

Lichfield District Council

Five Year Housing Land Supply Paper

August 2020



Prepared by Lichfield District Council

1.0 Contents

1.0	Contents.....	2
2.0	Introduction	3
3.0	Methodology.....	4
	National Guidance: deliverability, availability, achievability	4
	Five year supply methodology.....	5
	Housing requirement and Gypsy & Traveller site requirement.....	5
	Determining the deliverability of a site	6
	Dealing with past under-supply	7
	Supply buffer and the Housing Delivery Test.....	8
	Windfall allowance.....	8
	Non-implementation rate	8
4.0	The five year supply of deliverable housing land.....	10
5.0	The five year supply of Gypsy & Traveller sites	13
	Appendix A: Record of lapsed planning permissions.....	15
	Appendix B: Schedule of sites forming five year housing land supply	17
	Appendix C: Deliverable site evidence for large sites without full planning permission.....	31
	Appendix D: Housing trajectory.....	35
	Appendix E: Schedule of sites forming five year gypsy & traveller supply	36
	Appendix F: Local housing need calculation	37

2.0 Introduction

- 2.1 This paper provides the latest five year housing land supply position for Lichfield District (at 1st April 2020). The Five Year Housing Land Supply Paper 2020 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 2020 - March 2025. This assessment sets out the current supply positions in Lichfield District at 1st April 2020.

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 for major development, 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 agreement 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 now in excess of five years old. Where the local plan is in excess of five years old then the five year supply should be calculated against its local housing need (LHN) which is calculated using the standard method which is set out within the national planning guidance. The LHN for the District is 321 dwellings per annum (This calculation is set out at **Appendix F**). The LHN is lower than the housing requirement figure set out in the adopted Local Plan Strategy. The adopted local 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). For completeness a calculation of the five year supply against the adopted local plan is set out at **Appendix G**.

- 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 for major development 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. Sites for major development 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 and updated through the [Urban Capacity Study](#) published in October 2019, 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); or
 - Are assessed as being available within the Urban Capacity Assessment 2016 and Urban Capacity Study 2019 (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) 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 2020 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 2020.

Dealing with past under-supply

- 3.18 The Planning Practice Guidance (Paragraph 031 ID: 68-031-20190722) provides guidance on how any shortfall in housing completions should be addressed. This states that "where the

standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

Supply buffer and the Housing Delivery Test

- 3.19 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.
- 3.20 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.
- 3.21 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 most recent [Housing Delivery Test results](#) were published in February 2019. The results demonstrate that Lichfield District passes the test with a result of 152%. As such there is not a record of under delivery and a 5% buffer should appropriately be added.
- 3.22 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

- 3.23 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 2020 methodology, this details that a higher windfall allowance could be justified however, a cautious approach is taken. Additional windfall evidence was produced through the UCA 2016 which supports the windfall allowance of 55 dwellings per annum.

Non-implementation rate

- 3.24 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 (2001-2020)

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%
2019-2020	129	4573	2.8%

3.25 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	
Local housing need (LHN) annual requirement =	321 dwellings per annum
Five year requirement (321 x 5) =	1,605
Five year requirement with 5% buffer ((321 x 5) + 80) =	1,685
Annual requirement with 5% buffer (1,685 ÷ 5) =	337

4.2 Figure 2 sets out the calculation used to determine the five year requirement. Paragraph: 031 (Reference ID: 68-031-20190722) of the planning practice guidance states that step 2 of the standard method 'factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum local housing need figure'.. When a 5% buffer is applied, as is required by the NPPF this means an annual requirement of 337 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)

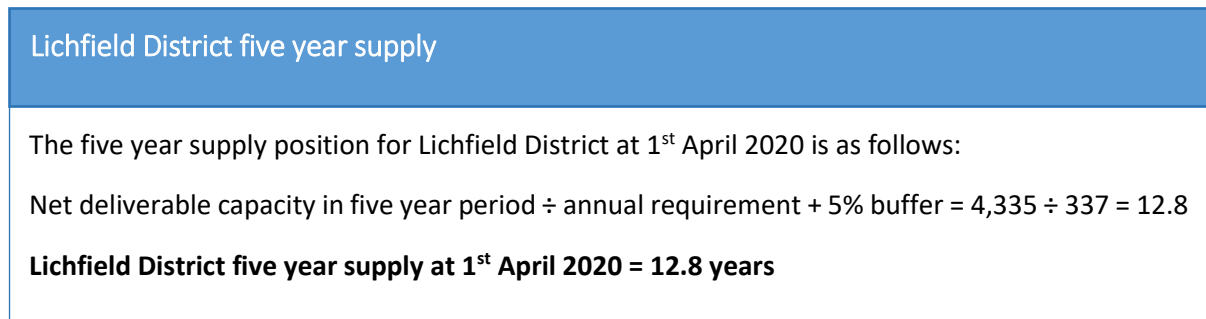
Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	297
B	Committed supply (5+ dwellings) (<i>including allocations</i>)	2,434
C	Strategic Development Allocations (SDAs)	1,624
D	Windfall allowance (55 dwellings per annum)	165
D1	Gross deliverable capacity (A+B+C+D)	4,520
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including allocations</i>)	145
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 – (E+F))	4,335

