

Five Year Housing Land Supply 2021
Lichfield District Council

August 2021

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1. Introduction

- 1.1 This document provides the latest five year housing land supply position for Lichfield District (at 1st April 2021). The Five Year Housing Land Supply 2021 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.
- 1.2 The [National Planning Policy Framework](#) (NPPF) was revised in 2021. Paragraph 74 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 housing requirements set out in adopted strategic policies.
- 1.3 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).
- 1.4 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 2021 - March 2026. This assessment sets out the current supply positions in Lichfield district at 1st April 2021.

2. Methodology

National guidance: deliverability, availability, achievability

3.1 The [National Planning Policy Framework](#) (NPPF) (Paragraph 74) 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:

- 5% to ensure choice and competition in the market for land; or
- 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
- 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 75 of the 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:

- *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).*
- *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 [Planning Practice Guidance](#) (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 PTTS 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 planning authorities to demonstrate five years housing supply of deliverable sites with an additional buffer. 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 and traveller site requirement

3.8 Paragraph 74 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 Planning Practice Guidance. The LHN for the District is 303 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 2.4 to 2.5 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; and
- 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 local plan (including ‘made’ or advanced neighbourhood plans where conclusions have been made by the independent examiner with regard 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 five 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 2021 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 2021](#).

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 74 (inclusive of footnote) of the NPPF and paragraph 2.1 of this statement. The NPPF makes clear through footnote 41 that under delivery will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement
- 3.20 The government publish the [Housing Delivery Test results](#) with the most recent results being published in January 2021. The results demonstrate that Lichfield District passes the test with a result of 182%. As such there is not a record of under delivery and a 5% buffer should be added.
- 3.21 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

- 3.22 The NPPF and Planning Practice Guidance 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 71). 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 2021 methodology, this details that a higher windfall allowance could be justified however, a cautious approach is taken. Additional windfall evidence was produced through the Urban Capacity Assessment 2016 which supports the windfall allowance of 55 dwellings per annum.

Non-implementation rate

3.23 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 (2001-2021)

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%
2020-2021	56	4292	1.3%

3.24 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 historic appeal decisions have considered the non-implementation rate for Lichfield district and concluded that 5% is an appropriate figure to be used

3. 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 two](#) of this document.

Figure 2: Annual requirement calculation

Calculation the five year requirement
Local Housing Need (LHN) annual requirement = 303 dwellings per annum
Five year requirement (303 x 5) = 1,515
Five year requirement with 5% buffer ((303 x 5) + 76) = 1,591
Annual requirement with 5% buffer (1,591 ÷ 5) = 318

- 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 ration, 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 five year calculation (see [Appendix B](#))

Row	Source of dwellings	Total yield
A	Committed supply (1-4 dwellings)	244
B	Committed supply (5+ dwellings) (<i>including allocations</i>)	2507
C	Strategic Development Allocations (SDAs)	1541
D	Windfall allowance (55 dwellings per annum)	165
D1	Gross deliverable capacity (A+B+C+D)	4457
E	Non implementation rate (5%) taken off committed supply, windfalls (<i>including allocations</i>)	146
F	Demolitions/conversions away from residential to be removed from supply	40
G	Net deliverable capacity in five year period (D1 – (E+F))	4271

- 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 2021). 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 1 April 2021 is as follows:

Figure 4: Lichfield District five year housing land supply calculation (at 1 April 2021)

Lichfield District five year supply
The five year supply position for Lichfield district at the 1 April 2021 is as follows:
Net deliverable capacity in five year period ÷ annual requirement + 5% buffer = 4,271 ÷ 318 = 13.4
Lichfield District five year supply at 1 April 2021 = 13.4 years

- 4.5 The calculation demonstrates that there is a five year supply of housing land in the district at 1 April 2021 compared to the target set by local housing need. All the data for sites contained within the five year supply can be found at [Appendix B](#).
- 4.6 Figure 5 (below) provides the trajectory of completions and 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 (below).
- 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 previous completions (2008-2021)

Year	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
Past Completions (Gross)	277	107	329	208	252	329	231	204	394	577	766	625	556
Annual Demolitions & Conversions Away	4	5	13	7	13	5	5	4	72	25	26	44	8
TOTAL NET DWELLINGS	273	102	316	201	239	324	226	200	322	552	740	581	548
TOTAL CUMULATIVE NET DWELLINGS	273	375	691	892	1,131	1,455	1,681	1,881	2,203	2,755	3,495	4,076	4,624
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

Figure 5: Five year housing supply trajectory (2021-2026)

