

Employment Land Availability Assessment 2021  
Lichfield District Council

August 2021

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## Foreword

The Employment Land Availability Assessment (ELAA) is an evidence base and monitoring document which will be published annually as part of the Council's suite of monitoring documents. The ELAA assist in identifying sites which could have the potential for employment development and estimates their potential capacity in terms of uses, floor space and number of jobs. The ELAA also considers those sites which are allocated through the local plan and/or have planning permission for employment uses.

This is the sixth edition of the ELAA which covers the period between 1 April 2020 and 31 March 2021. The ELAA will be updated annually alongside the [Strategic Housing Land Availability Assessment](#) (SHLAA), [Authority Monitoring Report](#) (AMR) and [Five Year Housing Land Supply Paper](#) as part of the District Council's suite of monitoring documents.

The ELAA forms part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan relating to employment development will be based on a range of evidence and considerations of which this assessment is only one.

### **ELAA Disclaimer**

**The inclusion of a site in this assessment does not indicate that it will be allocated or successfully obtain planning permission for a particular use. Similarly, the none-inclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward.**

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## 1. Introduction and purpose of the assessment

- 1.1 The [National Planning Policy Framework](#) (NPPF) requires authorities to prepare land availability assessments in respect of housing and employment land as part of the evidence base supporting the local plan. This document is the [Employment Land Availability Assessment](#) (ELAA). Both the ELAA and [Strategic Housing Land Availability Assessment](#) (SHLAA) for Lichfield District have been prepared using a consistent methodology but are presented in separate documents for ease of reference.
- 1.2 The ELAA should be used to establish the realistic assumptions about the availability, suitability and likely economic viability of land for employment development within the plan period to establish if there are sufficient sites to meet the established needs for the district.
- 1.3 The ELAA will be a key document in monitoring the delivery of employment land and the ongoing supply required to meet the targets set through the local plan. As such the ELAA will have the following five core outputs:
- a. A list of all sites and broad locations assessed, cross references to maps showing locations and boundaries of specific sites;
  - b. An assessment of each site or broad location identified for employment uses, in the terms of its suitability for development, availability and achievability;
  - c. The potential type and quantity of employment use(s) that could be delivered on each identified site including an estimation of the number of jobs which could be delivered;
  - d. Constraints on the delivery of identified sites and any recommendations on how or when these could be overcome; and
  - e. An assessment of the overall availability of employment land supply versus the identified needs.
- 1.4 This assessment considers the availability of land for economic development within the employment use classes as defined by the Use Classes Order. These are; E commercial, business and service (g) light industry; B2 general industrial and B8 storage and distribution<sup>1</sup>.
- 1.5 The land availability assessment methodology was revised at the outset of the review of the District Council's Local Plan. This revision exercise was consulted upon with the land availability assessment panel, details of the panel are set out at [Appendix A](#).

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<sup>1</sup> Where planning permissions have been granted prior to the publication of amendments Use Class Order on 1 September 2020 the previous use class order will be used.

## 2. Context and baseline

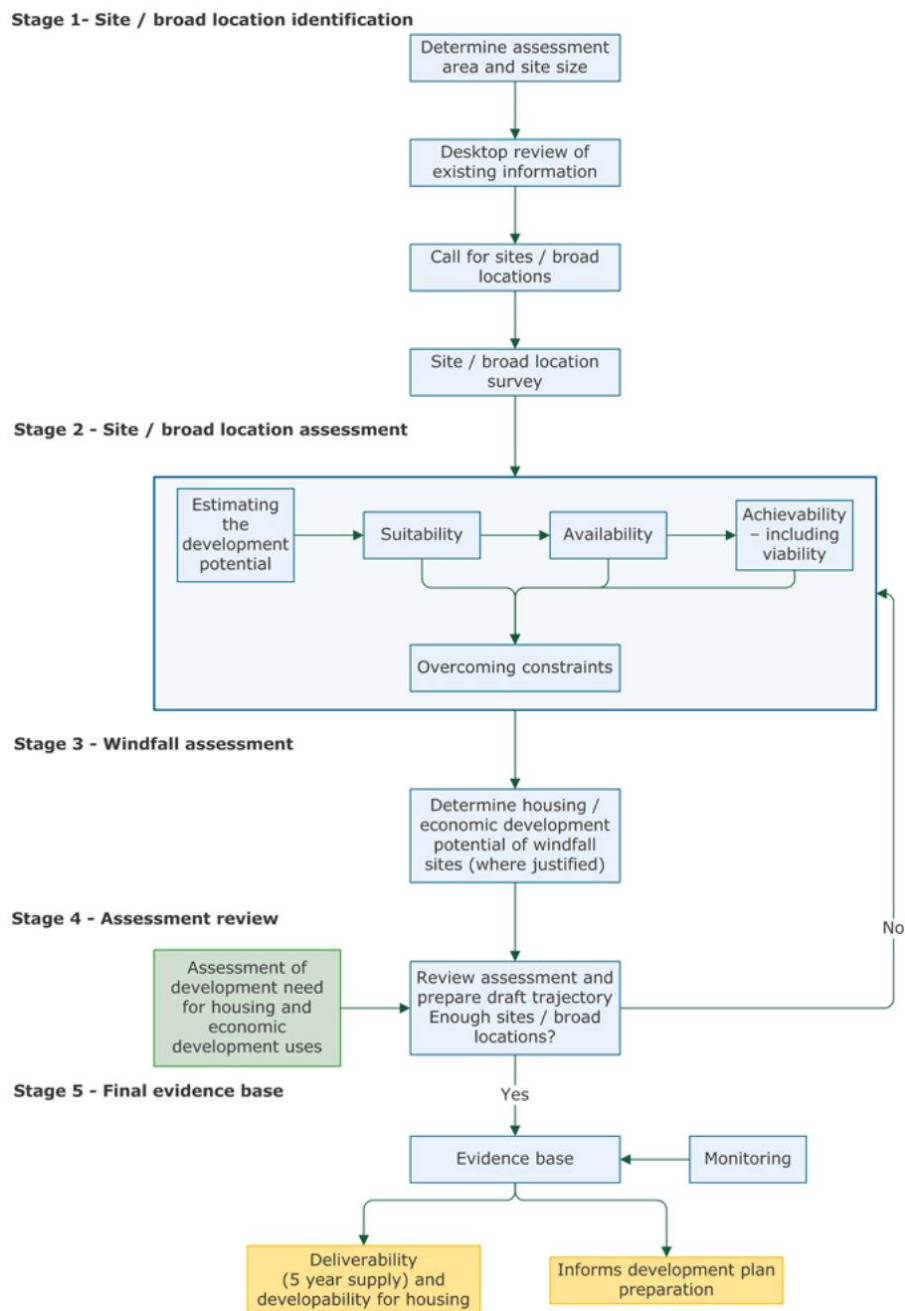
- 2.1 The [Lichfield District Local Plan Strategy](#) was adopted on 17 February 2015 and sets the spatial strategy for development within Core Policy 1 (The Spatial Strategy). In terms of employment development the spatial strategy seeks to promote greater opportunities for high value employment by providing a balanced portfolio of employment land. This seeks to focus employment growth to existing employment areas, particularly within Burntwood, Fradley and Lichfield city. Core Policy 7 (Employment & Economic Development) sets out the requirement for 79.1 hectares of new and redeveloped land for employment development plus an additional 10 hectares for flexibility.
- 2.2 The adopted [Lichfield District Local Plan Allocations](#) document which forms the second part of the local plan and allocates sufficient land to meet the requirements set out within the Local Plan Strategy.
- 2.3 The council is in the process of reviewing its Local Plan. The Local Plan 2040 (previously known as the Local Plan Review) was published for consultation between July and August 2021. The [publication version](#) of the Local Plan 2040 is scheduled for submission for its examination by the end of 2021 in accordance with the [Local Development Scheme](#). The publication version of the Local Plan 2040 seeks to deliver approximately 85 hectares of employment land with the focus being on the existing employment areas at Burntwood, Fradley and Lichfield and some smaller villages.
- 2.4 The ELAA will form part of the evidence supporting the progression of the Local Plan 2040 and the monitoring of the current local plan.
- 2.5 The base date for this ELAA is the 2020-2021 monitoring year. As such sites which have the benefit of planning permission up to the 31 March 2021 have been included within the. Where sites have been submitted to the council through the 'call for sites' or through consultation upon the local plan any information received up to the end of June 2020 has been taken account of within the assessment.
- 2.6 Alongside the ELAA the Council has prepared an [Employment Land Small Sites and Completions Schedule](#). This details all sites which have been recorded as completed between 2008 and 2021 and those small sites which have planning permission which fall below the thresholds set out within section 3 of this assessment. Together the ELAA and Small Site and Completions Schedule provide a comprehensive picture of the potential employment land supply within the district.
- 2.7 The data within this ELAA and the small sites and completions schedule is up to date as of the 1st April 2021. Information submitted after the data baseline will be recorded within the Council's databases and published within the next edition of the ELAA.

### 3. Methodology

3.1 This section sets out the methodology which will be used for the land availability assessment. The approach is consistent with the guidance provided within the [National Planning Practice Guidance](#) (PPG).

3.2 Figure 1 (below) is extracted from the PPG and illustrates the approach which is used for land availability assessments. The following section details the approach to be taken under each step of the methodology. The PPG relating to land availability assessment was updated in July 2019.

Figure 1: Land availability assessment methodology flowchart (extract from PPG)





- 3.3 Each sub heading within the following section relates to a corresponding paragraphs within the PPG and sets out how the council’s land availability assessment adhere to the guidance.

### Stage 1: Identification of sites and broad locations

#### What geographical area should the assessment cover?

- 3.4 The PPG states that the geographical area covered by the assessment should be consistent with the plan-making area. This assessment will cover the administrative area of Lichfield District.

#### Who can plan makers work with?

- 3.5 The PPG suggests land availability assessments should be prepared working with other local planning authorities within the relevant HMA and FEMA. As noted above the land availability assessments will be prepared having regard with assessments undertaken by neighbouring authorities to ensure a broadly consistent approach is used. Alongside this the PPG also states that a range of stakeholders should be involved in plan preparation which includes the evidence base in relation to land availability assessments.
- 3.6 The District Council uses a panel approach for the land availability assessments. This has meant that a number of stakeholders have been involved with the formulation of the assessments’ methodology and are asked each year to contribute to the production of the document. The ‘panel’ is a joint group shared by Lichfield District and Cannock Chase District Councils. The membership of the SHLAA panel is set in detail at [Appendix A](#) and conforms to the guidance within the PPG in terms of the stakeholders recommended to be involved in the production of this element of the evidence base. It should be noted that whilst the two authorities share a joint panel both authorities carry out their own assessment within their administrative areas which allows for the assessments to be locally distinctive.

#### Can the assessment be constrained by the need for development?

- 3.7 The PPG is clear that the assessments should identify all sites and broad locations to provide an audit of available land regardless of the quantum of development needed. The process of the assessment will, however, provide the information to enable the identification of sites and locations suitable for the required development in the Local Plan.

#### What sizes of site or broad locations can be considered for assessment?

- 3.8 The PPG states that plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale. The PPG advocates that the land availability assessments should consider economic development sites of 0.25 hectares (or 500m<sup>2</sup> of floor space) and above.
- 3.9 This ELAA applies the thresholds set out within the PPG. Therefore sites for employment/economic development uses below the threshold of 0.25 hectares (or 500m<sup>2</sup> of floor space) will not be included within the assessment.

- 3.10 Sites below the thresholds which benefit from extant planning permission will be included within a schedule of [small site permissions and completions](#) which will be published annually alongside the ELAA.

#### How can sites/broad locations be identified?

- 3.11 The PPG provides guidance on how sites should be identified for inclusion within the land availability assessments. This makes clear that plan makers should not rely solely on sites which they have been informed about but also actively identify sites through a desktop review process. The PPG notes that sites which have particular policy constraints should be included in the assessment but such constraints must be clearly set out, including where they restrict development. An important part of the desktop review is to test again the appropriateness of previously defined constraints rather than accept them.
- 3.12 The council has undertaken a desktop review for site identification which has focussed in and around all settlements within the district including Burntwood and Lichfield and other villages with development envelopes defined by the Local Plan. This enables the desktop survey to be proportionate and make affective use of resources. The sources of data for the land availability assessments are covered in further detail below.

#### What types of sites and sources of data should be used?

- 3.13 The PPG provides guidance on the sources of data which can be used to identify potential sites through the assessment. As noted above a desktop review has taken place as part of this process. The sources of data outlined within the PPG includes; existing allocations; sites with extant planning permissions or which are under construction with the benefit of planning permission; sites where planning applications have been refused or withdrawn; land owned by the local authority; surplus public sector land; vacant and derelict land and/or buildings; additional opportunities in established uses; sites in rural locations; large scale redevelopment of existing areas; sites in and adjoin rural settlements and rural exception sites; potential urban extensions and new settlements.
- 3.14 The data is collected from a wide range of sources, including local authority planning application records, local and neighbourhood plans, other information held by the authority including that collected through the '[call for sites](#)' (see below), engagement with other public sector bodies, ordinance survey mapping and data and the desktop analysis.

#### Can plan makers issue a call for sites and broad locations for development?

- 3.15 Lichfield District Council currently maintains an ongoing [call for sites](#) process which is an open process which allows sites to be submitted to the authority throughout the year. New submissions are assessed and included within the land availability assessments in accordance with the base date of that assessment as set out at paragraphs 2.5 to 2.7.
- 3.16 In November 2018 the Council undertook a promotion of the Call for Sites. This resulted in a number of further submissions and updated submissions. Those sites submitted during that promotion have been included within the published a [Call for Sites Schedule 2018](#). Those sites within that schedule and any site submitted through the call for sites process will be assessed through the land availability assessments where appropriate. As part of this

promotion all owners/agents of sites previously submitted and advised that if sites were not resubmitted through the process it may be that sites are considered no longer to be available.