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 2020). 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 2020 is as follows:

Figure 4: Lichfield District five year housing land supply calculation at 1st April 2020



4.5 The calculation demonstrates that there is a five year supply of housing land in the District at 1st April 2020 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 to 2029 (the end date of the currently adopted plan).

Figure 5: Five year housing supply trajectory (2020-2025)

														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	24/25	
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577	766	625						
Committed supply (below 5 dwellings)													106	27	43	65	56	
Committed supply (5+ dwellings) (including proposed allocations)													273	389	556	639	577	
Strategic Development Allocations (SDAs)													219	350	364	375	316	
Windfalls Allowance															55	55	55	
Annual Gross Completions													598	766	1018	1134	1004	
Non-implementation rate (5%) ²													19	21	33	38	34	
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	26	44	8	8	8	8	8	
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	740	581	571	737	977	1088	962	
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,755	3,495	4,076	4,647	5,384	6,362	7,450	8,411	
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	8,126	

² 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
2008-2020 requirement (0.9 x 12) = 10.8
2008-2020 net pitches delivered = 8
2008-2020 shortfall (10.8 – 8) = 2.8
<u>Applying a 'Liverpool approach':</u>
Shortfall ÷ remaining years of plan period (2020-2029) = 2.8 ÷ 9 = 0.31
Annual requirement + annual shortfall (0.9 + 0.31) = 1.21
Five year requirement (5 x 1.21) = 6.05

5.4 Figure 6 demonstrates that the five year requirement for Gypsy & Traveller plots is 6.05 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 2020	6
B	Supply of pitches allocated	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 2020 is as follows:

Figure 8: Lichfield District five year Gypsy & Traveller supply calculation at 1st April 2020

Lichfield District five year Gypsy & Traveller supply
The five year supply position for Lichfield District at 1 st April 2020 is as follows:
Net supply of pitches in five year period ÷ annual requirement = 7 ÷ 1.21
Lichfield District five year Gypsy & Traveller supply at 1st April 2020 = 5.8 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)	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)	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)	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)	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)	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)	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)	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)	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)	14/011 3 (3)	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)	14/010 68 (1)	14/010 68 (1)
								05/002 24 (9)	07/003 79 (13)		09/001 10 (1)			10/008 69 (1)	13/0106 7 (100)	13/007 81 (2)	13/007 81 (2)	13/007 81 (2)
									06/002 55 (1)					12/006 42 (1)	12/0064 2 (1)	14/002 25 (1)	14/002 25 (1)	14/002 25 (1)
									04/003 15 (1)						13/0048 2 (1)	15/000 80 (1)	15/000 80 (1)	15/000 80 (1)
									06/006 65 (1)						13/0118 5 (1)	14/007 25 (1)	14/007 25 (1)	14/007 25 (1)
									06/009 62 (2)						13/0137 3 (1)	15/012 11 (1)	15/012 11 (1)	15/012 11 (1)

Lichfield District Council: Five year housing land supply 2020

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 (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
Lichfield City									
303	Burton Road, 25	PPF	2			2			
288	Lombard Street, 10	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				
560	Brownsfield Road, 48	PPF	1		1				
566	Beacon Street, 67-70	UC	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	UC	1		1				
605	Beacon Street, land rear 149-151	PPF	4						4