Year	21/22	22/23	23/24	24/25	25/26
Committed supply (below 5 dwellings)	70	27	43	45	58
Committed supply (5+ dwellings) (including proposed allocations)	509	422	464	535	577
Strategic Development Allocations (SDAs)	275	298	300	332	336
Windfalls Allowance	0	0	55	55	55
Annual Gross Completions	854	747	863	967	1026
Non-implementation rate (5%)¹	29	22	28	32	35
Annual Demolitions & Conversions Away	8	8	8	8	8
TOTAL NET DWELLINGS	817	717	827	927	984
TOTAL CUMULATIVE NET DWELLINGS	5,441	6,158	6,984	7,912	8,895
TOTAL CUMULATIVE REQUIREMENT	6,692	7,170	7,648	8,126	8,604

¹ Non-implementation rate taken off committed supply and windfalls and allocations.

4. The five year supply of gypsy and traveller sites

- 4.1 The most recent national guidance is contained within the [Planning Policy for Traveller Sites \(PPTS\)](#). 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.
- 4.2 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.
- 4.3 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 the district to 2029 as set out within the [Gypsy and Traveller Accommodation Assessment \(GTAA\) 2007](#) and the [2012 GTAA update](#).
- 4.4 In support of its emerging local plan the Council has prepared a new [Gypsy and Traveller Accommodation Assessment](#) (2019). This assessment will provide the evidence base for the emerging local plan and establishes a need of 7 residential pitches across the emerging plan period to 2040. For the purposes of this calculation the requirement within the adopted local plan has been used
- 4.5 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 $(19 \div 21) = 0.9$

Five year requirement $(0.9 \times 5) = 4.5$

2008-2021 requirement $(0.9 \times 13) = 11.7$

2008-2021 net pitches delivered ([Appendix E](#)) = 8

2008-2021 shortfall $(11.7 - 8) = 3.7$

Calculating the five year requirement

Applying a 'Liverpool approach':

Shortfall ÷ remaining years of plan period (2021-2029) = $3.7 \div 8 = 0.46$

Annual requirement + annual shortfall (0.9 + 0.46) = 1.36

Five year requirement (5 x 1.36) = 6.8

- 4.6 Figure 6 demonstrates that the five year requirement for Gypsy & Traveller plots is 6.8 pitches.

Figure 7: Summary of gypsy and traveller pitches ([Appendix E](#))

Row	Source of dwellings	Total pitches
A	Committed supply of pitches at 1 April 2021	4
B	Net supply of pitches in five year period (A)	4

- 4.7 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 2016 to support the local plan allocations 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 local plan allocations document. For the purposes of this calculation the proposed allocation is considered as part of the supply of gypsy & traveller pitches.
- 4.8 The five year supply position for gypsy & traveller pitches in the district at 1 April 2021 is as follows:

Figure 8: Lichfield District five year gypsy and traveller supply calculation (At April 2021)

Lichfield District five year gypsy and traveller supply

The five year supply position for Lichfield district at 1 April 2021 is as follows:

Net supply of pitches in five year period ÷ annual requirement = $4 \div 1.36$

Lichfield district five year gypsy & traveller supply at 1 April 2021 = 2.9 years

Appendix A: Record of lapsed planning permissions

Key – XX/XXXXXX (X) - Planning application reference number (number of homes)