### What can be included in the site and broad location survey?

- 3.17 The sites included within the ELAA are assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 3.18 Sites have been assessed in greater detail to; ratify inconsistent information which may have been gathered through the call for sites and desktop assessment; get an up to date view on development progress (where sites have planning permission); obtain a better understanding of the scale and type of development which may be appropriate; gain a more detailed understanding of deliverability, any barriers and how they can be overcome; and to identify further sites with potential for development which were not identified through other data sources or the call for sites.

### How detailed does the initial survey need to be?

- 3.19 The PPG makes clear that site surveys should be proportionate to the detail required for a robust appraisal. The site survey approach and overall land availability assessment methodology is considered to be robust and proportionate. The methodology has been considered by the SHLAA panel and each edition of the ELAA will be considered by the panel prior to its publication.

### What information should be recorded during the survey?

- 3.20 The following characteristics are recorded for each site as part of the assessment:
- Site size, boundaries and location;
  - Current land use and character;
  - Land use and character of the surrounding area;
  - Physical constraints which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location of buildings or pylons and contamination;
  - Potential environmental constraints;
  - Proximity to services and other infrastructure, such as public transport;
  - Development progress for example ground works completed, number of homes started/completed;
  - Consistency with the development plan's policies (it should be noted that stage 2 of the PPG requires current planning policy when assessing suitability hence this is recorded under site characteristics at stage 1); and
  - Initial assessment of whether the site is suitable for a particular type of development or as part of a mixed-use development.

## Stage 2: Site/broad location assessment

### How can the development potential be calculated?

- 3.21 Site assessments are undertaken in accordance with the guidance contained at stage 2 of the PPG. There are a number of locally distinctive criteria which are incorporated into the assessment when determining the development potential of a particular site. These being the split of uses on site and floor space to be delivered.
- 3.22 In terms of the development potential of a site for employment development (including an estimation of floor space), the likely breakdown of uses within a site and the potential number of jobs created the following assumptions will be applied:
- Sites with planning permission will use the permitted floor space and estimated job creation where this has been provided;
  - Where the information submitted alongside a site includes a layout, additional information in terms of floor space and jobs creation this will be assessed and considered where appropriate; and
  - Where no such information is available then the assumptions detailed at [Appendix B](#) will be used. These assumptions will be used to calculate the split of employment uses, floor space per hectare and job creation.
- 3.23 Where possible, known constraints will be taken into account when estimating the possible yield for a site. It is important to recognise that yields may also be affected by issues not evident at the time a site assessment is undertaken. Aspects such as the incorporation of landscape features for example trees and hedges may also affect yields and layouts. The potential yield for a site derived through this assessment therefore have the potential to change for a site throughout the planning process.

### What factors can be considered when assessing the suitability for development?

- 3.24 The PPG provides further guidance in relation to assessing the suitability of sites/broad locations for development within the land availability assessments. A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. The following paragraphs set out the approach to assessing suitability through the land availability assessments. The PPG states that when considering constraints the information collected as part of the initial site survey, as well as other relevant information, such as those below should be considered:
- National policy;
  - Appropriateness and likely market attractiveness for the type of development proposed;
  - Contribution to regeneration priority areas;
  - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 3.25 The assessment of suitability will note the development plan, emerging planning policy and national policy. A site should be assessed as suitable if it offers a suitable location for the

specific development type. In the context of Lichfield District the adopted [Local Plan Strategy](#) sets the spatial strategy for the district in respect of housing and economic growth.

- 3.26 Therefore where an employment site is within or adjacent to an identified employment area this will be considered to be suitable in terms of its potential adherence to the spatial strategy. Where an emerging development plan document is relevant this will also be taken into account when assessing suitability. Indeed it is possible that an emerging plan could contradict adopted policy, where this is the case this will be recorded and considered within the site assessment.
- 3.27 Site assessments will be taken on an individual basis and other factors could demonstrate that a site is considered to not offer a suitable location for development irrespective of a perceived alignment with the spatial strategy.
- 3.28 The assessment of a site will have reference to the relevant, up-to-date, local and national planning policy. Where any such policy indicates a presumption against development this will be recorded within the site assessment. Where such constraints apply this will not mean that a site is removed from the assessment, rather that the constraints are recorded and it be noted that existing policies would need to change through the plan-making process in order for such constraints to be overcome. The land availability assessments take a ‘policy off’ approach as such were current or emerging planning policies indicate a presumption against development this will be recorded within the site assessment but may not be taken account of in the assessment of suitability. For example where a site lies within the green belt national and local planning policy provide a presumption against development. This will be recorded within the site assessment, however the suitability will be assessed without regard to this constraint.

**To be clear the land availability assessment take a ‘policy off’ approach, as such although a site may be assessed as deliverable/available within this assessment this does not, and should not be considered as suggesting the site would be allocated or achieve planning permission as policy constraints are not considered as part of the assessments.**

- 3.29 **Physical problems or limitations:** The PPG requires site assessments to consider physical problems or limitations as part of a sites potential suitability. Each site will be assessed in terms of access and infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Where these are assessed as so significant as to affect a site coming forward then the site will be considered unsuitable. The following sources will be used to assist with the assessment:
- When assessing flood risk the latest information from the [Environment Agency’s flood maps](#) for planning and the councils [Strategic Flood Risk Assessment](#) will be used. Where sites include an area of flood risk, a flood risk assessment may be required. Where a site fell within flood risk zones 2 or 3 then this element was considered unsuitable and density will be calculated on the remaining area of the site;
  - With regards to contaminated land information from the Council’s Environmental Health Team will be used to identify any significant issues. A 50m buffer is applied to landfill sites and where site assessments are within this buffer it will be recorded.

- Site assessments will record information on coal subsidence areas, mineral safeguarding areas and pipelines where appropriate.
  - Available information has been used with regards to access and highways issues, additionally the highways authorities are part of the panel and consulted upon the assessment each year. In some cases, particularly with larger scale sites, there could be significant transportation issues that require more detailed assessment.
- 3.30 Other physical problems will be identified on a site by site basis where appropriate and recorded within the site assessment, this could include landform features that could have implications for capacity or suitability. It is difficult to make an assumption with a desk-based exercise as to how such physical constraints can be overcome and in some cases further more detailed information and assessment could be required.
- 3.31 **Potential Impacts:** The suitability of the site also should consider potential impacts including effects upon the landscape, landscape features, nature and heritage. Site assessments recorded the following features where applicable; Conservation Areas, Listed Buildings, Sites of Special Scientific Interest (SSSI), Tree Preservation Orders (TPO), Ancient Woodland, Agricultural Land Classification, Sites of Biological Interest (SBI), Special Areas of Conservation (SAC).
- 3.32 Further issues relevant to the principal of development or capacity include the presence of statutory and non-statutory biodiversity sites, protected species, Biodiversity Action Plan (BAP) habitats and species, the need to provide green infrastructure, the impact of the development of the site on local landscape character and whether the site falls within landscape areas such as the Forest of Mercia, Central Rivers or National Forest. Whilst the presence of any of these may not necessarily prevent the development of a site, they may affect the development capacity of a site through, for example, a need to provide a buffer next to a protected feature, the need to provide mitigation for protected species, the provision of green infrastructure or landscape enhancements or contributions to biodiversity objectives.
- 3.33 Sites which fall within the zones of influence of the SACs (River Mease SAC and Cannock Chase SAC) will be recorded and will be expected to mitigate for damage that development would have on the SAC in those areas.
- 3.34 Sites which fall within landscape initiative areas such as the National Forest, Forest of Mercia and Central Rivers will be recorded. Sites within these areas would be expected to contribute to the delivery of the initiatives objectives.
- 3.35 Site assessments will record where sites are within 1km of protected sites such as SSSI, SBI or SAC. Potential protected species on sites will also be identified and recorded. Should it be felt these would impact on the suitability of the sites these have been noted. It is likely that further survey work will be required to identify more precisely the impact the presence of these areas and species would have on suitability of the sites.

#### What factors can be considered when assessing availability?

- 3.36 The PPG provides guidance on how the availability of a site should be considered through the land availability assessment. A site can be considered available when on the best

information available to the authority (confirmed by the call for sites and information from land owners) there is confidence that there are no legal or ownership problems which could prevent the site from coming forward. Where a potential problem is identified then this will be recorded within the site assessment along with consideration as to how and when such a problem could be realistically be overcome.

- 3.37 The assessment of availability has been informed by the landowner/developer/agent of sites through the call for sites and other evidence base such as the urban capacity assessment where possible. Where landowners/developer/agents have indicated when a site could be developed this has been recorded within the site assessment. Where site has planning permission it will be assumed that the development will commence within the timescales of the planning permission unless clear evidence is provided which suggests otherwise.

### What factors should be considered when assessing?

- 3.38 A site will be considered achievable for development where there is a reasonable prospect of the particular type of development being developed on the site at a particular point in time. This is a judgement about the economic viability of the site and the capacity of the developer to complete and let/sell the development. If a development does not release a viable return on investment then it is unlikely it will be brought forward. Viability can be affected by various factors including market, cost and delivery factors.
- 3.39 The District Council has prepared [updated viability evidence](#) to support the progression of the local plan and the community infrastructure levy (CIL). This evidence will inform the assessment of achievability for a site within the land availability assessment. Given the large number of sites within the ELAA the viability of individual sites will not be tested. The current viability evidence available to the council indicates that in general terms development for employment and residential development within the district is viable.
- 3.40 Where additional evidence with regards to viability and achievability is available this will be recorded within the site assessment and used to assist in the assessment of achievability.
- 3.41 It is then necessary to categorise the sites according to their assessment in order to set out a clear picture of potential supply. There is no set method for this within the NPPF or PPG in respect of employment land and therefore the Council has determined to use two locally determined categories. The NPPF provides clear categories for housing sites but does not provide such detail for employment sites. The categories which will be used within the ELAA are 'Available' and 'Not Available'.
- 3.42 By applying this distinction a clear picture of the type and quantity of land which could be 'available' for employment land in the short to medium term will be provided. This category is broadly equivalent to both the 'deliverable' and 'developable' categories used within the SHLAA. Land identified as 'Not Available' may be appropriate to meet longer term needs, or if the identified constraints could be overcome could potentially serve to meet needs in the medium to longer term.



### Stage 3: Assessment review

**Please note that the following two stages corresponds to stages 4 and 5 of the PPG methodology. Stage 3 of the PPG relates to the windfall assessment stage which is not used within this ELAA.**

#### How should the assessment be reviewed?

- 3.43 Following the completion of the site assessment the findings will be presented to illustrate the development potential of the sites considered through the land availability assessments ([see section 4 of this document](#)).
- 3.44 The outcome of the land availability assessment illustrates the level of available land bearing in mind the policy off approach of the assessment. The assessment of a site as available does not and should not be considered as suggesting the site would be allocated or achieve planning permission.

#### What happens if the trajectory indicates there are insufficient sites/broad locations to meet need?

- 3.45 Should the assessment review conclude that there is insufficient sites to meet development needs then plan the PPG suggests the assessment should be revisited with consideration of some of the assessments assumptions on development potential including physical; and policy constraints. As set out at [section 4](#) of this document it is concluded that there are sufficient sites to meet the identified need including those sites which have been delivered during the plan period.
- 3.46 The preparation and publication of the ELAA enables a clear base for the monitoring of employment land provision against the requirements set within the Local Plan. The ELAA will be a 'living' document and will be continually updated and published annually. Additional sites (or any changes to sites) will be added to the council's database on submission. Where such information means the inclusion of a new site or amendments to existing site assessments this will be contained within subsequent publications of the document.
- 3.47 The ELAA will be updated and published annually. Previous editions of the ELAA will remain available so that progress of the supply and sites can be viewed across editions of the document.

### Stage 4: Final evidence base

- 3.48 The core outputs of the assessment are presented in the section 4 of this document.
- 3.49 The preparation and publication of the ELAA enables a clear base for the monitoring of housing land provision against the requirements set within the Local Plan. The SELAA will be a 'living' document and will be continually updated and published annually. Additional sites (or any changes to sites) will be added to the Council's database on submission. Where such information means the inclusion of a new site or amendments to existing site assessments this will be contained within subsequent publications of the document.



- 3.50 The ELAA will be updated and published annually. Previous editions of the SHLAA will remain available so that progress of the supply and sites can be viewed across editions of the document.

## 4. Assessment review and final evidence base

- 4.1 In total 78 sites have been identified and assessed through the ELAA process. Tables 1, 2 and 3 summarises the conclusions of the assessment and details the employment land supply position in Lichfield District at 1 April 2021. Individual site assessments are set out at [Appendix C](#). The [Small Sites and Completions Schedule](#) published alongside this ELAA details those sites which have been completed between 2008 and 2021 and these completions are also summarised below.
- 4.2 Table 1 illustrates the supply of 'available' sites including those currently under construction, with the benefit of planning permission and those currently outside of the planning process. For completeness the supply of sites assessed as 'Not Available' is included.