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
617	Upper St John Street, 255	PPF	1				1		
619	Beacon Street, 16	PPF	1					1	
621	Trent Valley Road, 43	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		
657	The Close, 9	PPF	1						1
661	Netherstowe Lane, Netherstowe House	PPF	2						2
665	Beacon Park, Gardeners Cottage	UC	1		1				
671	Trent Valley Road, 103	PPF	3	1					3
680	Chester Close, Yew Tree Lodge	PPF	1						1
681	St John Street, rear of St John' House	UC	1		1				
704	Burton Road, 141, The Anchor Public House	UC	4		4				
710	Friday Acre, 27	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	
RD	Borrowcop Lane, 47	PPF	1	1					1
RD	Tamworth Road, The Cottage	PPF	1	1					1
Burntwood									
451	Farewell Lane, land adjacent 24	PPF	2		2				
506	Rake Hill, 7	UC	5	1	5				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
525	Bank Crescent, land adjacent 18	PPF	1						
556	Norton Lane, 46	UC	1		1				
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	
651	Oak Lane, 93	PPF	1				1		
660	Holly Grove Lane,	PPF	1						1
664	High Street, 90	PPF	1						1
668	Cannock Road, 152 (former doctors surgery)	UC	2		2				
675	North Street, 22	PPF	3						3
678	Leam Drive, 25	PPF	1						1
		PPF	2					2	
679	Grange Avenue, 2	PPF	1						1
688	Cannock Road, 90	PPF	3		3				
705	Cannock Road, 154 (Former medical centre)	UC	1		1				
721	Rake Hill, 13	UC	3	1	3				
729	A&J Business Park, New Road	PPF	2					2	
730	Bramble Lane, land off	PPF	1					1	
733	High Street, land adjacent 14a	PPF	1					1	
RD	Thorpe Street, 45	PPF	1	1				1	
RD	Rugeley Road, Coney Lodge Farmhouse	PPF	1	1					1
Alrewas									

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
589	Mickleholme Drive, 26	PPF	1				1		
630	Mill End Lane, Alderhay	PPF	1					1	
640	Fox Lane, 15	PPF	3	1				3	
667	Oakfield Road, 8	PPF	1						1
716	Mill End Lane, land adjacent 50	UC	1		1				
Armitage with Handsacre									
644	New Road, 34	PPF	5	1	5				
597, 699, 700	Hood Lane, 1	UC	1	1	1				
655	Tuppenhurst Lane, 77	PPF	1						1
674	St Barbaras Road, 6	PPF	2						2
Fazeley, Mile Oak & Bonehill									
11	The Green, 20	PPO	4			4			
594	Lichfield Street, Nurses Cottage	PPF	1				1		
608	Coleshill Road, 5	PPF	1					1	
654	Coleshill Street, 6	PPF	4						4
662	Lichfield Street, 355	PPF	1						1
728	Woodfield Close, Lichfield Street	PPO	5	1				5	
RD	Sutton Road, 153	UC	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									

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
635	St Johns Hill, 48	PPF	2	1			2		
RD	Court Drive, 5	PPF	1	1				1	
RD	Church Road, 7	PPF	1	1					1
RD	Lincoln Croft, 22	PPF	1	1					1
RD	Pinfold Hill, 62	PPF	1	1					1
Whittington									
669	Cloister Walk, 14	PPF	1						1
703	Blacksmith Lane, 9-11	UC	1		1				
Clifton Campville									
713	Main Street, 114-116	UC	1		1				
RD	Coppice Lane, 9	PPF	1				1		
Edingale									
639	Croxall Road, Joes Cottage	PPF	1					1	
Elford									
598	The Square, Drey House	PPF	1				1		
658	Croft Close, 27	PPF	1						1
RD	The Shrubbery, The Woodlands	PPF	1					1	
Hammerwich									
546	Burntwood Road, Appletree Farm	PPF	2					1	
642	Hall Lane, Hammerwich	PPF	1					1	
Haunton									
632	Main Road, St Joseph's Covenant	PPF	2						2
Hill Ridware									
623	Uttoxeter Road, 73	PPF	1					1	
643	Hawkhurst Drive, land between 22 and 24	PPF	1					1	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
Kings Bromley									
444	Manor Walk, land adjacent Tree Tops	PPF	1					1	
480	Manor Walk, Tree Tops	UC	1		1				
714	Manor Park, Manor Croft	UC	3		3				
715	Manor Road, 1, The Old Forge	UC	1		1				
Little Aston									
587	Squirrel Walk, Birch Lodge	PPF	2	1			2		
625	Thornhill Road, 58	PPF	3			3			
681	Woodside Drive, land at	PPF	1					1	
707	Cornerways, land adjacent	UC	1		1				
717	Newick Avenue, rear of 27	UC	1		1				
722	Melbourne House, Roman Lane	UC	1		1				
RD	Park Drive, Gaydon	PPF	1	1				1	
RD	Endswood Drive, Isha Lodge	UC	1	1	1				
RD	Roman Park, 8, Romani	PPF	1	1				1	
RD	Roman Road, Ross Holme	PPF	1	1				1	
RD	Squirrel Walk, 20, Jalna	PPF	1	1					1
RD	Roman Park, 2, Treetops	UC	1	1	1				
Stonnall									
580	Cartersfield Lane, Cartersfield Lane Farm	PPF	1						
Upper Longdon									
604	Sunny Corner, land north of	UC	1		1				
690	Upper Way, land between 81-93	UC	1		1				
Wigginton									
634	Main Road, Hill Top Cottage	PPF	1			1			