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	19/20	20/21
Applications lapsed (and total yield)	96/00188	97/00	97/00	01/00	99/00	03/01	04/01	05/00	06/00	05/00	08/00	10/00	10/00	11/00	09/01	13/008	13/00	14/00	16/00	17/01
	(1)	483	334	266	702	446	271	348	011 (1)	226	083 (1)	455 (1)	659	566 (1)	145	37 (1)	669 (7)	056	298	774
	98/00180	(4)	(2)	(1)	(1)	(1)	(1)	(1)	04/00	(40)	08/00	05/00	(1)	11/00	(2)	13/009	14/00	(2)	(1)	(1)
	(1)	91/00	98/00	99/00	00/00	01/01	02/00	03/00	610 (2)	07/00	334 (2)	960	09/00	749 (1)	13/00	31 (1)	849	15/00	16/00	17/01
	96/00200	553	135	143	264	163	178	768	06/00	349 (1)	08/00	(10)	638	11/00	039	13/009	(12)	924	303	121
	(1)	(1)	(1)	(1)	(4)	(1)	(1)	(1)	648 (1)	07/00	444 (1)	09/00	(1)	865 (4)	(1)	31 (1)	14/00	(1)	(1)	(1)
	97/00728	97/00	00/00	99/00	00/00	01/00	02/01	04/01	05/00	467 (1)	08/00	426 (1)	11/00	11/00	12/00	13/008	740 (1)	15/01	16/01	17/00
	(1)	003	517	859	343	363	370	313	939 (4)	05/01	497 (3)	09/00	023	084	869	89 (1)	14/01	305	334	142
	98/00318	(3)	(1)	(1)	(1)	(1)	(1)	(1)	06/00	18 (1)	08/00	574 (1)	(3)	(48)	(2)	10/015	256 (1)	(1)	(1)	(1)
	(2)	97/00	98/00	99/00	00/00	01/00	03/01	03/00	448 (1)	07/01	545 (1)	08/00	10/01		12/01	09 (1)	13/01	14/01	17/00	17/00
	96/00337	681	481	776	598	957	146	663	05/00	043 (1)	08/00	164	546		277	13/005	286 (1)	060	020	097
	(1)	(1)	(2)	(1)	(2)	(2)	(1)	(1)	547 (1)	07/01	551 (1)	(13)	(1)	(1)	04 (1)	14/00	(1)	(1)	(1)	(6)
	97/00880	97/00	00/00	98/00	00/00			02/01	03/01	06/00	137 (2)	08/00	09/01	10/01	12/00	13/007	056 (2)	13/00	16/00	17/00
	(1)	786	693	849	401			017	256	872 (2)	07/00	785 (1)	074 (1)	546	612	48 (1)	14/01	504	462	675
	96/00191	(1)	(1)	(1)	(1)			(1)	(1)	06/00	397 (4)	08/00	09/01	(1)	(1)	13/011	060 (1)	(1)	(1)	(6)
	(1)	97/00		99/00	00/00			04/00	05/01	476 (2)	05/00	517	075 (1)	10/00	11/01	80 (1)	14/00	13/00	16/00	17/01
	98/00012	487		808	763			895	273	04/01	224 (9)	(12)	09/00	053	363	13/010	218	669	200	226
	(1)	(1)		(1)	(2)			(1)	(1)	113 (1)	07/01	08/00		(1)	(2)	52 (1)	(26)	(7)	(1)	(4)
	98/01045	97/01		02/00	00/00			02/00	04/01	06/00	142 (3)	800 (1)		10/01	12/00	13/009	13/01	15/00	16/00	17/01
	(1)	106		030	875			030	315	304 (1)	06/00	08/00		054	700	39 (2)	266 (1)	374	888	373
	99/00058	(1)		(2)	(1)			(1)	(1)	06/00	667 (1)	676 (1)		(1)	(2)	13/007	13/00	(1)	(1)	(1)
	(1)	98/00			00/00			02/00	03/00	627 (1)	04/00	08/01		09/00	12/00	81 (2)	835 (1)	15/01	15/01	16/00
		261			334			244	949	06/00	406	217 (1)		772	995	12/001	14/00	349	365	168
		(2)			(1)			(1)	(1)	103 (1)	(80)	08/00		(4)	(4)	70 (1)	150 (1)	(1)	(92)	(27)
		97/01			01/00			02/00	05/01	04/01	00/00	1148		10/01	12/00	13/009	14/00	15/00	16/00	17/01
		140			422			669	155	324 (1)	778	(1)		506	293	41 (1)	580 (1)	367	167	101
		(1)			(2)			(6)	(1)	02/01	(75)	08/00		(1)	(4)	10/008		(14)	(25)	(1)
		97/01							05/00	405 (1)		832			12/00	69 (1)		13/01	16/01	16/00
	138							881	07/00		(12)			492	13/010		052	019	927	
	(1)							(2)	379		08/00			(1)	94 (2)		(1)	(2)	(2)	
	98/00								03/01		(13)			10/00	12/010		15/01	16/00	17/01	
	062							449	06/00					700	67		051	584	281	
	(1)							(1)	255 (1)		110 (1)			(1)	(100)		(1)	(1)	(3)	
	98/01							05/00	04/00					12/00	12/006		14/01		17/00	
	062							888	315 (1)					752	42 (1)		099		265	
	(1)							(1)	06/00					12/00	13/004		(6)		(1)	
									665 (1)					567	82 (1)		14/01			
														(1)			13 (3)			

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	19/20	20/21
								05/00 435 (1) 05/01 245 (1) 05/00 224 (9)	06/00 962 (2) 06/00 856 (1) 06/01 023 (1) 06/01 024 (1) 06/00 592 (1)						10/00 869 (1) 12/00 642 (1)	13/011 85 (1) 13/013 73 (1) 12/005 94 (7) 12/000 44 (15)		14/01 068 (1) 13/00 781 (2) 14/00 225 (1) 15/00 080 (1) 14/00 725 (1) 15/01 211 (1) 15/00 076 (1)		17/00 201 (1) 17/00 914 (1)
Total Yield Lapsed	12	18	7	11	15	5	14	28	42	218	42	29	13	54	28	143	55	38	129	56
Total Commitments	1111	1002	1704	2588	2251	2235	1908	1885	1839	1476	1191	1794	2,506	3314	3549	4724	4235	6008	5473	4292
% Lapsed	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%	2.8%	1.3%