Table 1: Annual employment land completions 2020-2021

Use classes	Total area in hectares (gross/net)	Total floor space (m <sup>2</sup> ) (gross/net)
<b>B1/Eg, B2, B8</b>	3.42 (gross) 3.27 (net)	10,304 (gross) 9894 (net)
<b>B1a/Eg (offices)</b>	0	0
<b>Total</b>	3.42 (gross) 3.27 (net)	10,304 (gross) 9894 (net)

Table 2: Plan period (2008-2029) employment land completions 2008-2021

Use classes	Total area in hectares (gross/net)	Total floor space (m <sup>2</sup> ) (gross/net)
<b>B1/Eg, B2, B8</b>	84.66 (gross) 65.24 (net)	260,286 (gross) 202,542 (net)
<b>B1a/Eg (offices)</b>	2.03 (gross and net)	15,552 (gross and net)
<b>Total</b>	86.69 (gross) 67.27 (net)	275,838 (gross) 218,094 (net)

Table 3: Available land supply (see Appendix C)

Source	Total area in hectares (Ha) (net)	Total floor space (m <sup>2</sup> ) (net)
<b>Site currently under construction</b>	22.07	71,705
<b>Site with planning permission</b>	14.64	27,900
<b>Available sites</b>	45.36	149,147
<b>Total 'available' supply</b>	82.07	248,752

- 4.3 Table 1 demonstrates that there is currently 82 hectares of 'Available' employment land within Lichfield District. The ELAA 2021 identifies that there is currently a sufficient supply of available employment land to meet the requirements set within the Local Plan Strategy.
- 4.4 There has also been a net increase in employment floor space of approximately 67 hectares of employment development between 2008 and 2021 which is approximately 85% of the 79.1 hectares required by the current local plan. Trends indicate that a majority of these developments have been for B2 and B8 uses with a much lower level of developments specifically for offices taking place.
- 4.5 There is a mixture of available sites in terms of size, location and the potential employment uses. This supply consists of a range of sites with most being brownfield opportunities located within the existing employment areas. The supply should be kept under review to ensure a continued availability of sites to meet identified targets. If a shortfall in supply is identified in the future then additional sites may need to be identified and brought forward where they are required and appropriate.

## Appendix A: Land availability assessment panel

- A.1 The [National Planning Practice Guidance](#) advocates that land availability assessments should be prepared and reviewed regularly working with other local planning authorities in the relevant HMA or FEA. It also recommends that the following should be involved from the earliest stages of plan preparation, which includes the evidence base in relation to land availability assessments (ID: 3-008-20140306): Developers and those with land interests; land, promoters; local property agents; local communities; partner organisations; local enterprise partnerships; businesses and business representative organisations; parish and town councils including those preparing neighbourhood plans.
- A.2 Cannock Chase and Lichfield District Councils determined to set up a joint land availability assessment panel which built upon the success of earlier panels which had been set up by the councils individually. The panel are consulted upon the draft methodology and will be consulted upon each annual edition of the assessments. Its remit being to consider the methodology and detailed approach to site assessment as set out at section 2 of this document.
- A.3 The panel comprises of the following:
- Representatives from Lichfield District and Cannock Chase District Councils;
  - Representatives from a parish council perspective - Cannock Wood Parish Council;
  - Representatives from the development community including St Modwen, Persimmon Homes, Barratt and David Wilson Homes and Bromford Housing Group;
  - Representatives from the land promotion sector including First City and Richborough Estates;
  - Representatives from planning consultants active in the area including CT Planning, Pegasus Group and RPS;
  - Representatives from the statutory consultees (Natural England, Historic England and the Environment Agency); and
  - Representatives from other local planning authorities including South Staffordshire District Council, Tamworth Borough Council and Stafford Borough Council.
- A.4 The Panel members take part in the process subject to the panel's terms of reference. The specific terms which the panel operate have been agreed by the panel and defined as:
- To assist in the production of robust land availability assessments for the council by helping to achieve agreement on the assessment's methodology;
  - To share information and intelligence on market conditions and viability in relation to housing and employment developments;
  - To consider and give advice on the findings of the assessments and to help come to a view on suitability, deliverability and developability of sites including the consideration of site constraints;
  - To act as an independent body that is representative of key stakeholders/sectors for the purpose of the preparation of the assessments; and
  - To undertake any other tasks agreed with the panel for the purpose of preparing the land availability assessments

## Appendix B: Site assumptions

- B.1 The following assumptions are used when calculating the split of uses, floor space and job density for sites assessed within the ELAA. These assumptions will be used where such information is not available for a site.
- B.2 **Split of land uses:** Table B1 sets out the assumptions used when determining the split of employment uses on a site. Such assumptions shall be used where an indicative split of land uses is not provided.

Table B1: Split of land uses

Use class	E(g)	B2	B8
E (g)(i) – offices E (g)(ii) – research and development of products or processes E (g)(iii) – Industrial process	100%	0%	0%
E (g)/B2	50%	50%	0%
E (g)/B8	20%	80%	0%
B2	0%	100%	0%
B2/B8	0%	50%	50%
B8	0%	0%	100%

- B.3 **Total floor space:** Table B2 provides the plot ratio assumptions used to determine the likely floors pace to be provided where no such information has been provided. This is drawn from evidence within the Housing and Economic Development Needs Assessment which provides plot ratios assumptions and therefore the likely floor space and associated job estimate. The Use Class system was updated on 1 September 2020 and Class B1 business comprising of B1(a) offices, B1(b) research and development and B1(c) industrial processes was revoked and effectively replaced with Class E(g). For the purposes of plot ratio assumptions, Use Class B1 will be replaced with E(g) and B1c/ B2 will relate to just B2 general industrial.

Table B2: Plot ratio assumptions

Use class	Average plot ratio (square meters of floor space per hectare)
E (g)	5,000
B2	4,000
B8	4,000

- B.4 **Employment density:** Table B3 provides the assumptions used to calculate the number of jobs that could be created through the development of a site. Job density is the number of jobs per square metre of development. The assumptions are used where no estimation of job creation has been provided. The job density assumptions are drawn from the

[Employment Density Guide \(3<sup>rd</sup> Edition\)](#) and have been adjusted based on the revisions to the Use Class Order.

Table B3: Job density

Use class	Density (jobs per square metre)	Notes	LDC assumption
E (g) - Offices	8-13	Formerly applies to B1a (Offices). Provided range from 8 to 13 jobs per square metre on sub categories of offices from call centre to professional services.	12
E (g) research and development of products or processes & Industrial process	36 - 40	Formerly applied to sub categories of B1 and part of B2.	40
B2 – Industrial and manufacturing	36	None.	36
B8 – Storage and Distribution	70-95	Provides range from 70 to 95 jobs per square metre on sub categories of storage and distribution from ‘final mile’ distribution centre to national distribution centre	80

## Appendix C: Site assessments

C.1 Table C1 sets out the sites which currently benefit from planning permission or are under construction. Following this table the individual site assessments of all sites are set out in numerical order.

Table C1: Sites with extant planning permission

UC – Under construction

PPF – Full planning permission

PPO – Outline planning permission

ELAA ID	Site name	Status	Planning application reference	Site area (hectares)	Floor space (m <sup>2</sup> )	Use class	ELAA category	Map reference
5	Liberty Park, Burton Old Road	UC	18/00648/FULM	8.18 (5.5 completed in 19/20)	22,938 (15,533 completed in 19/20)	B1/B2/B8	Available	Map 3
12	Land north of Wood End Lane, Fradley Park	UC	20/00280/FULM	4.2	9290	B8	Available	Map 2
13	Halifax Close, Fradley Park	PPF	18/01594/FULM & 10/01403/REMM	1.8	4645	B8	Available	Map 2
23	Birmingham Road, Land at Lichfield South	PPF	17/01277/REMM & 17/01787/REMM	4.79	11,500	B1/B2	Available	Map 13
27	Cannel Road, land off, Burntwood Business Park	UC	16/00821/FULM	0.82	4646	B1/B2	Available	Map 1
38	Land at Easthill, Fradley	UC	17/00059/FULM	8.4	32,894	B8	Available	Map 2
55	Land east of Birmingham Road, Lichfield	UC	17/00977/OUTMEI & 19/01239/REMM & 20/01614/REMM	0.47	1937	E (likely to be retail uses)	Available	Map 5
56	Shaw Lane, Bromley Hayes	PPF	18/00815/COU	5.8	920	B1	Available	Map 16

ELAA ID	Site name	Status	Planning application reference	Site area (hectares)	Floor space (m <sup>2</sup> )	Use class	ELAA category	Map reference
	Garden Centre							
57	Tamworth Road, Common Barn Farm	PPF	18/00694/FUL	0.81	225	B1	Available	Map 17
60	Common Lane, Hanger 11 to 13	PPF	18/00748/FULM & 19/01586/FUL	0.5	5456	B1/B8	Available	Map 2
73	Land to rear of Unit 20, Burntwood Business Park	PPF	19/00536/FULM	0.44	1533	B2/B8	Available	Map 1
75	Joint Medical Command Defence, Whittington Heath	PPF	19/00033/FULM	0.5	3621	B1	Available	Map 18

## ELAA ID 1: Land north of Plan Lane, Burntwood Business Park

ELAA ID: 1 ELAA map reference: SHLAA ID: N/A	Location: Land north of Plan Lane, Burntwood Business Park ELAA map reference: Map 1
Settlement: Burntwood	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 1.7 Floorspace (m <sup>2</sup> ): 7367	Full-time equivalent jobs (estimate): 321
Suitable? Yes	<b>Suitability notes:</b> Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Possibility of contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Within area with possibility of coal subsidence. Within Cannock Chase SAC zone of influence. Within Burntwood neighbourhood area. Adjacent to residential and employment uses.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Site has been promoted by landowner and/or agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 2: Davidson Road, City Wharf, Lichfield



<b>ELAA ID: 2</b> <b>SHLAA ID: N/A</b>	<b>Location: Davidson Road, City Wharf, Lichfield</b> <b>ELAA map reference: Map 4</b>
Settlement: Lichfield	Planning reference: N/A
Source: Desktop assessment	Potential use classes: N/A
Site area (Ha): 0.4 Floorspace (m <sup>2</sup> ): 2000	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Not within employment area proposed for allocation within local plan allocations document. Brownfield site. Possibility of contaminated land. Site is within 1km of SSSI. Within Cannock Chase SAC zone of influence. Within Lichfield neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
Achievable? No	<b>Achievability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
ELAA category:	Not available

ELAA ID 3: Eastern Avenue, former Revelan, Lichfield

<b>ELAA ID: 3</b> <b>SHLAA ID: N/A</b>	<b>Location: Eastern Avenue, former Revelan, Lichfield</b> <b>ELAA map reference: Map 6</b>
Settlement: Lichfield	Planning reference: N/A
Source: Desktop assessment	Potential use classes: N/A
Site area (Ha): 3.1 Floorspace (m <sup>2</sup> ): 13,433	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Not within employment area proposed for allocation within local plan allocations document. Brownfield site. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. Within Lichfield neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
Achievable? No	<b>Achievability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
ELAA category:	Not available

ELAA ID 4: Land north of Britannia Park, Lichfield

<b>ELAA ID: 4</b> <b>SHLAA ID: N/A</b>	<b>Location: Land north of Britannia Park, Lichfield</b> <b>ELAA map reference: Map 3</b>
Settlement: Lichfield	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 1.17 Floorspace (m <sup>2</sup> ): 5070	Full-time equivalent jobs (estimate): 221
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Within employment area proposed for allocation within

<b>ELAA ID: 4</b> <b>SHLAA ID: N/A</b>	<b>Location: Land north of Britannia Park, Lichfield</b> <b>ELAA map reference: Map 3</b>
	local plan allocations document. Greenfield site. Agricultural land classification grade 2. Within Cannock Chase SAC zone of influence. Protected trees adjacent to site. Within Lichfield neighbourhood area. Adjacent to employment uses.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Site has been promoted by landowner and/or agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category: Available	

## ELAA ID 5: Liberty Park, Burton Old Road, Lichfield

<b>ELAA ID: 5</b> <b>SHLAA ID: N/A</b>	<b>Location: Liberty Park, Burton Old Road, Lichfield</b>
Status: Under construction	<b>Notes:</b> Site under construction and part of site complete in 2019/20 (see table C1).
ELAA category:	Available

## ELAA ID 6: Land at Rugeley Power Station

<b>ELAA ID: 6</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Rugeley Power Station</b> <b>ELAA map reference: Map 10</b>
Settlement: East of Rugeley	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 3.3 Floorspace (m <sup>2</sup> ): 143,000	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Site is within the East of Rugeley Strategic Development Allocation. Adjacent large cross boundary site proposed for allocation within the local plan allocations document. Within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Site is adjacent to urban area of Rugeley (within Cannock Chase District). Part of Rugeley Power Station site which has ceased power generation Within Cannock Chase SAC zone of influence. Contaminated land. Protected trees adjacent to site. Within Armitage with Handsacre neighbourhood area.
Available? No	<b>Availability notes:</b> Power station has closed and ceased power generation. Site is known to be available for redevelopment. Power station site is allocated within the local plan. Demolition/remediation underway. Planning application for residential redevelopment of site submitted. Application approved after the base date of this assessment.
Achievable? Yes	<b>Achievability notes:</b> Landowner indicates that redevelopment of site for range of uses is considered to be viable.
ELAA category:	Not available

## ELAA ID 7: Wood End Lane, former Lucas site, Fradley

<b>ELAA ID: 7</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, former Lucas site, Fradley</b> <b>ELAA map reference: Map 2</b>
Settlement:	Planning reference: N/A

<b>ELAA ID: 7</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, former Lucas site, Fradley</b> <b>ELAA map reference: Map 2</b>
Source: Allocated (Application submitted, yet to be determined 21/00428/COUM)	Potential use classes: Eg/B2/B8
Site area (Ha): 5.2 Floorspace (m <sup>2</sup> ): 21,367	Full-time equivalent jobs (estimate): 250
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Land owner has suggests site is likely to be required to access wider part of the employment area.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 8: Land at Wellington Crescent, Fradley

<b>ELAA ID: 8</b> <b>SHLAA ID: N/A</b>	<b>Location: Wellington Crescent, Fradley</b>
Status: Complete	<b>Notes:</b> Site complete 2019/20 (see Small sites & completions schedule ID 62).

