPO	250			25	75	75	50
140	Land east of Gorse Lane, Fradley (Fradley Strategic Development Allocation)	PPO	300 (50 deliverable						50

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					19/20	20/21	21/22	22/23	23/24
			within five year supply)						

Appendix C: Deliverable site evidence for large sites without full planning permission

The following table sets out the evidence in support of the inclusion of a number of major developments which do not currently benefit from detailed planning permission.

Table C.1: Large site deliverability evidence

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
	Former Norgren factory, Eastern Avenue, Lichfield	17/00060/OUTFLM	70	<ul style="list-style-type: none"> Hybrid planning application with outline for residential development and detailed planning permission for retail element permitted 14/08/2017. Retail element has been implemented and completed. Pre-commencement conditions have been discharged. Residential site has been sold to developer. Reserved matters application for 70 dwellings submitted May 2019. Statement of common ground signed with housebuilder confirms intention to develop 70 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td>20</td> <td>40</td> <td>10</td> <td></td> <td></td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24	20	40	10		
19/20	20/21	21/22	22/23	23/24										
20	40	10												
	Land adjacent Hayes Meadow School, Spode Avenue, Handsacre	15/01198/OUTM 19/00023/REMM	200 (199 net)	<ul style="list-style-type: none"> Outline planning consent granted 09/06/2016. Pre-commencement conditions have been discharged. Discharge of conditions applications currently being determined. Reserved matters application for phase 1 submitted (Ref: 19/00023/REMM). Application is for first phase of development inclusive of 58 dwellings. Application yet to be determined, target date for determination 09/04/2019. 										
	Land at The Shrubbery, Elford	17/013379/OUTM	25	<ul style="list-style-type: none"> Outline planning consent granted 12/03/2018. Discharge of conditions applications in progress. 										

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
				<ul style="list-style-type: none"> Statement of common ground signed with housebuilder confirms intention to develop 25 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>12</td> <td>13</td> <td></td> </tr> </tbody> </table> Statement of common ground confirms that site has been sold/under option to developer and that reserved matters application anticipated to be submitted by 26th April 2019. 	19/20	20/21	21/22	22/23	23/24			12	13	
19/20	20/21	21/22	22/23	23/24										
		12	13											
	Land off Hay End Lane, Fradley (Fradley Strategic Development Allocation)	13/00633/OUTM	250	<ul style="list-style-type: none"> Outline planning consent for 250 dwellings granted 08/06/2016. Application to discharge pre-reserve matters conditions submitted but yet to be determined. Statement of common ground signed with housebuilder confirms intention to develop 225 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td>25</td> <td>75</td> <td>75</td> <td>50</td> </tr> </tbody> </table> 	19/20	20/21	21/22	22/23	23/24		25	75	75	50
19/20	20/21	21/22	22/23	23/24										
	25	75	75	50										
	Land south of Shortbutts Lane, Lichfield (South of Lichfield Strategic Development Allocations)	12/00182/OUTMEI	450	<ul style="list-style-type: none"> Outline planning consent granted 10/09/2018. Discharge of conditions application for pre-reserved matters conditions approved 22/03/2019. Reserved matters application for first phase of development submitted April 2019. Statement of common ground signed with housebuilder confirms anticipated trajectory of 200 dwellings to be completed within the five year period. 										