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 –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 B1: Committed supply (1-4 dwellings)

Lichfield City

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
303	Burton Road, 25	PPF	2				2		
288	Lombard Street, 10	PPF	2					2	
481	Tamworth Street, 19a	UC	1		1				
533	Market Street, 18	PPF	2			2			
566	Beacon Street, 67-79	UC	3		3				
602	Gaiafields Road, 22	UC	2		2				
603	Anglesey Road, land adjacent 1	UC	1		1				
619	Beacon Street, 16	PPF	1				1		
628	Christchurch Lane, land rear of Easter Hill	UC	1		1				
629	Dimbles Lane, 17	PPF				1			
637	Station Road, Mr Tyre	PPF	2			1			
661	Netherstowe Lane, Netherstowe House	PPF	2					2	

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
671	Trent Valley Road, 103	PPF	3	1				3	
680	Chester Close, Yew Tree Lodge	PPF	1					1	
750	Ash Tree Lane, Railway Cottage	PPO	2						2
RD	Borrowcop Lane, 44	UC	1		1				
RD	Burton Road, Anchor side Bungalows	PPF	3	3			3		
RD	Borrowcop Lane, 47	PPF	1	1				1	
RD	Tamworth Road, The Cottage	PPF	1	1				1	
					9	4	6	10	2

Burntwood

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
451	Farewell Lane, land adjacent 24	UC	2		2				
558	Church Road, 62	PPF	1				1		
586	Springhill Road, 88	UC	2			2			
622	Bridge Cross Road, 124	PPF	1				1		
651	Oak Lane, 93	UC	1		1				
660	Holly Grove Lane, 18	PPF	1					1	
664	High Street, 90	PPF	1					1	
674	North Street, 22, Boney Hay Working Mens Club	PPF	3					3	
678	Leam Drive, 25	PPF	1					1	
678	Leam Drive, 25 (2)	PPF	2				2		
679	Grange Avenue, 2	PPF	1					1	
729	New Road, A&J Business Park	PPF	2				2		

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
730	Bramble Lane, land off	PPF	1				1		
733	High Street, land adjacent 14a	PPF	1				1		
758	High Street, 11, The Gourmet	PPF	1						1
772	High Street, 43	UC	1		1				
RD	Thorpe Street, 45	PPF	1	1			1		
RD	Rugeley Road, Coney Lodge Farmhouse	PPF	1	1				1	
RD	Rugeley Road, 223	PPF	1	1					1
RD	Bridge Cross Road, 28	PPF	1	1					1
RD	Norton Lane, 117	PPF	1	1					1
					4	2	9	8	4

North of Tamworth

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
772	Arkall Farm, Ayrshire Barn	PPO	1						1

Alrewas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
630	Mill End Lane, Alderhay	PPF	1				1		
640	Fox Lane, 15	UC	3		3				
667	Oakfield Road, 8	PPF	2						2
745	Fox Lane, 41	UC	1		1				

Armitage with Handsacre

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
644	New Road, 34	PPF	5	4	5				
597, 699, 700	Hood Lane, 1	UC	1		1				
655	Tuppenhurst Lane, 77	PPF	1					1	
674	St Barbaras Road, 6	PPF	2					2	
754	Rugeley Road, Ravensdene	PPF	1						1

Fazeley, Mile Oak & Bonehill

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
11	The Green, 20	PPO	4						4
654	Coleshill Street, 6	PPF	4					4	
662	Lichfield Street, 355	PPF	1					1	
728	Woodfield Close, Lichfield Street	PPO	5	1					5

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
365	Forrester Close, Pumping Station	UC	1		1				
616	Church Farm, Church Lane	PPF	1			1			
636	Dunmore Hay Lane, The Cottage	PPF	4			4			
638	Church Lane, 26, Elford Cottage	PPF						1	

Shenstone

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
635	St Johns Hill, 48	UC	2			2			
765	St Johns Hill, Shenstone Moss	PPF	1						1
RD	Court Drive, 5	UC	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	

Other rural villages and areas – Clifton Campville

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
713	Main Street, 114-116	UC	1		1				
RD	Coppice Lane, 9	PPF	1			1			

Other rural villages and areas – Edingale

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
749	Main Road, outbuilding at Black Horse Inn	PPF	1						1
760	Main Street, Rock Bank House	PPF	1						1

Other rural villages and areas – Elford

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
658	Crodt Close, 27	PPF	1					1	
RD	The Shrubbery, The Woodlands	UC	1		1				