## ELAA ID 9: Land at Wellington Crescent, Fradley (2)

<b>ELAA ID: 9</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Wellington Crescent, Fradley (2)</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 0.6 Floorspace (m <sup>2</sup> ): 2150	Full-time equivalent jobs (estimate): 75
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. Protected trees adjacent to site. Within Fradley neighbourhood area. Adjacent to employment uses.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Site has been promoted by landowner and/or agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 10: Land at Wellington Crescent, Fradley (3)

<b>ELAA ID: 10</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Wellington Crescent, Fradley (3)</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 0.4 Floorspace (m <sup>2</sup> ): 1733	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Land owner has suggested site likely to pursue change of use for site to provide additional car parking. Likely therefore site is not available for employment use.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 11: Land at Wellington Crescent, Fradley (4)

<b>ELAA ID: 11</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Wellington Crescent, Fradley (4)</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 0.3 Floorspace (m <sup>2</sup> ): 1300	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Land owner has suggests site is likely to be required to access wider part of the employment area.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category: Not available	

## ELAA ID 12: Land north of Wood End Lane, Fradley Park

<b>ELAA ID: 12</b> <b>SHLAA ID: N/A</b>	<b>Location: Land north of Wood End Lane, Fradley Park</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

## ELAA ID 13: Halifax Close, Fradley Park

ELAA ID: 13 SHLAA ID: N/A	Location: Halifax Close, Fradley Park
Status: Full planning permission	Notes: Full planning permission (see table C1).
ELAA category:	Available

## ELAA ID 14: Halifax Avenue, Fradley Park

ELAA ID: 9 SHLAA ID: 140	Location: Halifax Avenue, Fradley Park ELAA map reference: Map 2
Settlement: Fradley	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 16.6 Floorspace (m <sup>2</sup> ): 71,933	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Fradley Strategic Development Allocation. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? No	<b>Availability notes:</b> Site is part of the Fradley Strategic Development allocation which is allocated for residential development within the Local Plan Strategy. Resolution to grant outline planning permission subject to s106 for residential for site has been granted.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability. Site is not available for residential development.
ELAA category:	Not available

## ELAA ID 15: Wood End Lane, land south of former auction centre

ELAA ID: 15 SHLAA ID: N/A	Location: Wood End Lane, land south of former auction centre ELAA map reference: Map 2
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 3.8 Floorspace (m <sup>2</sup> ): 13,545	Full-time equivalent jobs (estimate): 288
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within employment area proposed for allocation within local plan allocations document. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Land owner has suggests site is likely to be required to access wider part of the employment area.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 16: Trent Valley Road, former GKN site

<b>ELAA ID: 16</b> <b>SHLAA ID: N/A</b>	<b>Location: Trent Valley Road, former GKN site</b> <b>ELAA map reference: Map 3</b>
Settlement: Lichfield	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 2.4 Floorspace (m <sup>2</sup> ): 104,000	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Currently within allocated employment area. Site is proposed to be removed from the employment area within local plan allocations document. Brownfield site. Contaminated land. Within Cannock Chase SAC zone of influence. Within Lichfield neighbourhood area. Adjacent to employment uses and Lichfield Trent Valley rail station.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Site is proposed to be removed from the employment area within local plan allocations document. Site has been promoted for alternative uses by landowner. Likely that alternative uses/schemes to be pursued.
Achievable? No	<b>Achievability notes:</b> Remediation works at site likely to be required. Impacts upon viability likely to present.
ELAA category:	Not available

## ELAA ID 17: Mile Oak Business Centre, Units 6-10

<b>ELAA ID: 17</b> <b>SHLAA ID: N/A</b>	<b>Location: Mile Oak Business Centre, Units 6-10</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 0.3 Floorspace (m <sup>2</sup> ): 1,200	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Site is adjacent to Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Green Belt. Brownfield site. Agricultural land classification grade 2. Possibility of contaminated land. BAS within 1km of site. Within Fazeley neighbourhood area.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Land owner has suggests site is likely to be required to access wider part of the employment area.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 18: Ashby Road, Lonkhill Farm

<b>ELAA ID: 18</b> <b>SHLAA ID: N/A</b>	<b>Location: Ashby Road, Lonkhill Farm</b> <b>ELAA map reference: Map 11</b>
Settlement: Other rural	Planning reference: N/A
Source: Expired planning permission	Potential use classes: Eg/B2/B8
Site area (Ha): 0.9 Floorspace (m <sup>2</sup> ): 3,900	Full-time equivalent jobs (estimate): -

<b>ELAA ID: 18</b> <b>SHLAA ID: N/A</b>	<b>Location: Ashby Road, Lonkhill Farm</b> <b>ELAA map reference: Map 11</b>
Suitable? Yes	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Agricultural buildings. Agricultural land classification grade 2.
Available? No	<b>Availability notes:</b> Planning application expired. No evidence development is being pursued.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 19: Lyalvale Express, Express Estate, Fisherwick

<b>ELAA ID: 19</b> <b>SHLAA ID: N/A</b>	<b>Location: Lyalvale Express, Express Estate, Fisherwick</b> <b>ELAA map reference: Map 12</b>
Settlement: Other rural	Planning reference: N/A
Source: Expired planning permission	Potential use classes: Eg/B2/B8
Site area (Ha): 1.8 Floorspace (m <sup>2</sup> ): 7,200	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Agricultural land classification grade 2. Protected trees within site. Within Whittington & Fisherwick neighbourhood area.
Available? No	<b>Availability notes:</b> Planning application expired. No evidence development is being pursued.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 20: Lichfield Street, Fazeley Saw Mills

<b>ELAA ID: 20</b> <b>SHLAA ID: N/A</b>	<b>Location: Lichfield Street, Fazeley Saw Mills</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley, Mile Oak & Bonehill	Planning reference: N/A
Source: Expired planning permission	Potential use classes: Eg/B1/B2
Site area (Ha): 0.5 Floorspace (m <sup>2</sup> ): 2,500	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Part of site is within flood zone 2. Brownfield site. Possibility of contaminated land. Agricultural land classification grade 3. BAS within 1km. Within conservation area. Listed building adjacent to site. Within Fazeley neighbourhood area.
Available? No	<b>Availability notes:</b> Planning application expired. No evidence development is being pursued.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 21: Milestone Way, Burntwood Business Park

<b>ELAA ID: 21</b> <b>SHLAA ID: 316</b>	<b>Location: Milestone Way, Burntwood Business Park</b> <b>ELAA map reference: Map 1</b>
Settlement: Burntwood	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B1/B2
Site area (Ha): 3.17 Floorspace (m <sup>2</sup> ): 13,737	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Site is proposed for residential allocation within local plan allocations document. Brownfield site. Possibility of contaminated land. Possibility of coal subsidence. Within Cannock Chase SAC zone of influence. Within 1km of SSSI. Within Forest of Mercia area. Within Burntwood neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site currently under construction for residential development.
Achievable? No	<b>Achievability notes:</b> Site currently under construction for residential development.
ELAA category:	Not available

ELAA ID 22: Greenhough Road, land at

<b>ELAA ID: 22</b> <b>SHLAA ID: N/A</b>	<b>Location: Greenhough Road, land at</b> <b>ELAA map reference: Map 4</b>
Settlement: Lichfield	Planning reference: N/A
Source: Expired planning permission	Potential use classes: Eg/B2/B8
Site area (Ha): 0.26 Floorspace (m <sup>2</sup> ): 1,300	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Site is proposed for residential allocation within local plan allocations document. Brownfield site. Possibility of contaminated land. Adjacent to conservation area. Within Cannock Chase SAC zone of influence. Within Lichfield neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
Achievable? No	<b>Achievability notes:</b> Site recently redeveloped for residential use. See housing small sites and completions schedule.
ELAA category:	Not available

ELAA ID 23: Birmingham Road, land at Lichfield South

<b>ELAA ID: 23</b> <b>SHLAA ID: N/A</b>	<b>Location: Birmingham Road, land at Lichfield South</b>
Status: Full planning permission	<b>Notes:</b> Full planning permission (see table C1).
ELAA category:	Available

ELAA ID 24: Wood End Lane, UK Pallet Express

<b>ELAA ID: 24</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, UK Pallet Express</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A



<b>ELAA ID: 24</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, UK Pallet Express</b> <b>ELAA map reference: Map 2</b>
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 8.66 Floorspace (m <sup>2</sup> ): 38,970	Full-time equivalent jobs (estimate): 2021
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Brownfield site. Agricultural land classification grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Planning application for redevelopment expired.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

ELAA ID 25: Cannock Road, former Olaf Johnson site

<b>ELAA ID: 25</b> <b>SHLAA ID: N/A</b>	<b>Location: Cannock Road, former Olaf Johnson site</b> <b>ELAA map reference: Map 1</b>
Settlement: Burntwood	Planning reference: N/A
Source: Call for sites	Potential use classes: E/B2/B8
Site area (Ha): 2.4 Floorspace (m <sup>2</sup> ): 120,000	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated town centre boundary. Brownfield site. Possibility of contaminated land. Possibility of coal subsidence. Within Cannock Chase SAC zone of influence. Within 1km of SSSI. Within Forest of Mercia area. Within Burntwood neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Planning permission granted for retail development. Site not considered to no longer be available for employment development.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 26: Burntwood Business Park, units 10-11

<b>ELAA ID: 26</b> <b>SHLAA ID: N/A</b>	<b>Location: Burntwood Business Park, units 10-11</b> <b>ELAA map reference: Map 1</b>
Settlement: Burntwood	Planning reference: N/A
Source: Allocation/Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 1.5 Floorspace (m <sup>2</sup> ): 6,500	Full-time equivalent jobs (estimate): 283
Suitable? Yes	<b>Suitability notes:</b> Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site. Possibility of contaminated land. Possibility of coal subsidence. Within Cannock Chase SAC zone of influence. Within 1km of SSSI. Within Forest of Mercia area. Within Burntwood neighbourhood area. Adjacent to residential and employment uses.

<b>ELAA ID: 26</b> <b>SHLAA ID: N/A</b>	<b>Location: Burntwood Business Park, units 10-11</b> <b>ELAA map reference: Map 1</b>
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Within employment area proposed for allocation within local plan allocations document. Site has been promoted by landowner and/or agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

ELAA ID 27: Cannel Road, land off, Burntwood Business Park

<b>ELAA ID: 27</b> <b>SHLAA ID: N/A</b>	<b>Location: Birmingham Road, land at Lichfield South</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

ELAA ID 28: Cannock Road, land adjacent 39

<b>ELAA ID: 28</b> <b>SHLAA ID: N/A</b>	<b>Location: Cannock Road, land adjacent 39</b> <b>ELAA map reference: Map 1</b>
Settlement: Burntwood	Planning reference: N/A
Source: Allocation/Call for sites	Potential use classes: Eg/B/B8
Site area (Ha): 0.33 Floorspace (m <sup>2</sup> ): 1650	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Burntwood which is identified as a key sustainable Not within allocated employment area. Brownfield site. Possibility of contaminated land. Site is within 1km of SSSI. Within Cannock Chase SAC zone of influence. Within Forest of Mercia area. Within Burntwood neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site currently under construction for residential use.
Achievable? No	<b>Achievability notes:</b> Site currently under construction for residential use.
ELAA category:	Not available

ELAA ID 29: Old Road, land at, Armitage Shanks

<b>ELAA ID: 29</b> <b>SHLAA ID: 92</b>	<b>Location: Old Road, land at, Armitage Shanks</b> <b>ELAA map reference: Map 10</b>
Settlement: Armitage with Handsacre	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 2.2 Floorspace (m <sup>2</sup> ): 9,533	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Armitage with Handsacre which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Not within allocated employment area. Possibility of contaminated land. Possible coal subsidence. Within Cannock Chase SAC zone of influence. Within Armitage with Handsacre neighbourhood area. Adjacent to residential and employment uses.

<b>ELAA ID: 29</b> <b>SHLAA ID: 92</b>	<b>Location: Old Road, land at, Armitage Shanks</b> <b>ELAA map reference: Map 10</b>
Available? No	<b>Availability notes:</b> Known that site is no longer needed for business use and alternative uses have been proposed.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 30: Alrewas Road, Eastfields Farm

<b>ELAA ID: 30</b> <b>SHLAA ID: N/A</b>	<b>Location: Alrewas Road, Eastfields Farm</b> <b>ELAA map reference: Map 14</b>
Settlement: Kings Bromley	Planning reference: N/A
Source: Call for sites	Potential use classes: Ed/B2/B8
Site area (Ha): 1.3 Floorspace (m <sup>2</sup> ): 1250	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of settlement not identified as a key settlement within the adopted Local Plan Strategy. Within rural area. Greenfield site. Agricultural buildings. Agricultural land classification grades 2 and 4. Protected trees within site. Part of site is within flood zone 2. Within Whittington & Fisherwick neighbourhood area. Within Cannock Chase SAC zone of influence.
Available? Yes	<b>Availability notes:</b> Site is currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 31: Land north of Bassetts Pole, Canwell

<b>ELAA ID: 31</b> <b>SHLAA ID: 107</b>	<b>Location: Land north of Bassetts Pole, Canwell</b> <b>ELAA map reference: Map 8</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 3.0 Floorspace (m <sup>2</sup> ): 15,000	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 32: Lynn Lane, land west of Shenstone

<b>ELAA ID: 32</b> <b>SHLAA ID: 183</b>	<b>Location: Lynn Lane, land west of Shenstone</b> <b>ELAA map reference: Map 7</b>
Settlement: Shenstone	Planning reference: N/A

<b>ELAA ID: 32</b> <b>SHLAA ID: 183</b>	<b>Location: Lynn Lane, land west of Shenstone</b> <b>ELAA map reference: Map 7</b>
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 12.0 Floorspace (m <sup>2</sup> ): 54,000	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Greenfield site. Within Green Belt. Within Cannock Chase SAC zone of influence. Agricultural land classification grades 2 and 3. Part of site within Flood Zones 2 and 3. Protected trees within site. BAS within 1km. Within Shenstone neighbourhood area. Adjacent to residential and employment uses.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 33: Lynn Lane, land south of Birchbrook industrial park

<b>ELAA ID: 33</b> <b>SHLAA ID: 275</b>	<b>Location: Lynn Lane, land south of Birchbrook industrial park</b> <b>ELAA map reference: Map 7</b>
Settlement: Shenstone	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 2.6 Floorspace (m <sup>2</sup> ): 11,267	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Greenfield site. Within Green Belt. Within Cannock Chase SAC zone of influence. Agricultural land classification grades 2 and 3. Part of site within Flood Zones 2 and 3. Protected trees within site. BAS within 1km. Within Shenstone neighbourhood area. Adjacent to residential and employment uses.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 34: Lynn Lane, land west of Birchbrook industrial park

<b>ELAA ID: 34</b> <b>SHLAA ID: N/A</b>	<b>Location: Lynn Lane, land west of Birchbrook industrial park</b> <b>ELAA map reference: Map 7</b>
Settlement: Shenstone	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 2.34 Floorspace (m <sup>2</sup> ): 10,140	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Greenfield site. Within Green Belt. Within Cannock Chase SAC zone of influence. Agricultural land classification grades 2 and 3. Part of site within Flood Zones 2 and 3. Protected trees within site.