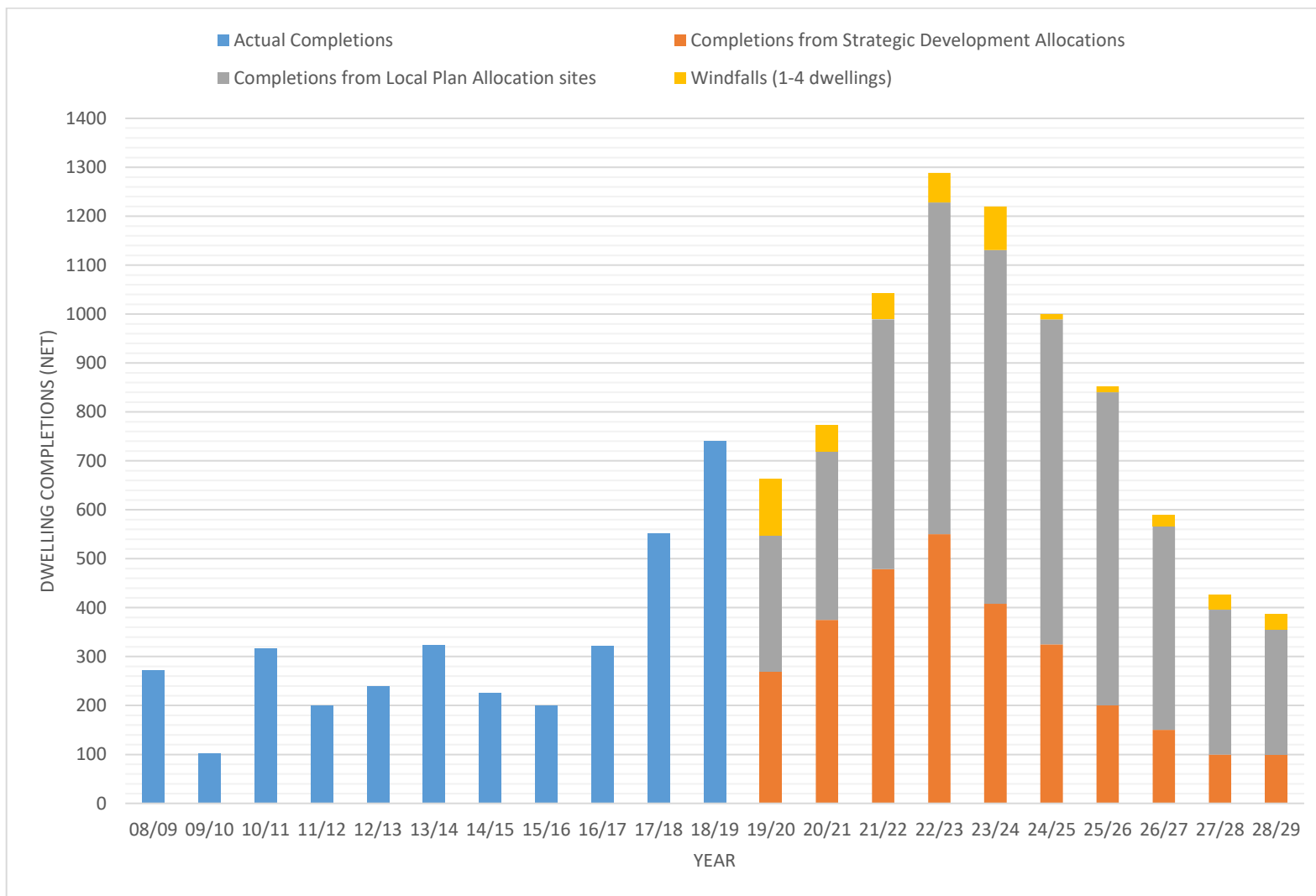
SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
				<p>Consider this to be cautious given evidenced delivery on large sites within Lichfield City.</p> <ul style="list-style-type: none"> • Planning application for construction of part of spine road submitted April 2018. Construction of infrastructure (Southern Bypass) has begun in March 2019. • Statement of common ground signed with housebuilder confirms intention to develop 200 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td>50</td> <td>50</td> <td>50</td> <td>50</td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24		50	50	50	50
19/20	20/21	21/22	22/23	23/24										
	50	50	50	50										
	Land north of Watery Lane, Lichfield	14/00057/OUTMEI 18/01707/FULM	750	<ul style="list-style-type: none"> • Outline planning consent granted 14/02/2017 (Secretary of state Decision). • Condition 3 on secretary of state approval requires submission of first reserved matters application within three years of outline consent and all reserved matters applications within five years. • Applicant and local authority have entered into a planning performance agreement (PPA) to assist in delivery of site. • Reserved matters application for infrastructure including distributor road and other infrastructure submitted but yet to be determined. • Note provided by Agent on behalf of IM Land setting out anticipated delivery of site. Confirms the following trajectory: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td>50</td> <td>150</td> <td>150</td> <td>150</td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24		50	150	150	150
19/20	20/21	21/22	22/23	23/24										
	50	150	150	150										
	Arkall Farm, Ashby Road, Tamworth	14/00516/OUTMEI	1000	<ul style="list-style-type: none"> • Outline planning consent granted 07/06/2018 (Secretary of state Decision). 										