Other rural villages and areas – Hammerwich

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
546	Burntwood Road, Appletree Farm	UC	1		1				
642	Hall Lane, land at	PPF	1				1		

Other rural villages and areas – Hamstall Ridware

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
768	Blythe View, 8, Lichfield Road	PPF	1						1

Other rural villages and areas – Haunton

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
632	Main Road, St Joseph's Convent	UC	2		2				1

Other rural villages and areas – Hopwas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
673	Lichfield Road, Waterside bungalow	PPF	1					1	
751	Nursery Lane, 17	PPF	1						1
RD	Lichfield Road, Spion Kop	PPF	1	1					1

Other rural villages and areas – Hill Ridware

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
643	Hawkhurst Drive, land between	PPF	1				1		

Other rural villages and areas – Kings Bromley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
444	Manor Walk, Tree Tops	UC	1		1				
480	Manor Walk, land adjacent Tree Tops	UC	1		1				

Other rural villages and areas – Little Aston

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
681	Woodside Drive, land at	UC	1		1				
766	Woodside Drive, land adjacent to Bumble End	PPF	1						1
767	Squirrel Walk, Birch Lodge	PPF	1						1
RD	Hardwick Road, 37	PPF	1	1			1		
RD	Roman Park, 8, Romani	PPF	1	1			1		
RD	Roman Park, Ross Holme	PPF	1	1			1		
RD	Squirrel Walk, 20, Jalna	PPF	1	1				1	

Other rural villages and areas – Upper Longdon

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
RD	Upper Way, 43	PPF	1						1

Other rural villages and areas – Wigginton

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
634	Main Road, Hill Top Cottage	UC	1		1				

Other rural villages and areas – rural areas

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
313	Tamworth Road, Hollybank	UC	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	PPF	3					3	
479	Fox Lane, Elmhurst Hall Farm	PPF	3			3			
486	Cross in Hand Lane, Ashmore Brook, The Granary	PPF	1			1			
503	Fisherwick Road, The Diary Annexe	UC	3		3				
508	Uttoxeter Road, Priory Farm	PPF	4		4				
514	Horse Lane, Beadesert Park Farm	UC	1		1				
539	Hadley Gate Lane, Hadley Gate Farm	PPF	1			1			
541	Springhill Farm, Walsall Road, Muckley Corner	UC	2		2				
549	Moor Lane, Hamley House Farm (2)	PPF	2						2
555	Moor Lane, Hamley House Farm	PPF	2			2			2
573	Lynn Lane, Dairy Farmhouse	UC	1		1				
576	Fisherwick Road, Fisherwick Park Farm	PPF	2			2			
579	Shaw Lane, Spinney Nurseries, Hanch	UC	2		2				
611	Bangley Lane, The Hovel	PPF	1				1		
613	Newlands Laner, Sherracop, Strockwell Heath	UC	2		2				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
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 off	PPF	1				1		
631	Kings Bromley Lane, Glebe Farm	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	UC	1				1		
650	Lichfield Road, 395, Edial Farm Cottage	PPF	1				1		
653	Godwins Lane, Blithbury Farm (2)	PPF	1				1		
654	Tamworth Road, New Buildings Farm	PPF	2			2			
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 Toad, d adjacent Derry Farm	PPF	1					1	
677	Pipe Lane, Hall Farm	PPF	1					1	
702	Stoneywell Lane, Benbrook Farm	UC	1		1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
705	Church Hill, Cherry Orchard Farm	UC	1		1				
709	Fox Lane, Elmhurst Village Hall	UC	1		1				
712	Lynn Lane, former Sewage Treatment	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				
727	Wood End Lane, barn at Wood End Farm	UC	1		1				
731	Cross in Hand Lane, Ashmore Brook (2)	PPF	1				1		
732	Dark Lane, Dark Lane Farm	PPF	1				1		
734	Lysways Lane, Hanch Farm	PPF	2						2
743	Lynn Lane, Old Coach House	UC	3		3				
744	Boat Lane, Little Oaks Farm, Muckley Corner (2)	PPF	1						1
746	Pipe Land, Quintins Orchard Farm	PPF	1						1
747	Winterdyne Lane, Winterdyne Farm	PPF	1						1
748	Pipe Lane, Quintins Orchard Farm (2)	PPF	1						1
750	Ash Tree Lane, Railway Cottage	PPO	2						2
752	The Drive, 14	PPF	1						1
753	Blithbury Road, Hurst Wood Farm	PPF	1						1