<b>ELAA ID: 34</b> <b>SHLAA ID: N/A</b>	<b>Location: Lynn Lane, land west of Birchbrook industrial park</b> <b>ELAA map reference: Map 7</b>
	BAS within 1km. Within Shenstone neighbourhood area. Adjacent to residential and employment uses.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 35: Dunmore Hay Lane, Fradley

<b>ELAA ID: 35</b> <b>SHLAA ID: 126</b>	<b>Location: Land at Wellington Crescent, Fradley (2)</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: -
Site area (Ha): 1.9 Floorspace (m <sup>2</sup> ): 9,500	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Within Cannock Chase SAC zone of influence. Agricultural land classification grade 3. Within Fradley neighbourhood area. Adjacent to residential and employment uses.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 36: Land north of Bassetts Pole, Canwell (2)

<b>ELAA ID: 35</b> <b>SHLAA ID: 374</b>	<b>Location: Land north of Bassetts Pole, Canwell (2)</b> <b>ELAA map reference: Map 8</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 6.4 Floorspace (m <sup>2</sup> ): 32,000	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km.
Available? No	<b>Availability notes:</b> Site currently in agricultural use. Previously promoted by landowner/agent for employment and residential uses. No longer being actively promoted for development.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 37: Land north east of Bassetts Pole, Canwell

<b>ELAA ID: 37</b> <b>SHLAA ID: 374</b>	<b>Location: Land north east of Bassetts Pole, Canwell</b> <b>ELAA map reference: Map 9</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 6.4 Floorspace (m <sup>2</sup> ): 32,000	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km.
Available? No	<b>Availability notes:</b> Site currently in agricultural use. Previously promoted by landowner/agent for employment and residential uses. No longer being actively promoted for development.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 38: Land at Easthill, Fradley

<b>ELAA ID: 38</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Easthill, Fradley</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

ELAA ID 39: Gorse Lane, Fradley West

<b>ELAA ID: 39</b> <b>SHLAA ID: 250</b>	<b>Location: Gorse Lane, Fradley West</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 30.0 Floorspace (m <sup>2</sup> ): 130,000	Full-time equivalent jobs (estimate): 5667
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Adjacent to village settlement boundary. Part brownfield part greenfield site. Possible contaminated land. Within Cannock Chase SAC zone of influence. Agricultural land classification grade 3. BAS within 1km. Within Fradley neighbourhood area. Adjacent to residential and employment uses. Line of HS2 within site.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for residential and employment uses historically. Promotion is currently for primarily residential development.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 40: Land at Common Lane

<b>ELAA ID: 40</b> <b>SHLAA ID: 226</b>	<b>Location: Land at Common Lane</b> <b>ELAA map reference: Map 12</b>
Settlement: Whittington	Planning reference: N/A

<b>ELAA ID: 40</b> <b>SHLAA ID: 226</b>	<b>Location: Land at Common Lane</b> <b>ELAA map reference: Map 12</b>
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 0.78 Floorspace (m <sup>2</sup> ): 3380	Full-time equivalent jobs (estimate): 147
Suitable? No	<b>Suitability notes:</b> Adjacent to Whittington which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Green Belt. Greenfield site. Within Cannock Chase SAC zone of influence. Agricultural land classification grades 2 & 3. Adjacent to conservation area. Protected trees within site. Within Whittington & Fisherwick neighbourhood area. Adjacent to residential uses.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 41: Eastern Avenue, former Norgren site

<b>ELAA ID: 41</b> <b>SHLAA ID: 255</b>	<b>Location: Eastern Avenue, former Norgren site</b> <b>ELAA map reference: Map 3</b>
Settlement: Lichfield	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 4.1 Floorspace (m <sup>2</sup> ): 17.767	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Brownfield site. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. Within Lichfield neighbourhood area. Adjacent to residential and employment uses. Site recently redeveloped for retail use, planning application for residential element of site under construction.
Available? No	<b>Availability notes:</b> Site recently redeveloped for retail use, planning application for residential element of site under construction.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 42: Lichfield Road, Seedy Mill water treatment works

<b>ELAA ID: 35</b> <b>SHLAA ID: N/A</b>	<b>Location: Lichfield Road, Seedy Mill water treatment works</b> <b>ELAA map reference: Map 15</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B1/B2
Site area (Ha): 5.25 Floorspace (m <sup>2</sup> ): 22,750	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Part greenfield part brownfield site. Within Green Belt. Agricultural land classification grade 3. Adjacent to flood zone 2 and 3. Protected trees within site. BAS within 1km. Within Cannock Chase SAC zone of influence. Within Longdon neighbourhood area.

<b>ELAA ID: 35</b> <b>SHLAA ID: N/A</b>	<b>Location: Lichfield Road, Seedy Mill water treatment works</b> <b>ELAA map reference: Map 15</b>
Available? No	<b>Availability notes:</b> Site currently in use. Site identified in employment land review 2012.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 43: Land north of Fradley Lane

<b>ELAA ID: 35</b> <b>SHLAA ID: 66</b>	<b>Location: Land north of Fradley Lane</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 4.76 Floorspace (m <sup>2</sup> ): 23,800	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Within Cannock Chase SAC zone of influence. Agricultural land classification grade 3. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 44: Land at junction of A51, A515, Stafford Road

<b>ELAA ID: 44</b> <b>SHLAA ID: 208</b>	<b>Location: Land at junction of A51, A515, Stafford Road</b> <b>ELAA map reference: Map 6</b>
Settlement: Lichfield	Planning reference: N/A
Source: Desktop survey	Potential use classes: Eg/B2/B8
Site area (Ha): 3.91 Floorspace (m <sup>2</sup> ): 19,550	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Closely located to Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Not closely located to allocated employment area. Within Green Belt. Greenfield site. Within Cannock Chase SAC zone of influence. Agricultural land classification grade 3. BAS within 1km. Protected trees within site. Within Lichfield neighbourhood area.
Available? No	<b>Availability notes:</b> Site currently in agricultural use. Site identified in employment land review 2012.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 45: Land at Hilliards Cross



<b>ELAA ID: 45</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Wellington Crescent, Fradley (2)</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/N2/B8
Site area (Ha): 1.63 Floorspace (m <sup>2</sup> ): 7063	Full-time equivalent jobs (estimate): 308
Suitable? Yes	<b>Suitability notes:</b> Adjacent to Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Part brownfield part greenfield site. Agricultural land classification grade 3. Within Cannock Chase SAC zone of influence. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Site is currently available within allocated employment area. Promoted by landowner/agent for employment uses
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

ELAA ID 46: Land north of Armitage Shanks

<b>ELAA ID: 46</b> <b>SHLAA ID: 92</b>	<b>Location: Land north of Armitage Shanks</b> <b>ELAA map reference: Map 10</b>
Settlement: Armitage with Handsacre	Planning reference: N/A
Source: Desktop assessment	Potential use classes: Eg/B2/B8
Site area (Ha): 3.58 Floorspace (m <sup>2</sup> ): 15,513	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Adjacent Armitage with Handsacre which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Brownfield site. Possibility of contaminated land. Possible coal subsidence. Within Cannock Chase SAC zone of influence. Adjacent to conservation area. Protected trees within site. BAS within 1km. Within Armitage with Handsacre neighbourhood area. Adjacent to residential and employment uses.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Site is proposed to be removed from employment area through local plan allocations. Evidence suggests site is no longer available for employment use.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 47: Land at Cricket Lane

<b>ELAA ID: 47</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Cricket Lane</b> <b>ELAA map reference: Map 5</b>
Settlement: Lichfield	Planning reference: 18/01217/OUTFLM
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 13.2 Floorspace (m <sup>2</sup> ): 47,900	Full-time equivalent jobs (estimate): 720
Suitable? Yes	<b>Suitability notes:</b> Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Part of the Cricket Lane

<b>ELAA ID: 47</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Cricket Lane</b> <b>ELAA map reference: Map 5</b>
	Strategic Development Allocation within the Local Plan Strategy and is allocated for employment use. Greenfield site. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. Agricultural land classification grade 2. Within Lichfield neighbourhood area. Adjacent to residential uses.
Available? Yes	<b>Availability notes:</b> Site allocated for employment use. Planning application for mixed use development of whole strategic development allocation submitted.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 48: Rugeley Power Station

<b>ELAA ID: 48</b> <b>SHLAA ID: 131</b>	<b>Location: Rugeley Power Station</b> <b>ELAA map reference: Map 10</b>
Settlement: East of Rugeley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 83.76 <sup>2</sup> Floorspace (m <sup>2</sup> ): -	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Adjacent to and includes part of the East of Rugeley Strategic Development Allocation. Part of large cross boundary site proposed for allocation within the local plan allocations document. Site is adjacent to urban area of Rugeley (within Cannock Chase District). Mostly brownfield with some greenfield elements (sports provision). Majority of site is classified as urban with parts grade 3 and 4 agricultural land. Within Cannock Chase SAC zone of influence. Contaminated land. Protected trees adjacent to site. Within Armitage with Handsacre neighbourhood area.
Available? No	<b>Availability notes:</b> Power station has closed and ceased power generation. Demolition/remediation works underway. Planning permission for residential redevelopment of site granted.
Achievable? No	<b>Achievability notes:</b> Landowner indicates that redevelopment of site for range of uses is considered to be viable. To be redeveloped for residential purposes.
ELAA category:	Not available

## ELAA ID 49: Land south of Fradley south

<b>ELAA ID: 49</b> <b>SHLAA ID: 99</b>	<b>Location: Land south of Fradley south</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 3.9 Floorspace (m <sup>2</sup> ): 16,900	Full-time equivalent jobs (estimate): -
Suitable? Yes	<b>Suitability notes:</b> Within Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site. Agricultural land classification

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<sup>2</sup> Not included in total.

<b>ELAA ID: 49</b> <b>SHLAA ID: 99</b>	<b>Location: Land south of Fradley south</b> <b>ELAA map reference: Map 2</b>
	grade 3. Possibility of contaminated land. Within Cannock Chase SAC zone of influence. BAS within 1km of site. Within Fradley neighbourhood area.
Available? No	<b>Availability notes:</b> Site is currently available within allocated employment area. Site has been promoted for residential uses and is not considered to be available for employment uses.
Achievable? No	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 50: Land rear of Wellington Crescent

<b>ELAA ID: 50</b> <b>SHLAA ID: N/A</b>	<b>Location: Land rear of Wellington Crescent</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Allocated	Potential use classes: Eg/B2/B8
Site area (Ha): 7.9 Floorspace (m <sup>2</sup> ): 34,233	Full-time equivalent jobs (estimate): 1492
Suitable? Yes	<b>Suitability notes:</b> Adjacent to Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Greenfield site. Agricultural land classification grade 3. Within Cannock Chase SAC zone of influence. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Available

## ELAA ID 51: Wood End Lane, Midlands Go Karting

<b>ELAA ID: 51</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, Midlands Go Karting</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 0.9 Floorspace (m <sup>2</sup> ): 3900	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Brownfield site. Currently in commercial use. Agricultural land classification grade 3.
Available? No	<b>Availability notes:</b> Promoted by landowner/agent for employment uses. Site currently in commercial use as go karting business.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 52: Orchard Farm, Fradley

<b>ELAA ID: 52</b> <b>SHLAA ID: N/A</b>	<b>Location: Orchard Farm, Fradley</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 10.0 Floorspace (m <sup>2</sup> ): 43,333	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Agricultural land classification grade 3. Within Cannock Chase SAC zone of influence. Within Streethay neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 53: Station Road, land north of Trent Valley Trading Estate

<b>ELAA ID: 53</b> <b>SHLAA ID: N/A</b>	<b>Location: Station Road, land north of Trent Valley Trading Estate</b>
Status: Complete	<b>Notes:</b> Site complete (see Small sites & completions schedule ID 66).

ELAA ID 54: Plantation Lane, Mile Oak Farm

<b>ELAA ID: 54</b> <b>SHLAA ID: N/A</b>	<b>Location: Plantation Lane, Mile Oak Farm</b> <b>ELAA map reference:</b>
Settlement: Other rural	Planning reference: N/A
Source: Expired planning permission	Potential use classes: B2/B8
Site area (Ha): 0.48 Floorspace (m <sup>2</sup> ): 1100	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Part greenfield part brownfield site. Within Green Belt. Agricultural land classification grade 2. BAS within 1km.
Available? No	<b>Availability notes:</b> Planning application for development expired. Not considered to currently be available for employment uses.
Achievable? Yes	<b>Achievability notes:</b>
ELAA category:	Not available

ELAA ID 55: Land east of Birmingham Road, Lichfield

<b>ELAA ID: 55</b> <b>SHLAA ID: N/A</b>	<b>Location: Land east of Birmingham Road, Lichfield</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

ELAA ID 56: Shaw Lane, Bromley Hayes Garden Centre

<b>ELAA ID: 56</b> <b>SHLAA ID: N/A</b>	<b>Location: Shaw Lane, Bromley Hayes Garden Centre</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

ELAA ID 57: Tamworth Road, Common Barn Farm

<b>ELAA ID: 56</b> <b>SHLAA ID: N/A</b>	<b>Location: Tamworth Road, Common Barn Farm</b>
Status: Under construction	<b>Notes:</b> Site under construction (see table C1).
ELAA category:	Available

ELAA ID 58: Wood End Lane, Roxanne UK, Fradley

<b>ELAA ID: 58</b> <b>SHLAA ID: N/A</b>	<b>Location: Wood End Lane, Roxanne UK, Fradley</b>
Status: Complete	<b>Notes:</b> Site complete (see Small sites & completions schedule ID 66).