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
Rural areas									
313	Tamworth Road, Hollybank	PPF	1					1	
432	Brereton Hill Road, Wishing Well Garage	UC	4		4				
441	Birmingham Road, 176	UC	1		1				
474	Lichfield Road, Edial House Farm, Edial	PPF	3						3
479	Fox Lane, Elmhurst Hall Farm	PPF	3				3		
485	Drayton Lane, Waste Transfer Station, Drayton Bassett	UC	2		2				
486	Cross in Hand Lane, Ashmore Brook, The Granary	UC	1		1				
503	Fisherwick Road, the Dairy Annexe	UC	3		3				
508	Uttoxeter Road, Priory Farm, Blithbury	PPF	4			4			
511	Rough Park Lane, Fawley Farm, Hamstall Ridware	UC	1		1				
514	Horseley Lane, Beaudesert Park Farm	UC	1		1				
529	Main Road, Haunton Manor Farm	PPF	1		1				
531	Hay Lane, lad at Longdon Green	UC	1		1				
532	Plantation Lane, Mile Oak Farm	PPF	1				1		
539	Hadley Gate Lane, Hadley Gate Farm	PPF	1				1		
541	Springhill Farm, Walsall Road, Mickley Corner	UC	2		2				
550	Moor Lane, Fotherley Farm	UC	2			2			
557	Lichfield Road, Wharf Farm, Riley Hill	PPF	1				1		
564	Fisherwick Road, Holly Cottage	UC	1		1				
569	Little Hay Lane, land south of	PPF	1			1			
573	Lyn Lane, Dairy Farmhouse	UC	1		1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
575	Newlands Lane, Wayside, Stockwell Heath	PPF	1			1			
576	Fisherwick Road, Fisherwick Park Farm	PPF	2			2			
577	Mill Lane, Glebefields	PPF	1				1		
578	Rugeley Road, Spode Cottage	PPF	1				1		
579	Shaw Lane, Spinney Nurseries	PPF	2				2		
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		
592	Blithbury Road, Colton Mill Farm, Colton (2)	PPF	1				1		
593	Moor Lane, Lake Cottage, Stockwell Heath	PPF	1				1		
595	Grange Lane, 1, The White House	PPF	1				1		
596	Hay Lane, Boomfield Barn	UC	1			1			
611	Bangley Lane, The Hovel, Hints	PPF	1					1	
612	Portway Lane, Portway Farm	PPF	1					1	
613	Newlands Lane, Sherracop, Stockwell Heath	PPF	2					2	
614	Stafford Road, Lynncroft Villa	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	PPF	1					1	
631	Kings Bromley Lane, Clebe Farm	PPF	1					1	
633	Ashcroft Lane, Grange Farm, Wall	PPF	1					1	
641	Boat Lane, Little Oaks Farm, Muckley Corner	PPF	3					3	
645	Manor Lane, Manor Farmhouse	PPF	4	1				4	
646	Manor Lane, Threshing Barn	PPF	1					1	
649	Cowhill Lane, Lavendar House	PPF	1					1	
650	Lichfield Road, 395, Edial Farm Cottage	PPF	1					1	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
653	Godwins Lane, Blithbury Farm (2)	PPF	1					1	
654	Tamworth Road, New buildings farm	PPF	2				2		
658	Lysways Lane, Hanch Farm (2)	PPF	1					1	
663	Pipe Lane, Pipe Lane Farm	PPF	2						2
666	Main Road, Fish Pits Barn	PPF	1						1
672	Hill Top, Hill Top Farm	PPF	1						1
676	Birmingham Road, land adjacent 26, Derry Farm	PPF	1						1
677	Pipe Lane, Hall Farm	PPF	1						1
702	Stoneywell Lane, Benbrook Farm	UC	1		1				
705	Church Hill, Cherry Orchard Farm	UC	1		1				
708	Fisherwick Road, The Woodshed, Tamhorn Park Farm	UC	1		1				
709	Fox Lane, Elmhurst Village Hall	UC	1		1				
710	Wood End Lane, barn at Wood End Farm	UC	1		1				
711	Hollow Lane, Bank Top View	UC	1		1				
712	Lynn Lane, Former sewage treatment works	UC	1		1				
717	Tamworth Road, Ingley Hill Farm barns	UC	1		1				
718	Newlands Lane, barn at Lower Newlands Farm	UC	1		1				
719	Packington Lane, barn at	UC	1		1				
720	Pipe Lane, Pipe Farm	UC	1		1				
723	School Lane, Home Farm, Hints	UC	2		2				
724	School Lane, The Villa, Hints	UC	1		1				
731	Cross in Hand Lane, Ashmore Brook (2)	PPF	1					1	
732	Dark Lanem Dark Lane Farm	PPF	1					1	
734	Lysways Lane, Hanch Farm	PPF	1						1