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
755	Ashcroft Lane, Chesterfield House	PPF	1						1
756	Portleys Lane, Ashdene Farm	PPF	1				1		
757	Haunton Road, Acacia Grove Farm	PPO	1						1
759	Lynn Lane, Lynn Lane Stables	PPF	1						1
761	Wood Lane, French Croft Farm	PPF	1						1
763	Moat Bank, land adjacent to Moatbank House	PPF	1						1
764	Main Road, Wigginton Field Farm	PPF	2						2
769	Watling Street, Bucks Head Farm	PPF	1						1
770	Mill Lane, Glebefields (2)	PPF	1						1
771	The Drive, 12	PPF	1						1
774	Ash Tree Lane, Hill Farm	PPF	1						1
780	Land north of 176 Birmingham Road, Shenstone Woodend	PPF	1						1
781	Land south of 176 Birmingham Road, Shenstone Woodend	PPF	1						1
RD	Lower Lane, Orchard Cottage	PPF	1	1			1		
RD	Footherley Lane, Footherley Cottages	UC	4			4			
RD	Flats Lane, 22, Weeford	UC	1		1				
RD	School Lane, Hints Croft	PPF	1	1				1	
RD	Ashby Road, Brookside	PPF	1	1			1		
RD	Chester Road, 19	PPF	1	1			1		
RD	Lichfield Road, Rosa Mundi	UC	1		1				

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
RD	Birmingham Road, Sabaar Lodge	PPF	1	1				1	
RD	Tewnalls Lane, Sunnyside	PPF	1	1				1	
RD	Little Hay Lane, Blossom Hill Farm	PPF	1	1					1
RD	Woodhouses Road, 74	PPF	1	1					1
RD	Cowhill Lane, Blackheath Farmhouse	PPF	1	1					1
RD	Park Lane, The Bungalow	UC	1		1				
RD	Portleys Lane, Ashdene Farmhouse	UC	1		1				

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

Lichfield City

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
135	L1	Sandford Street, Beaconsfield House	UC	28		28				
293	L2	East of Lichfield, land north of Roman Heights	PPO s106	200						50
67 & 68	L5	Land off Limburg Avenue and Sainte Foy Avenue	UC	14		14				
37	L6	Cross Keys, St Chads House	PPF	12					12	
308	L9	Land off Burton Road (East) Streethay	UC	20		20				
49	L17	Upper St John Street, nd to rear of The Greyhound public house	PPF	8			8			

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
46	L19	Beacon Street, Angel Croft Hotel	UC	7		7				
255	L27	Eastern Avenue, former Norgren site	UC	70		25	45			
335		Rotten Row, former Aidens Courts	UC	29		25	4			
329		Station Road, Bridge House	UC	24		24				
380		Birmingham Road, Shire House	PPF	18						18
65		Rotten Rower, former Lichfield Health & Fitness	PPF	14						14
249	OR7	Land at Watery Lane	PPO	750			50	150	150	150

Burntwood

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
116	B2	Queen Street, 82-84 (Acorn Garage)	UC	14		14				
91	B4	Land at Mount Road/New Road	UC	91		50	41			
316	B10	Land off Milestone Way	UC	150		50	25			
158	B13	Bridge Cross Road, Bridge Cross Garage	PPO	14					14	
242		High Street, land rear 161-167	PPF	6					6	

East of Rugeley

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
292	R1	Former Rugeley Power Station	Application submitted ²	800				75	150	150

North of Tamworth

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
80	NT1	Arkall Farm	PPO	1000			100	150	150	150

Alrewas

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
18		Anson Road, land at	UC	43		25	18			
22	A2	Dark Lane, land north of	UC	90		50	40			
377		Main Street, 122	PPF	6	1					6

Armitage with Handsacre

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
69	AH1	Spode Avenue, Land adjacent to Hayes Meadow School	UC	187		50	50	50	37	
379		Rectory Lane, 19	PPF	7						7

Fazeley, Mile Oak & Bonehill

² Outline planning permission granted for larger number of dwellings after the base date of this document.

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
89	FZ2	Lichfield Street, Tolsons Mill	UC	102		25	20	27		
364		Lichfield Street, Methodist Church	PPF	5					5	

Fradley

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
104	F1	Bridge Farm Lane, Bridge Farm	UC	50		50				
333		Old Hall Lane, Hold Hall Farm	PPF	5				5		

Whittington

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
6	W2	Main Street, former Whittington Youth Centre	UC	8		8				

Other rural villages and areas – rural areas

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
29		The Shurbbery, land at, Elford	PPF	25		12	13			
64	H1	Fish Pits Far, Harlaston	UC	7		7				
42	OR1	Tamworth Road, Packington Hall	UC	28		25	3			
271	OR3	Footherley Lane, Footherley Hall	UC	26						26

Small site ID	LPA ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
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	
378		Tamworth Road, New building	PPF	5						5