ELAA ID 59: Eastern Avenue, former Naturana

<b>ELAA ID: 59</b> <b>SHLAA ID: N/A</b>	<b>Location: Eastern Avenue, former Naturana</b>
Status: Complete	<b>Notes:</b> Site complete (see Small sites & completions schedule ID 66).

ELAA ID 60: Common Lane, Hanger 11 to 13

<b>ELAA ID: 56</b> <b>SHLAA ID: N/A</b>	<b>Location: Common Lane, Hanger 11 to 13</b>
Status: Full planning permission	<b>Notes:</b> Site with full planning permission (see table C1).
ELAA category:	Available

ELAA ID 61: Land north of Sutton Road, Mile Oak

<b>ELAA ID: 61</b> <b>SHLAA ID: N/A</b>	<b>Location: Land at Wellington Crescent, Fradley (2)</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley, Mile Oak & Bonehill	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 1.6 Floorspace (m <sup>2</sup> ): 6933	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to employment uses. Within Green Belt. Greenfield site. Agricultural land classification grade 2. BAS within 1km. Possible contaminated land. Within Fazeley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability. Access issues would need to be considered.
ELAA category:	Not available

ELAA ID 62: Land north of Drayton Manor Drive

<b>ELAA ID: 62</b> <b>SHLAA ID: N/A</b>	<b>Location: Land north of Drayton Manor Drive</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley, Mile Oak & Bonehill	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B1/B2
Site area (Ha): 3.3 Floorspace (m <sup>2</sup> ): 14,300	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to employment uses and theme park. Within Green Belt. Greenfield site. Agricultural land classification grade 3. Protected trees within site. Adjacent flood zones 2 and 3. BAS within 1km. Possible contaminated land. Within Fazeley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 63: Land east of A38, south of Leavesley

<b>ELAA ID: 63</b> <b>SHLAA ID: N/A</b>	<b>Location: Land east of A38, south of Leavesley</b> <b>ELAA map reference: Map 2</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: B8
Site area (Ha): 3.7 Floorspace (m <sup>2</sup> ): 14,800	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Site is on opposite side of trunk road to settlement. Greenfield site. Agricultural land classification grade 3. Within Cannock Chase SAC zone of influence. Within Fradley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> Promoted by landowner/agent for employment uses.
ELAA category:	Not available

ELAA ID 64: Land west of Fox Lane

<b>ELAA ID: 64</b> <b>SHLAA ID: N/A</b>	<b>Location: ELAA ID 64: Land west of Fox Lane</b> <b>ELAA map reference: Map 2</b>
Settlement: Alrewas	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 9.4 Floorspace (m <sup>2</sup> ): 40,733	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent Alrewas which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Agricultural land classification grade 3. Ground water flooding. Within Cannock Chase SAC zone of influence. Within Fradley neighbourhood area.
Available?	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.

<b>ELAA ID: 64</b> <b>SHLAA ID: N/A</b>	<b>Location: ELAA ID 64: Land west of Fox Lane</b> <b>ELAA map reference: Map 2</b>
Yes	
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 65: Land south of Fradley Park

<b>ELAA ID: 65</b> <b>SHLAA ID: N/A</b>	<b>Location: Land south of Fradley Park</b> <b>ELAA map reference: Map 2</b>
Settlement: Fradley	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B1/B2
Site area (Ha): 14.3 Floorspace (m <sup>2</sup> ): 61,967	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Fradley Park which is an allocated employment area adjacent to the village of Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Greenfield site. Agricultural land classification grade 3. Within Cannock Chase SAC zone of influence. Within Streethay neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 66: South of Canwell Estate, Canwell

<b>ELAA ID: 66</b> <b>SHLAA ID: N/A</b>	<b>Location: South of Canwell Estate, Canwell</b> <b>ELAA map reference: Map 9</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 3.2 Floorspace (m <sup>2</sup> ): 13,867	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 67: land adjacent to Drayton Manor Industrial Estate

<b>ELAA ID: 67</b> <b>SHLAA ID: N/A</b>	<b>Location: land adjacent to Drayton Manor Industrial Estate</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley, Mile Oak & Bonehill	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8

<b>ELAA ID: 67</b> <b>SHLAA ID: N/A</b>	<b>Location: land adjacent to Drayton Manor Industrial Estate</b> <b>ELAA map reference: Map 8</b>
Site area (Ha): 16.6 Floorspace (m <sup>2</sup> ): 71,933	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Currently in employment use. Adjacent to theme park. Within Green Belt. Brownfield site. Agricultural land classification grade 3. Within flood zones 2 and 3 and ground water flooding. Protected trees adjacent to site. Adjacent flood zones 2 and 3. BAS within 1km. Possible contaminated land. Within Fazeley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 68: Land north of Slade Road, Canwell

<b>ELAA ID: 68</b> <b>SHLAA ID: 88</b>	<b>Location: ELAA ID 68: Land north of Slade Road</b> <b>ELAA map reference: Map 8</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 3.5 Floorspace (m <sup>2</sup> ): 15,167	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. BAS within 1km. Ground water flooding.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 69: Land at Slade Farm, Canwell

<b>ELAA ID: 69</b> <b>SHLAA ID: 8</b>	<b>Location: Land at Slade Farm, Canwell</b> <b>ELAA map reference: Map 8</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 14.4 Floorspace (m <sup>2</sup> ): 32,400	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. BAS within 1km. Ground water flooding.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available



## ELAA ID 70: Land north of Shirrall Drive, Canwell

<b>ELAA ID: 70</b> <b>SHLAA ID: 76</b>	<b>Location: Land north of Shirrall Drive, Canwell</b> <b>ELAA map reference: Map 9</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 6.6 Floorspace (m <sup>2</sup> ): 28,600	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km. Ground water flooding.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 71: Land south of Cranebrook Hill, Canwell

<b>ELAA ID: 71</b> <b>SHLAA ID: 75</b>	<b>Location: Land south of Cranebrook Hill, Canwell</b> <b>ELAA map reference: Map 9</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 4.8 Floorspace (m <sup>2</sup> ): 20,800	Full-time equivalent jobs (estimate):
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km. Ground water flooding.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

## ELAA ID 72: Land south west of London Road, Canwell

<b>ELAA ID: 72</b> <b>SHLAA ID: 384</b>	<b>Location: Land south west of London Road, Canwell</b> <b>ELAA map reference: Map 9</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 0.7 Floorspace (m <sup>2</sup> ): 3033	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Site is outside of recognised settlement and is located within the rural area. Greenfield site. Within Green Belt. Agricultural land classification grade 3. Protected trees within site. BAS within 1km. Ground water flooding.
Available? Yes	<b>Availability notes:</b> Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.

<b>ELAA ID: 72</b> <b>SHLAA ID: 384</b>	<b>Location: Land south west of London Road, Canwell</b> <b>ELAA map reference: Map 9</b>
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability.
ELAA category:	Not available

ELAA ID 73: Land to rear of Unit 20, Burntwood Business Park

<b>ELAA ID: 73</b> <b>SHLAA ID: N/A</b>	<b>Location: Land to rear of Unit 20, Burntwood Business Park</b>
Status: Full planning permission	<b>Notes:</b> Site with full planning permission (see table C1).
ELAA category:	Available

ELAA ID 74: Meerash Lane, High Ash Grange

<b>ELAA ID: 749</b> <b>SHLAA ID: N/A</b>	<b>Location: Meerash Lane, High Ash Grange</b>
Status: Complete	<b>Notes:</b> Site complete (see Small sites & completions schedule ID 69).

ELAA ID 75: Joint Medical Command Defence, Whittington Heath

<b>ELAA ID: 75</b> <b>SHLAA ID: N/A</b>	<b>Location: Joint Medical Command Defence, Whittington Heath</b>
Status: Full planning permission	<b>Notes:</b> Site with full planning permission (see table C1).
ELAA category:	Available

ELAA ID 76: Walter tipper ltd, Unit 46, Britannia Enterprise Park

<b>ELAA ID: 76</b> <b>SHLAA ID: N/A</b>	<b>Location: Walter tipper ltd, Unit 46, Britannia Enterprise Park</b>
Status: Complete	<b>Notes:</b> Site complete (see Small sites & completions schedule ID 23).

ELAA ID 77: Watling Street, land west of Mile Oak

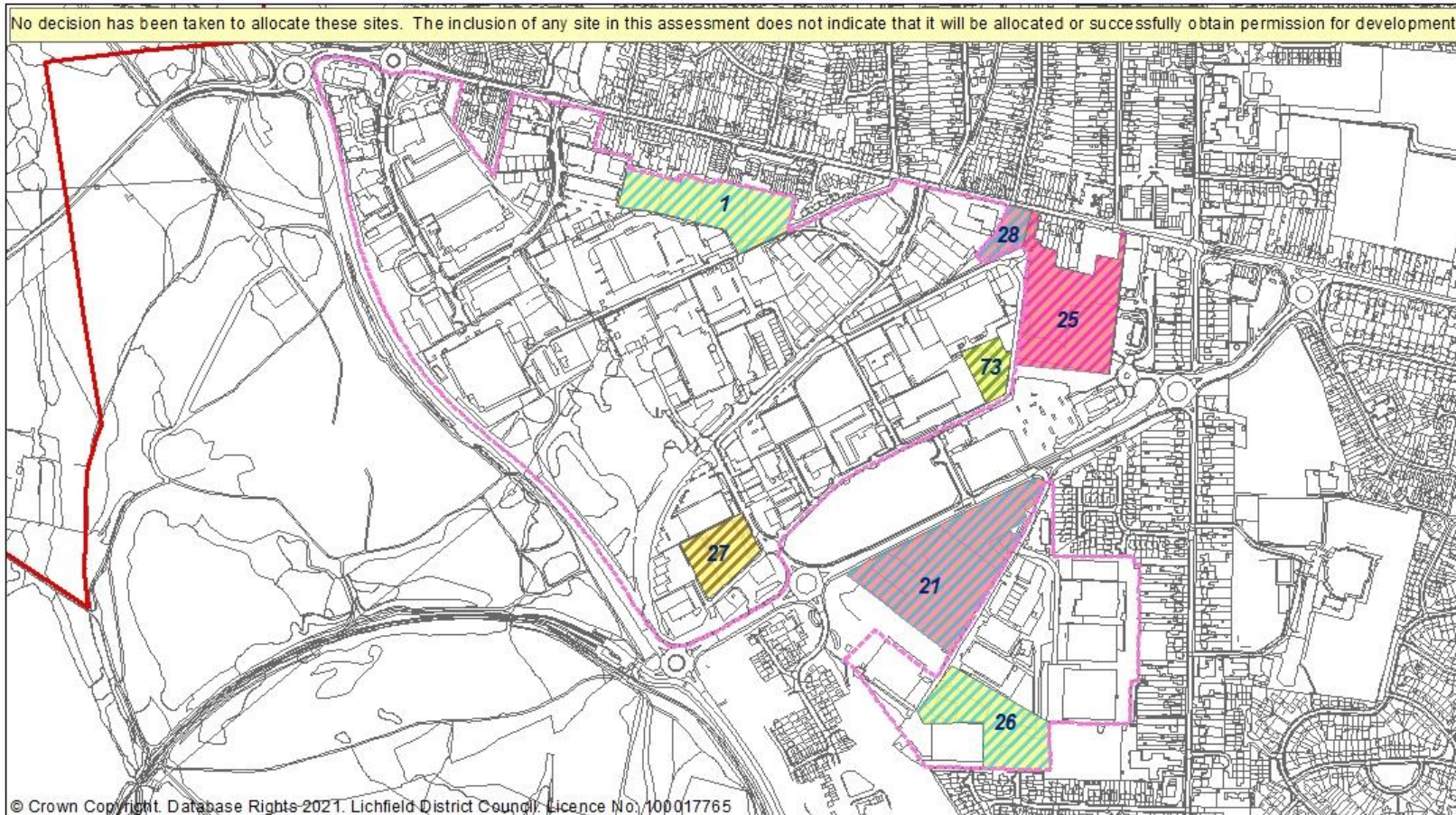
<b>ELAA ID: 77</b> <b>SHLAA ID: N/A</b>	<b>Location: ELAA ID 77: Watling Street, land west of Mile Oak</b> <b>ELAA map reference: Map 8</b>
Settlement: Fazeley, Mile Oak & Bonehill	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 23.4 Floorspace (m <sup>2</sup> ): 101,400	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> A Site is outside of recognised settlement and is located within the rural area. Within Green Belt. Greenfield site. Agricultural land classification grade 3. BAS within 1km. SBI within 1km. Possible contaminated land. Within Fazeley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability. Access issues would need to be considered.
ELAA category:	Not available

ELAA ID 78: Land south of Bonehill Road

ELAA ID: 78 SHLAA ID: N/A	<b>Location: ELAA ID 78: Land south of Bonehill Road</b> <b>ELAA map reference: Map 8</b>
Settlement: Other rural	Planning reference: N/A
Source: Call for sites	Potential use classes: Eg/B2/B8
Site area (Ha): 14.3 Floorspace (m <sup>2</sup> ): 61,967	Full-time equivalent jobs (estimate): -
Suitable? No	<b>Suitability notes:</b> Adjacent to Tamworth. Adjacent to employment and residential uses. Within Green Belt. Greenfield site. Agricultural land classification grade 2. BAS within 1km. Possible contaminated land. Within Fazeley neighbourhood area.
Available? Yes	<b>Availability notes:</b> Promoted by landowner/agent for employment uses.
Achievable? Yes	<b>Achievability notes:</b> No known constraints to achievability. Access issues would need to be considered.
ELAA category:	Not available

## Appendix D: Assessment maps

This section includes maps which illustrate the sites within this assessment. The sites can be viewed using the interactive map on the council's website which can be viewed via the [Land availability assessment interactive map](#).