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	Five year supply				
					20/21	21/22	22/23	23/24	24/25
RD	Blithbury Road, Longacre Farm	UC	1	0	1				
RD	Lower Lane, Orchard Cottage	PPF	1	1				1	
RD	Gramge Lane, Swallow Farm, Elmhurst	UC	1	0	1				
RD	Bellamour Way, Cedar Cottage	UC	1	0		1			
RD	Padbury Lane, Padbury Lane Farm	PPF	1	1					1
RD	High Street, Timbers, London	UC	1	0	1				
RD	Cowhill Lane, Blackheath Farm	PPF	1	1		1			
RD	Footherley Lane, Footherley Cottages	UC	4	0	4				
RD	Flats Lane, 22, Weeford	PPF	1	1			1		
RD	School Lane, Hints Croft	PPF	1	1					1
RD	Mill Lane, 3	UC	1	0	1				
RD	Ashby Road, Brookside	PPF	1	1				1	
RD	Chester Road, 19	PPF	1	1				1	
RD	Tamworth Road, Common Barn Farm	UC	1	0				1	
RD	Lichfield Road, Rosa Mundi	UC	1	0					1
RD	Birmingham Road, Sabaar Lodge	PPF	1	1					1
RD	Tewnalls Lane, Sunnyside	PPF	1	1					1
RD	Pool Road, Highfields Farm House	UC	1	0			1		

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

SHLA A ID	LPA ID	Site Name	Statu s	Site capacity (remaining)	Demolitions / conversion away (remaining)	Five year supply				
						20/21	21/22	22/23	23/24	24/25
Lichfield City										
15	L5	Land off Limburg Avenue and Sainte Foy Avenue & Land at The Whytmore	UC	20		20				
67 & 68			UC	105		30	50	25		
37	L6	St Chads House, Cross Keys	PPF	12						12
141	L7	Former Day Nursery, Scotch Orchard	PPF	27		25	2			
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
46	L19	Angel Croft Hotel, Beacon Street	UC	7		7				
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	PPF	70				25	45	
323	L31	Land at Davidson Road	PPF	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	UC	6		6				
335	-	Rotten Row & Aidens Court	UC	29	16		25	4		
329	-	Station Road, Bridge House	PPF	14					14	
363	-	Claypit Lane, land at Dean Slade Farm	PPF	7						7
Burntwood										
116	B2	Queen Street, 82-84 (former Acorn Garage)	UC	14		14				

SHLA A ID	LPA ID	Site Name	Statu s	Site capacity (remaining)	Demolitions / conversion away (remaining)	Five year supply				
						20/21	21/22	22/23	23/24	24/25
91	B4	Land at Mount Road/New Road	PPF	95			28	46	21	
174	B7	Land south of Cannock Road	UC	18		18				
316	B10	Land off Milestone Way	UC	150		25	50	50	25	
158	B13	Bridge Cross Garage	PPO	14						14
242	-	High Street, land rear 161-167	PPF	6						6
East of Rugeley										
292	R1	Former Rugeley Power Station		800					75	150
North of Tamworth										
80	NT1	Land at Arkall Farm	PPO	1000 (400 deliverable within five year supply)				100	150	150
Fradley										
104	F1	Bridge Farm, Fradley	UC	63		23	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	27
364	-	Lichfield Street, Methodist Church	PPF	5						5
Armitage with Handsacre										
69	AH1	Land at Spode Avenue, adjacent Hayes Meadow Primary School	UC	200		25	50	50	50	25
Alrewas										
22	A2	Land north of Dark Lane	UC	121		25	50	46		
18	-	Anson Road, land at	UC	43			25	18		
Whittington										
6	W2	Main Street, Whittington Youth Centre	PPF	8			8			