Table B.3: Strategic Development Allocations (SDAs)

Lichfield City

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
85	South of Lichfield Strategic Development Allocation (St Johns)	UC	450		50	50	50	50	50
94	East of Lichfield (Streethay) Strategic Development Allocation (Roman Heights)	UC	98		50	48			
97	South of Lichfield Dean Slade Farm Strategic Development Allocation (Friary Meadow)	UC	475		100	100	100	100	75
363	Claypit Lane, land at Dean Slade Farm (within Strategic Development Allocation)	PPF	7					7	
26	South of Lichfield Cricket Lane Strategic Development Allocation		450				50	50	50

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
364	Tamworth Road, land south of (within Cricket Lane Strategic Development Allocation)	PPO	28					25	3

Fradley

Small site ID	Site Name	Status	Site capacity (remaining)	Demolitions/conversion away (remaining)	21/22	22/23	23/24	24/25	25/26
28	Land at Hay End Lane (within Fradley Strategic Development Allocation)	UC	250		25	50	50	50	50
140	Land off Gorse Lane (within Fradley Strategic Development Allocation)	PPO s106	350						50
149	Turnbull Road, land at (within Fradley Strategic Development Allocation)	PPF	8						8
252	Sheasby Park (within Fradley Strategic Development Allocation)	UC	295		50	50	50	50	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.

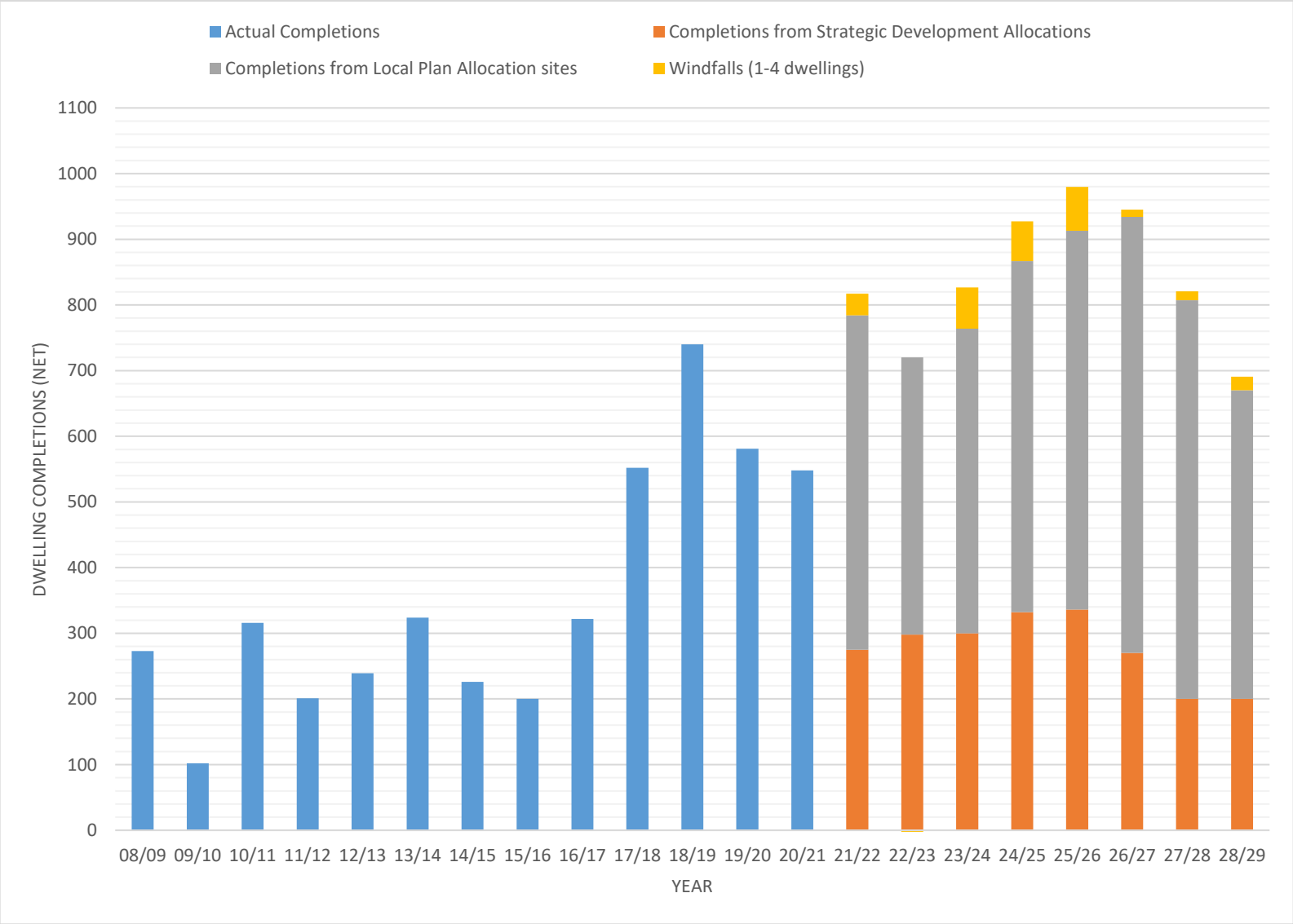
Table C.1: Large site deliverability evidence