**Map 1: Burntwood Business Park**

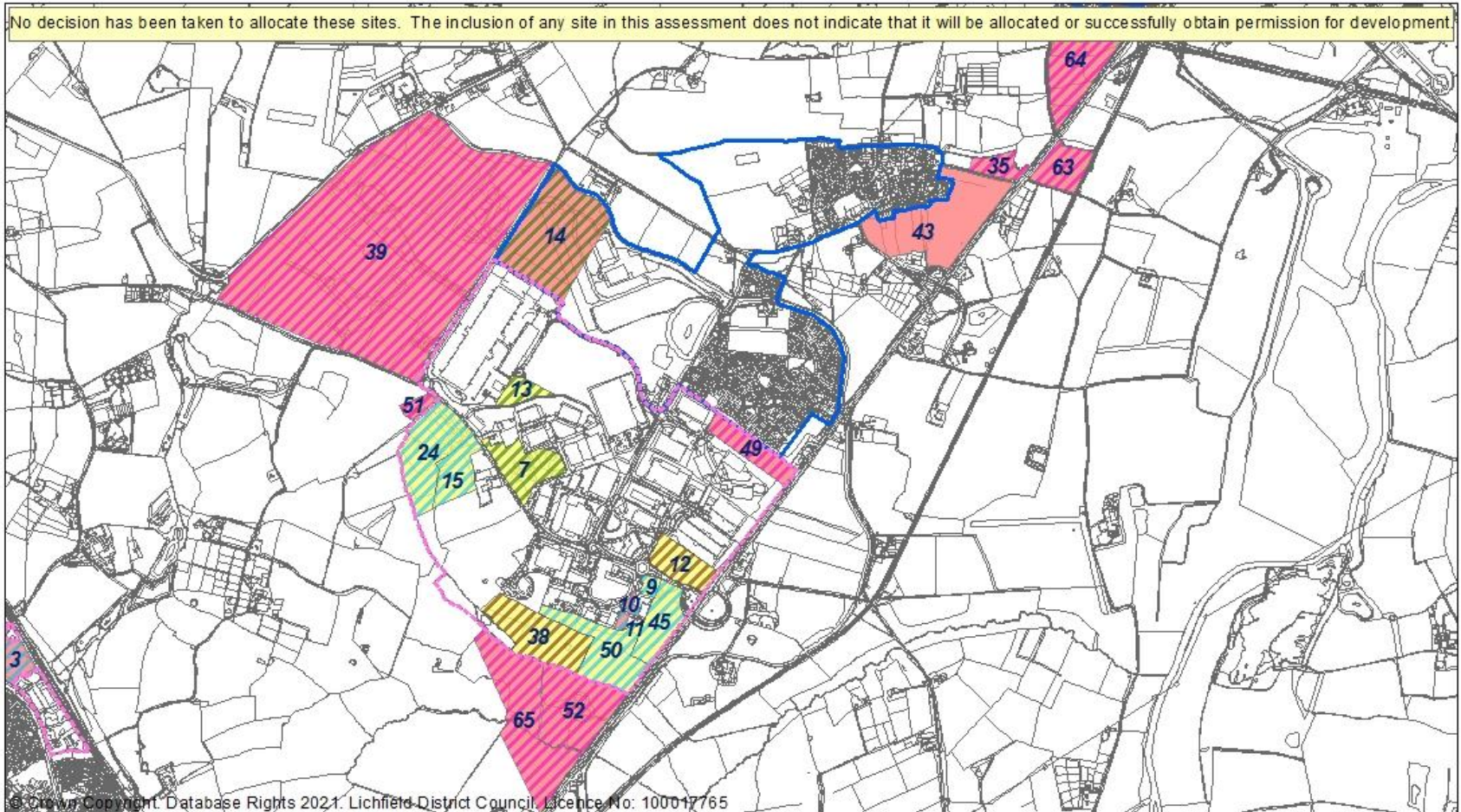
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**

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**Map 2: Fradley, Fradley Park & Airewas**

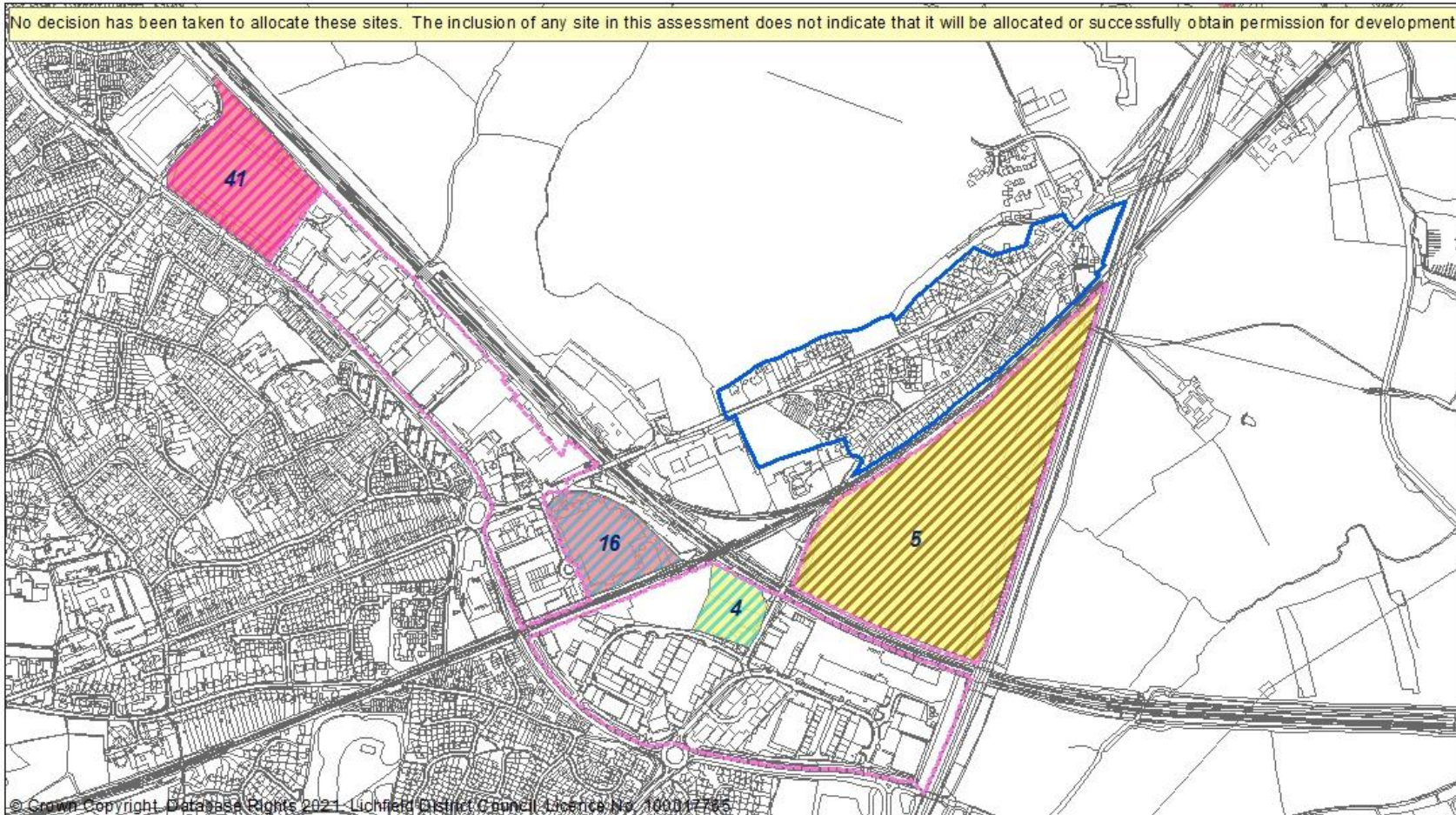
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 3: Lichfield (east)**

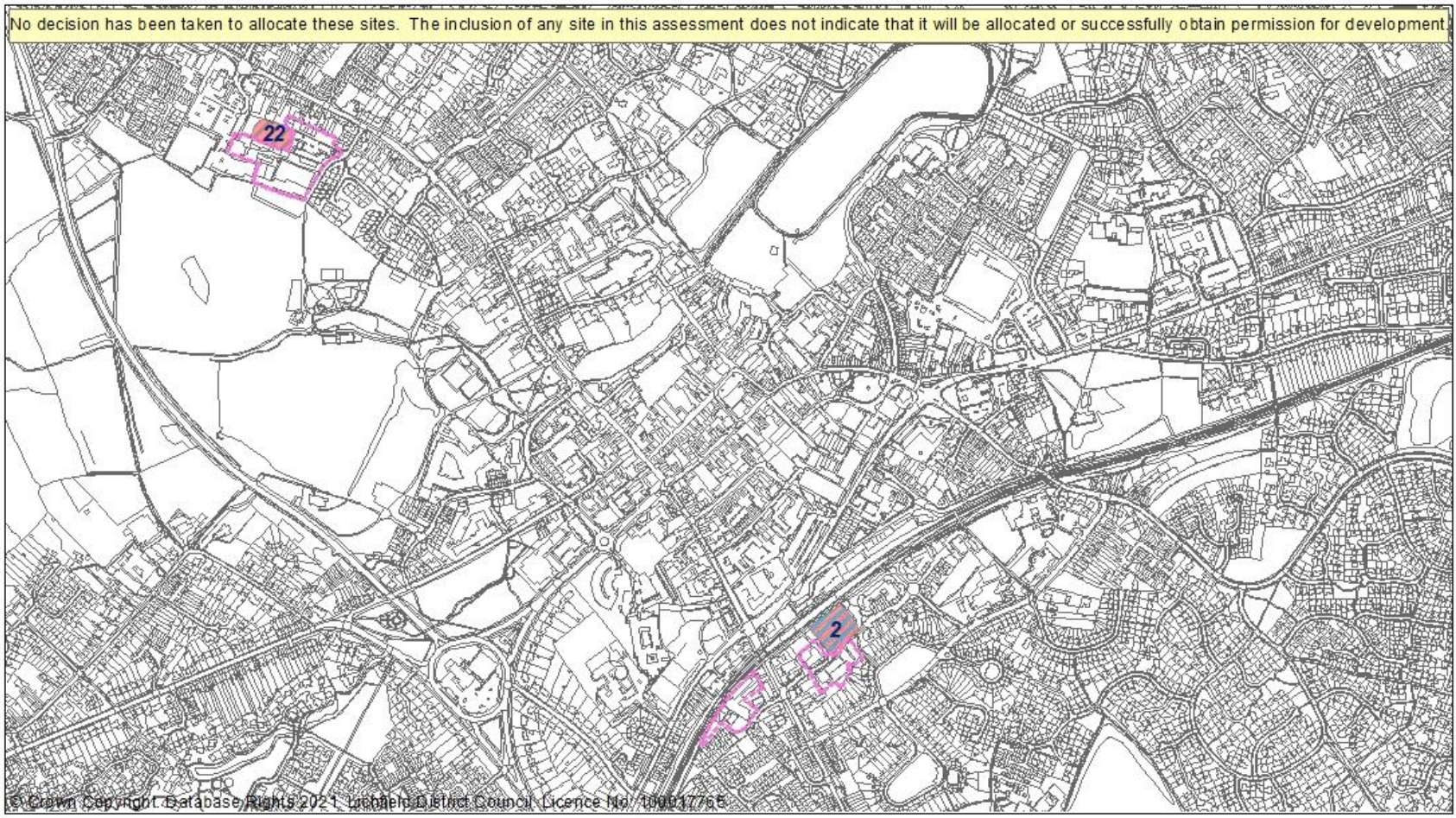
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 4: Lichfield (central)**