SHLAA ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions / conversion away (remaining)	Five year supply				
						20/21	21/22	22/23	23/24	24/25
Other rural settlements/areas										
64	H1	Fish Pits Farm, Harlaston	UC	15		15				
42	OR1	Tamworth Road, Packington Hall	UC	28					28	
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	
334	-	Drayton Lane, Cranebrook	PPF	5				5		
361	-	Lynn Lane, Lynn Lane Farm	PPF	6						6
362	-	Lea Lane, Lea Hall Farmhouse	PPF	5						5

Table B.2: Strategic Development Allocations (SDA)

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply					
					20/21	21/22	22/23	23/24	24/25	
Lichfield City										
85	South Lichfield SDA (St Johns) – Phase 1	PPF	169		10	50	50	50	9	
	South Lichfield SDA (St Johns) – remaining phases	PPO	281						41	
94	East of Lichfield (Streethay) – Phase 2	UC	34		34					
	East of Lichfield (Streethay) – Phase 3	UC	164		75	75	14			
97	South of Lichfield Dean Slade Farm SDA	PPF	475			75	150	150	100	
26	South of Lichfield Cricket Lane SDA	SDA	450 (100 deliverable)					50	50	

SHLAA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away	Five year supply				
					20/21	21/22	22/23	23/24	24/25
			within five year supply)						
Fradley									
			534 (508 deliverable within five year supply)						
	Fradley Airfield - Outline	PPO							
	Fradley Airfield – Phase 1	UC	2		2				
252	Fradley Airfield – Phase 2	UC	339		73	75	75	75	41
28	Land at Hay End Lane	PPF	250		25	75	75	50	25
140	Land east of Gorse Lane, Fradley (Fradley Strategic Development Allocation)	PPO	300 (50 deliverable within five year supply)						50