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
				<ul style="list-style-type: none"> Applications to discharge a number of conditions submitted but yet to be determined. Statement of common ground signed with housebuilder confirms intention to develop 550 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td>100</td> <td>150</td> <td>150</td> <td>150</td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24		100	150	150	150
19/20	20/21	21/22	22/23	23/24										
	100	150	150	150										
	Land at Mount Road Industrial Estate, Burntwood	17/00139/OUTM 19/00369/REMM	95	<ul style="list-style-type: none"> Outline planning consent granted 26/04/2018. Application to discharge conditions submitted but yet to be determined. Site has been sold to developer. Reserved matters application for full development submitted (Ref: 19/00369/REMM). Application is for full development inclusive of 95 dwellings. Application validated 28/03/2019. Statement of common ground signed with housebuilder confirms intention to develop 95 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td>28</td> <td>46</td> <td>21</td> <td></td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24		28	46	21	
19/20	20/21	21/22	22/23	23/24										
	28	46	21											
	Land east of Gorse Lane, Fradley (Fradley Strategic Development Allocation)	17/00686/OUTM	300	<ul style="list-style-type: none"> Outline application with resolution to grant subject to signing of legal agreement. Statement of common ground signed with housebuilder confirms intention to develop 50 dwellings on site within five years as follows: <table border="1"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>50</td> </tr> </tbody> </table>	19/20	20/21	21/22	22/23	23/24					50
19/20	20/21	21/22	22/23	23/24										
				50										

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
	South of Lichfield Cricket Lane Strategic Development Allocation	18/01217/OUTFLM	520	<ul style="list-style-type: none"> Hybrid planning application validated 16/07/2018. Outline element of application is for 520 dwellings. Statement of common ground signed with housebuilder confirms anticipated trajectory of 150 dwellings to be completed within the five year period. Consider the annual delivery rate anticipated to be cautious given evidenced delivery on large sites within Lichfield City. Statement of common ground signed with housebuilder confirms intention to develop 150 dwellings on site within five years as follows: <table border="1" data-bbox="1211 707 2130 783"> <thead> <tr> <th>19/20</th> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>50</td> <td>50</td> <td>50</td> </tr> </tbody> </table> 	19/20	20/21	21/22	22/23	23/24			50	50	50
19/20	20/21	21/22	22/23	23/24										
		50	50	50										
	Rugeley Power Station	19/00753/OUTMEI	800	<ul style="list-style-type: none"> Site proposed for allocation within ADPD. Statement of Common Ground signed with landowner during examination in public of ADPD. Confirms site is deliverable within the plan period of the Local Plan (2008 – 2029). Within a note prepared jointly by Lichfield District Council and Engie (the landowner and developer) during the examination Engie confirmed they considered 200 dwellings were deliverable within the five year period. Given status of application at base date of this document a cautious approach to the delivery of site assumes 75 dwellings within five years. With 800 dwellings to be delivered within plan period (as confirmed by the statement of common ground) based upon the assumption rates within the SHLAA then 75 dwellings anticipated within the five year supply. Outline planning application for site submitted (validated after base date of five year supply data). Therefore not contacted for specific five year supply 										

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
				statement of common ground. Planning application submitted for mixed-use development including up to 2,300 dwellings (Approx. 1,300 within Lichfield District).