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
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: <ul style="list-style-type: none"> • 22/23 – 50 • 23/24 – 150 • 24/25 – 150 • 25/26 – 150 • 26/27 - 150
293	Land north of Roman Heights	19/01015/ OUTM	200	<ul style="list-style-type: none"> • Resolution to grant outline planning consent granted subject to signing of Section 106 agreement on 27/07/2020. • Site extends of existing development which is approximately 65% complete. Development of scheme to continue from completion of strategic development allocation.

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
80	Arkall Farm, Ashby Road, Tamworth	14/00516/ OUTMEI 19/00777/ REMM 20/00338/ REMM 20/00908/ REMM 20/01686/ FULM 21/00926/ 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 determined after base date of report (on 21/04/2021). • Development under construction with construction starting after base date of this report. • Reserved matters applications 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 approved 03/03/2020.
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. • Statement of common ground signed with housebuilder in 2019 confirms intention to develop 50 dwellings on site within five years as follows: <ul style="list-style-type: none"> • 22/23 – 50 • 23/24 – 100 • 24/25 – 100 • The five year supply takes a cautious approach and assumes 50 dwellings within five year period.
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.

SHLAA ID	Site name	Planning reference	Site capacity	Site comments and evidence
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). • Outline planning application for site for mixed-use development including up to 2,300 dwellings (Approx. 1,300 within Lichfield District) permitted after the base date of this document. • 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 statement of common ground) based upon the assumption rates within the SHLAA then 75 dwellings anticipated within the five year supply.

Appendix D: Housing trajectory



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

Table D.1: Schedule of completed gypsy and traveller sites (2008-2021)

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

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

Location	Planning permission reference	Notes	Number of pitches (net)
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 (3 mobile homes & 3 touring caravans) and erection of day room – granted at appeal 28 August 2018	3
Land at Bonehill Road, Mile Oak	20/01203/FUL	Allocated within Local Plan Allocations document for an additional pitch. Planning permission granted.	1

Appendix F: Local Housing Need

The following 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](#)) (Table 406) are used to calculate the baseline housing need.

$$2021 = 44,376$$

$$2031 = 46,757$$

$$\text{Baseline} = 46,757 - 44,376 = 2,381 = 2,381 \div 10 = 228.1$$

This equates to an average of 228 dwellings per year (2,381 ÷ 10 = 228.1) 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](#)'.

Current figure (Table 5c) = 9.27

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

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

$$Af = \left(\frac{9.27 - 4}{4} \right) \times 0.25 + 1 = \left(\frac{5.27}{4} \right) \times 0.25 + 1 = 1.3175 \times 0.25 + 1 = 1.329375$$

$$228 \times 1.329375 = 303.0975$$

Using the calculation this results in an uplift figure of approximately 33% above the baseline figure established in step 1. **This results in a new requirement of 303 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 303 dwellings.

Step 4: cities and urban centres uplift

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list. This does not apply to Lichfield District.

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 74 the NPPF 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 2.8 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 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.

Figure G.1: Annual requirement calculation

Calculating the five year requirement
Annual requirement = 478 dwellings per annum
Five year requirement (478 x 5) = 2,390
2008-2021 requirement (478 x 13) = 6,214
2008-2021 Net completions = 4,624
2008-2019 Shortfall (6,214 – 4,624) = 1,590
Applying a 'Liverpool approach':
Shortfall ÷ remaining years of plan period (2021-2029) = 1,590 ÷ 8 = 198.75
Annual requirement + shortfall (478 + 199) = 677
Five year requirement with 5% buffer ((677 x 5) + 169) = 3,554
Annual requirement with 5% buffer (3,554 ÷ 5) = 711

Figure G.2: Summary of supply of sites included within five year calculation

Five year supply based upon adopted local plan housing requirement
The five year supply position if based on the adopted local plan for Lichfield District at 1st April 2021 is as follows:
Net deliverable capacity in five year period (see figure 3) ÷ annual requirement + 5% buffer (Figure G.1) = 4,271 ÷ 711 = 6.0
Lichfield District five year supply at 1st April 2021 = 6.0 years