Appendix C: Deliverable site evidence

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

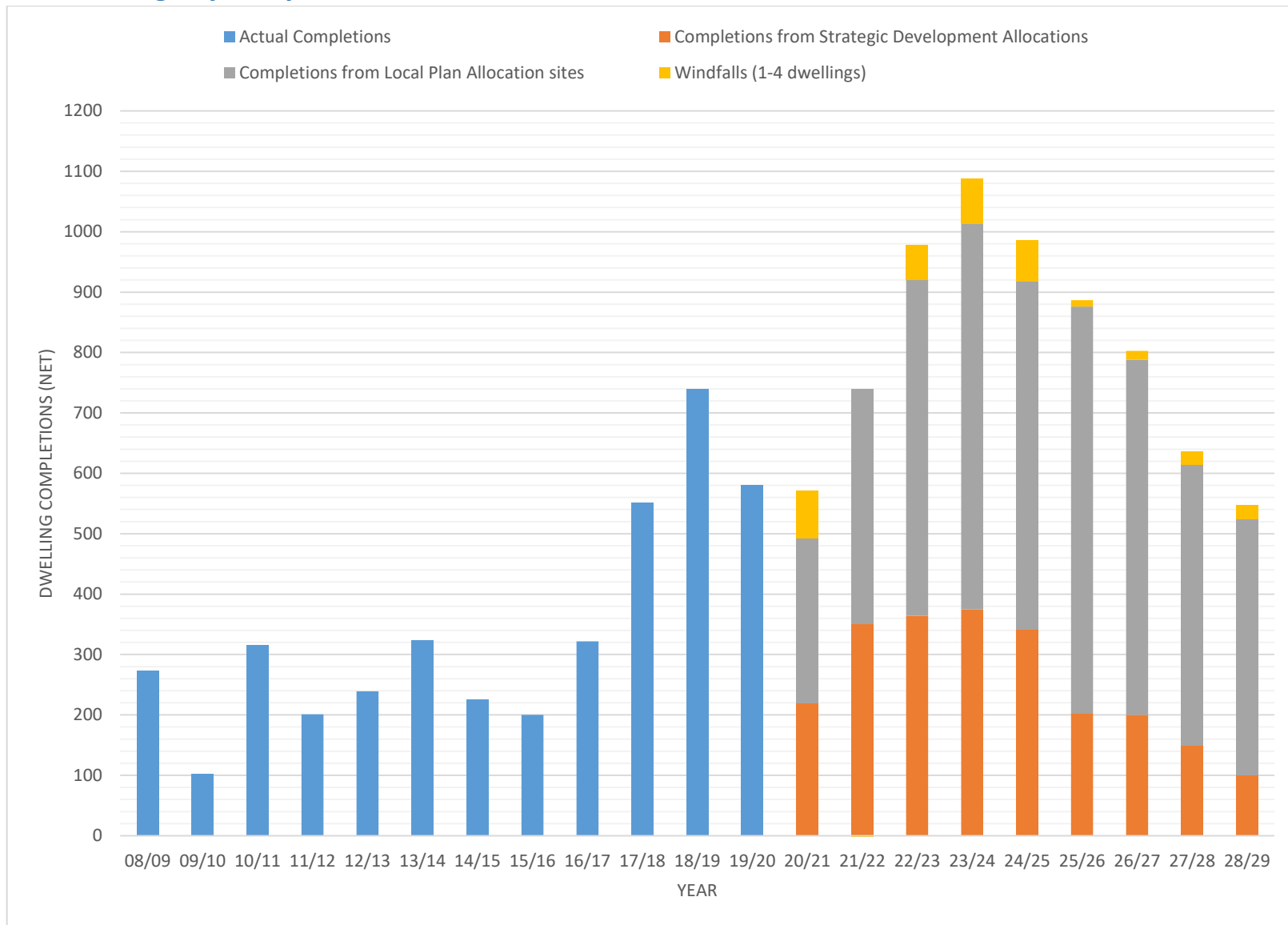
SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence										
29	Land at The Shrubbery, Elford	17/013379/OUTM 19/00662/REMM	25	<ul style="list-style-type: none"> Outline planning consent granted 12/03/2018. Discharge of conditions applications approved. Statement of common ground signed with housebuilder confirms intention to develop 25 dwellings on site within five years as follows: <table border="1" data-bbox="1211 735 1579 810"> <thead> <tr> <th>21/22</th> <th>22/23</th> </tr> </thead> <tbody> <tr> <td>12</td> <td>13</td> </tr> </tbody> </table> Reserved matters application for 25 dwellings submitted 10/05/2019. Application approved after the base date of this five year supply paper (on 06/04/2020). 	21/22	22/23	12	13						
21/22	22/23													
12	13													
85	Land south of Shortbutts Lane, Lichfield (South of Lichfield Strategic Development Allocations)	12/00182/OUTMEI 19/00478/REMM	450	<ul style="list-style-type: none"> Outline planning consent granted 10/09/2018. Reserved matters application for first phase of development approved 16/10/2019. Note agreed with housebuilder confirms intention to develop 210 dwellings on site within five years as follows: <table border="1" data-bbox="1211 1217 2130 1291"> <thead> <tr> <th>20/21</th> <th>21/22</th> <th>22/23</th> <th>23/24</th> <th>24/25</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>50</td> <td>50</td> <td>50</td> <td>50</td> </tr> </tbody> </table> 	20/21	21/22	22/23	23/24	24/25	10	50	50	50	50
20/21	21/22	22/23	23/24	24/25										
10	50	50	50	50										

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence								
249	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 approved 08/08/2019. Note provided by Agent on behalf of IM Land setting out anticipated delivery of site. Confirms the following trajectory: <table border="1" data-bbox="1211 699 1946 772"> <thead> <tr> <th>21/22</th> <th>22/23</th> <th>23/24</th> <th>24/25</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>150</td> <td>150</td> <td>150</td> </tr> </tbody> </table> 	21/22	22/23	23/24	24/25	50	150	150	150
21/22	22/23	23/24	24/25									
50	150	150	150									
80	Arkall Farm, Ashby Road, Tamworth	14/00516/OUTMEI 19/00777/REMM 20/00338/REMM 20/00908/REMM	1000	<ul style="list-style-type: none"> Outline planning consent granted 07/06/2018 (Secretary of state Decision). Applications to discharge a number of conditions determined. Reserved matters applications for first two phases of development submitted 02/03/2020 and 10/07/2020 (total of 302 dwellings). Applications yet to be determined. Reserved matters application for provision of access, road, cycleway, and drainage infrastructure for phases 1 and 2, and open space for phase 1 approved 03/03/2020. Reserved matters application for provision of open space for phase 2 in the central area of the site including details of access, appearance, scale, layout and landscaping submitted 16/06/2020 but yet to be determined. 								
140	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. 								