Appendix D: Housing trajectory



Appendix E: Schedule of sites forming five year gypsy & traveller supply

Table D.1 Schedule of completed gypsy & traveller sites (2008-2019)

Location	Planning permission reference	Notes	Number of pitches (net)
Spinney Nurseries, Shaw Lane, Hanch	13/00156/CLE	Stationing of mobile home for residential purposes.	1
Land east of 'Oakfield', Bonehill Road, Mile Oak	10/00497/COU	The use of land for the stationing of caravans for the residential purposes for 1 no. gypsy pitch together with utility/day room and retention of existing shed for storage ancillary to that use.	1
The Poplars, Coleshill Road, Fazeley	07/00684/FUL	Increase the number of caravan pitches from 2 to 8 and associated facilities.	6
Total			8

Table D.2 Schedule of sites forming five year gypsy & traveller supply

Location	Planning permission reference	Notes	Number of pitches (net)
Land at Bonehill Road, Mile Oak	-	Proposed for allocation through emerging LPA document Policy GT1. Existing Gypsy & Traveller site with evidence suggesting that site could provide for 1 additional pitch.	1
Land south of Gravelly Lane, Stonnall	17/00513/COU	Change of use of land to residential gypsy caravan site including the stationing of 6 caravans and erection of day room – granted at appeal 28 August 2018	6
Total			7

Appendix F: Local housing need calculation

The following section sets out the calculation of the local housing need (LHN) for Lichfield District using the standard methodology for calculation as set out at [Paragraph: 004 \(Reference ID: 2a-004-20190220\)](#) of the National Planning Practice Guidance (NPPG).

Step 1: Setting the baseline

The most recent household growth projections ([2014-based projections](#)) are used to calculate the baseline housing need. The most recent projections indicate that between 2019 and 2029 the number of households within the district is expected to increase by 2,529 dwellings from 43,786 to 46,315.

This equates to an average of 253 dwellings per year (2,529 ÷ 10 = 252.9) to be used as the baseline of the calculation.

Step 2: An adjustment to take account of affordability

The baseline figure from step 1 is then adjusted based on the affordability of the area. The adjustment used is the most recent national '[median workplace-based affordability ratio](#)'. This takes account of the ratio of average house prices to average workplace earnings for an area. For the purposes of this calculation the figures published on 28 March 2019 have been used. For Lichfield District the most recently published figure is 8.89.

The NPPG sets out the calculation which is then used to determine the adjustment factor. This is set out below:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$\text{Adjustment factor} = \left(\frac{8.89 - 4}{4} \right) \times 0.25 + 1 = 1.305$$

$$253 \times 1.305 = 330.165$$

Using the calculation this results in an uplift figure of 30% above the baseline figure established in step 1. **This results in a new requirement of 330 dwellings per year.**

Step 3: Capping the level of any increase

If appropriate a 'cap' is then applied to the figure established in step 2 in specific circumstances which are set out within the NPPG. As the local plan was adopted within the last five years a cap of 40% in excess of the figure within the Local Plan Strategy would be applied. However, as the figure established at step 2 is less than the housing requirement within the adopted local plan, therefore no cap is applied.

As a result the local housing need, or LHN, for the district is a yearly rate of 331 dwellings.

Five Year Supply based on LHN

From 15 February 2020 the adopted Local Plan Strategy will become in excess of five years old. As set out at paragraph 3.8 the NPPF is clear that once an adopted local plan becomes five years old then the housing requirement to be used for the purposes of the five year supply calculation will be the LHN.

The following sets out the five year supply calculation using LHN as the housing requirement. This is provided for illustrative purposes only and does not include past under supply.

As established above this does not represent the five year supply calculation for the Authority at 1st April 2019 and is presented within this appendices for illustrative purposes onl

Calculating the five year requirement based on LHN

Annual requirement = 331 dwellings per annum

Five year requirement (330 x 5) = 1,655

Applying a 'buffer':

Five year requirement + 5% buffer ((331 x 5) + 83) = 1,738

Annual requirement + 5% buffer (1,738 ÷ 5) = 347.6

Lichfield District five year supply based on LHN

The five year supply position based on LHN for Lichfield District is as follows:

Net deliverable capacity in five year period ÷ annual requirement + 5% buffer = 4,867 ÷ 348 = 13.9

Lichfield District five year supply based on LHN = 13.9 years

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