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 in 2019 confirms intention to develop 50 dwellings on site within five years as follows: <table border="1" data-bbox="1211 403 1581 480"> <thead> <tr> <th>22/23</th> <th>23/24</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>100</td> </tr> </tbody> </table> 	22/23	23/24	50	100
22/23	23/24							
50	100							
26	South of Lichfield Cricket Lane Strategic Development Allocation	18/01217/OUTFLM 19/01076/FULM	520	<ul style="list-style-type: none"> Hybrid planning application submitted 10/07/2018. Outline element of application is for 520 dwellings – yet to be determined. Full planning application for access to site (Installation of new three-armed signal controlled junction and associated access to land off London Road with associated landscaping, drainage and other infrastructure) approved 27/01/2020. Note agreed with housebuilder confirms intention to develop 100 dwellings on site within five years as follows: <table border="1" data-bbox="1211 882 1581 959"> <thead> <tr> <th>23/24</th> <th>24/25</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>50</td> </tr> </tbody> </table> 	23/24	24/25	50	50
23/24	24/25							
50	50							
292	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 (2019-2024). Given status of application at base date of this document a cautious approach to the delivery of site assumes 225 dwellings within five years. With 800 dwellings to be delivered within plan period (as confirmed by the 				

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
				<p>statement of common ground) based upon the assumption rates within the SHLAA then 75 dwellings anticipated within the five year supply.</p> <ul style="list-style-type: none"> • Outline planning application for site 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 (2008-2020)

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 2020 and 2030 the number of households within the district is expected to increase by 2,441 dwellings from 44,093 to 46,534.

This equates to an average of 244 dwellings per year (2,441 ÷ 10 = 244.1) 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 19 March 2020 have been used. For Lichfield District the most recently published figure is 9.05.

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

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

$$\text{Adjustment factor} = \left(\frac{9.05 - 4}{4} \right) \times 0.25 + 1 = 1.315625$$

$$244 \times 1.315625 = 321.0125$$

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 321 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. 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 more than five years ago (in February 2015) then the local housing need figure is capped at 40% above whichever is the higher of:

- a) the projected household growth for the area over the 10 year period identified in step 1; or
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

The local housing need figure established through the standard approach (step 2) is not 40% above the level of household growth (calculated by step 1) OR above the average annual housing requirement of 478 dwellings from the current local plan. Therefore neither provision applies to Lichfield District. Consequently the local housing need (LHN) is 321 dwellings per annum.

As a result the local housing need, or LHN, for the district is a yearly rate of 321 dwellings.

Appendix G: Five year supply calculation based on adopted housing requirement

Five Year Supply based on adopted housing requirement

From 15 February 2020 the adopted Local Plan Strategy became in excess of five years old. As set out at paragraph 73 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. As noted at paragraph 3.8 of this paper, and for completeness, the following sets out the five year supply calculation using the adopted local plan housing requirement. This is provided for illustrative purposes only.

Figure G.1: Annual requirement calculation

Figure G.1 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 appeal decisions. When a 5% buffer is applied, as is required by the NPPF this means an annual requirement of 696 dwellings is to be used within the five year supply calculation.

Calculating the five year requirement	
Annual requirement = 478 dwellings per annum	
Five year requirement (478 x 5) = 2,390	
2008-2020 requirement (478 x 12) = 5,736	
2008-2020 Net completions = 4,076	
2008-2019 Shortfall (5,736 – 4,076) = 1,660	
<u>Applying a 'Liverpool approach':</u>	
Shortfall ÷ remaining years of plan period (2020-2029) = 1,660 ÷ 9 = 184.4	
Annual requirement + shortfall (478 + 185) = 663	
Five year requirement with 5% buffer ((663 x 5) + 166) = 3,481	
Annual requirement with 5% buffer (3,481 ÷ 5) = 696	

Figure G.2: Summary of supply of sites included within 5 year calculation (Appendix B)

Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	297

B	Committed supply (5+ dwellings) <i>(including allocations)</i>	2,434
C	Strategic Development Allocations (SDAs)	1,624
D	Windfall allowance (55 dwellings per annum)	165
D1	Gross deliverable capacity (A+B+C+D)	4,520
E	Non implementation rate (5%) taken off committed supply, windfalls <i>(including allocations)</i>	145
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 – (E+F))	4,335

Figure G.3: Lichfield District five year housing land supply calculation at 1st April 2020 based on adopted local plan

Lichfield District five year supply

The five year supply position if based on the adopted local plan for Lichfield District at 1st April 2020 is as follows:

Net deliverable capacity in five year period ÷ annual requirement + 5% buffer = $4,335 \div 696 = 6.2$

Lichfield District five year supply at 1st April 2020 = 6.2 years

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