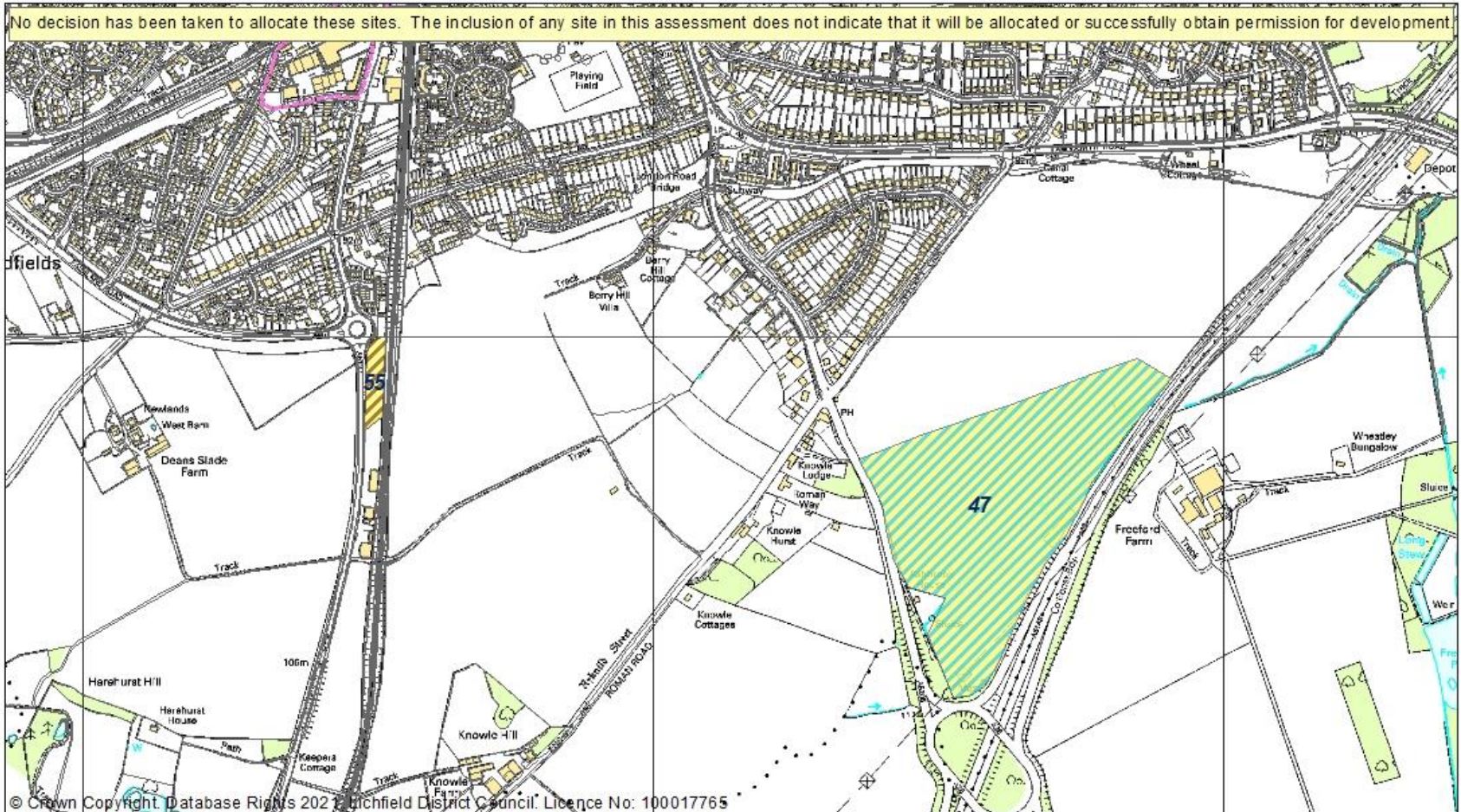
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 5: Lichfield (south)**

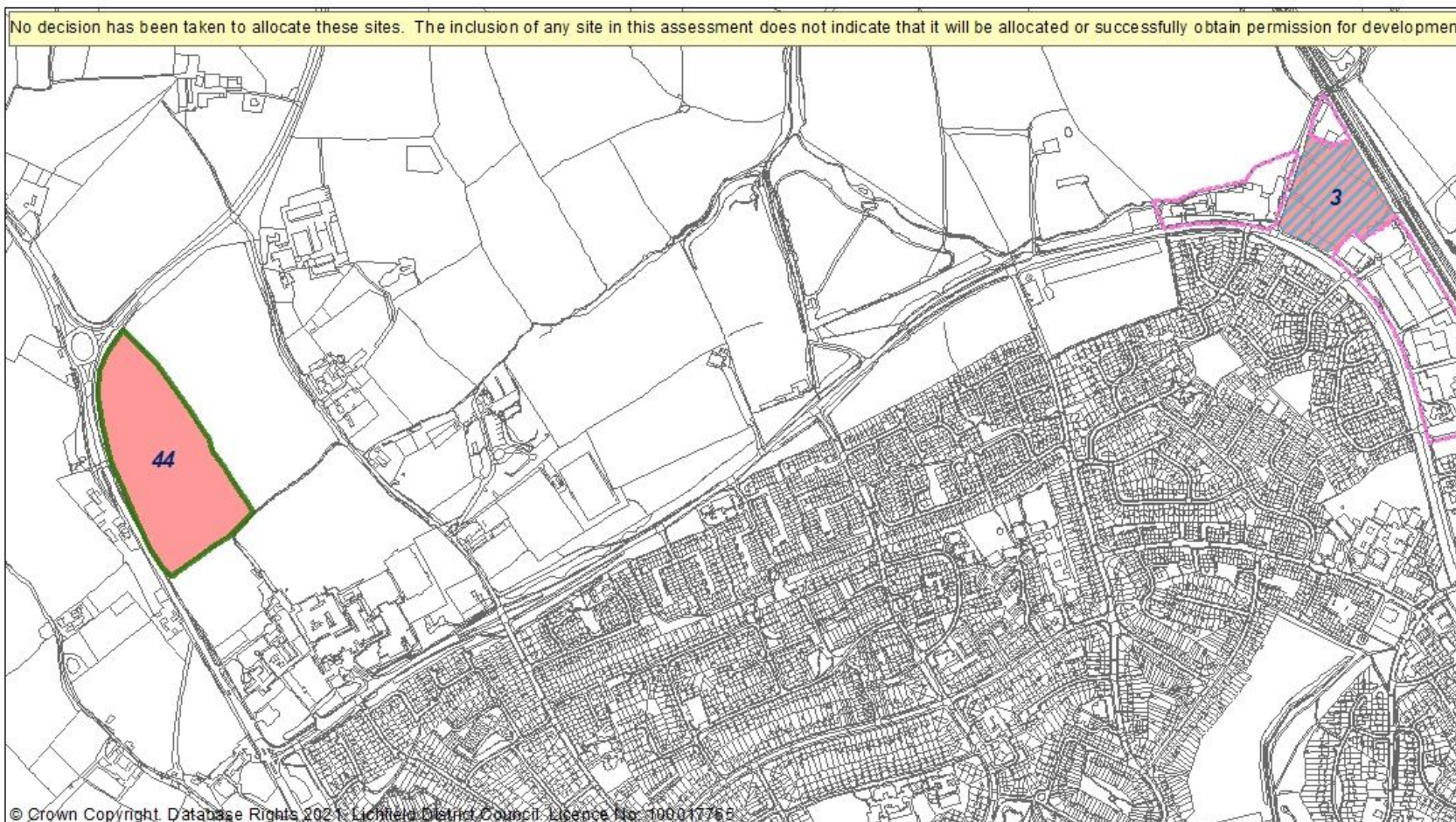
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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*Lichfield*  
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**Map 6: Lichfield (north)**

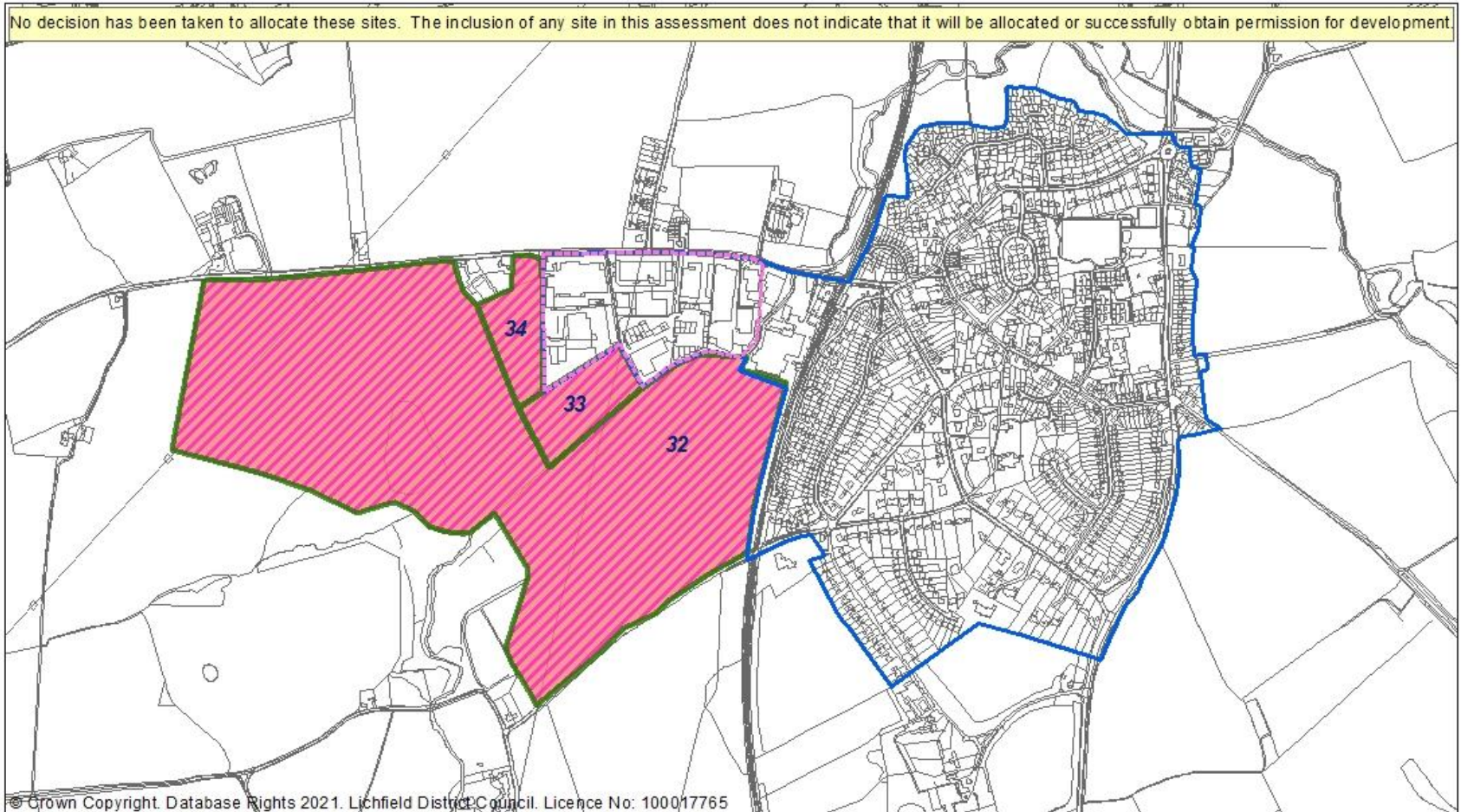
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**

*Lichfield*  
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**Map 7: Shenstone**

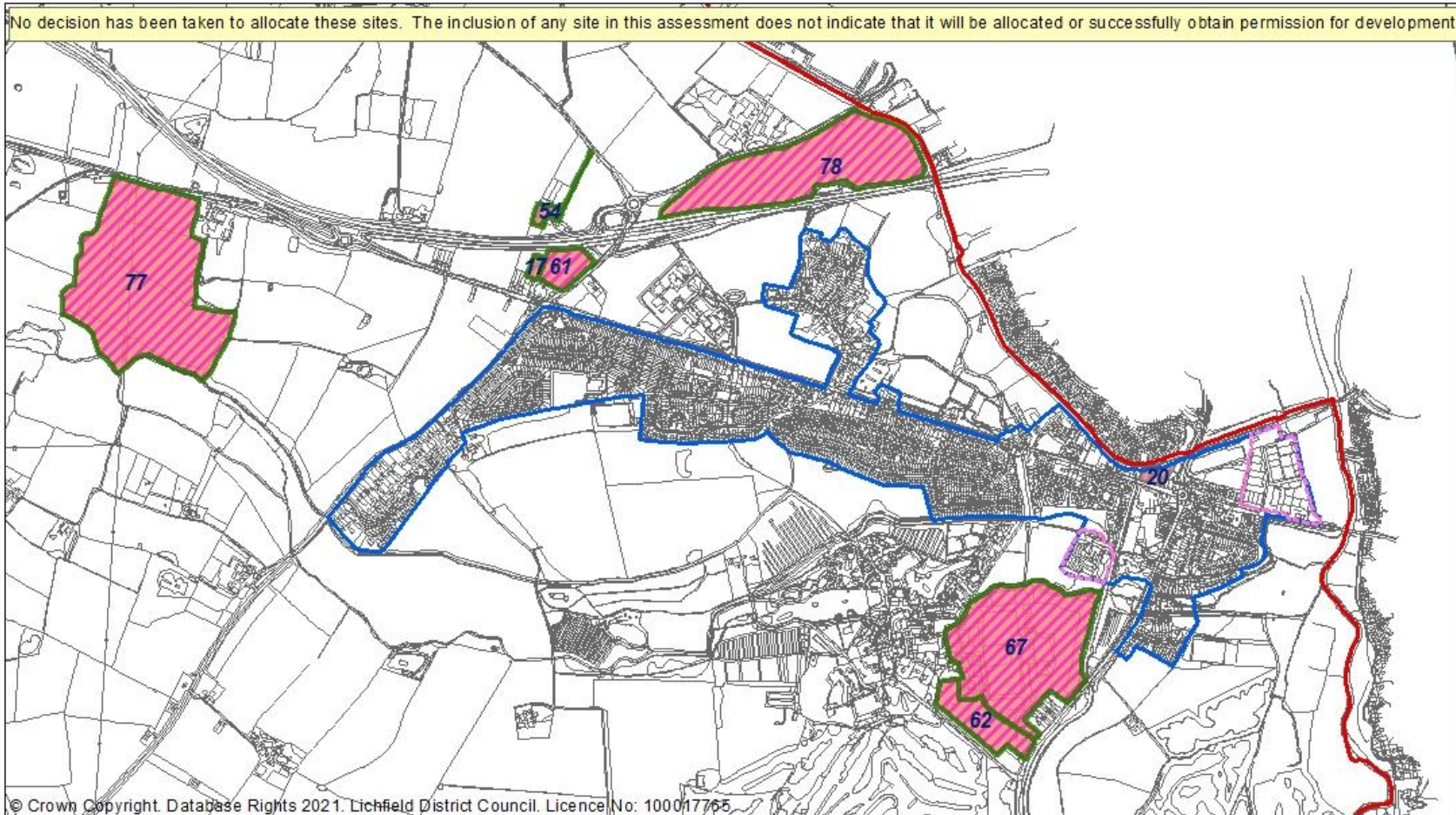
**ELAA 2020-2021**

**NOT TO SCALE**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 8: Fazeley, Mile Oak & Bonehill**

**ELAA 2020-2021**

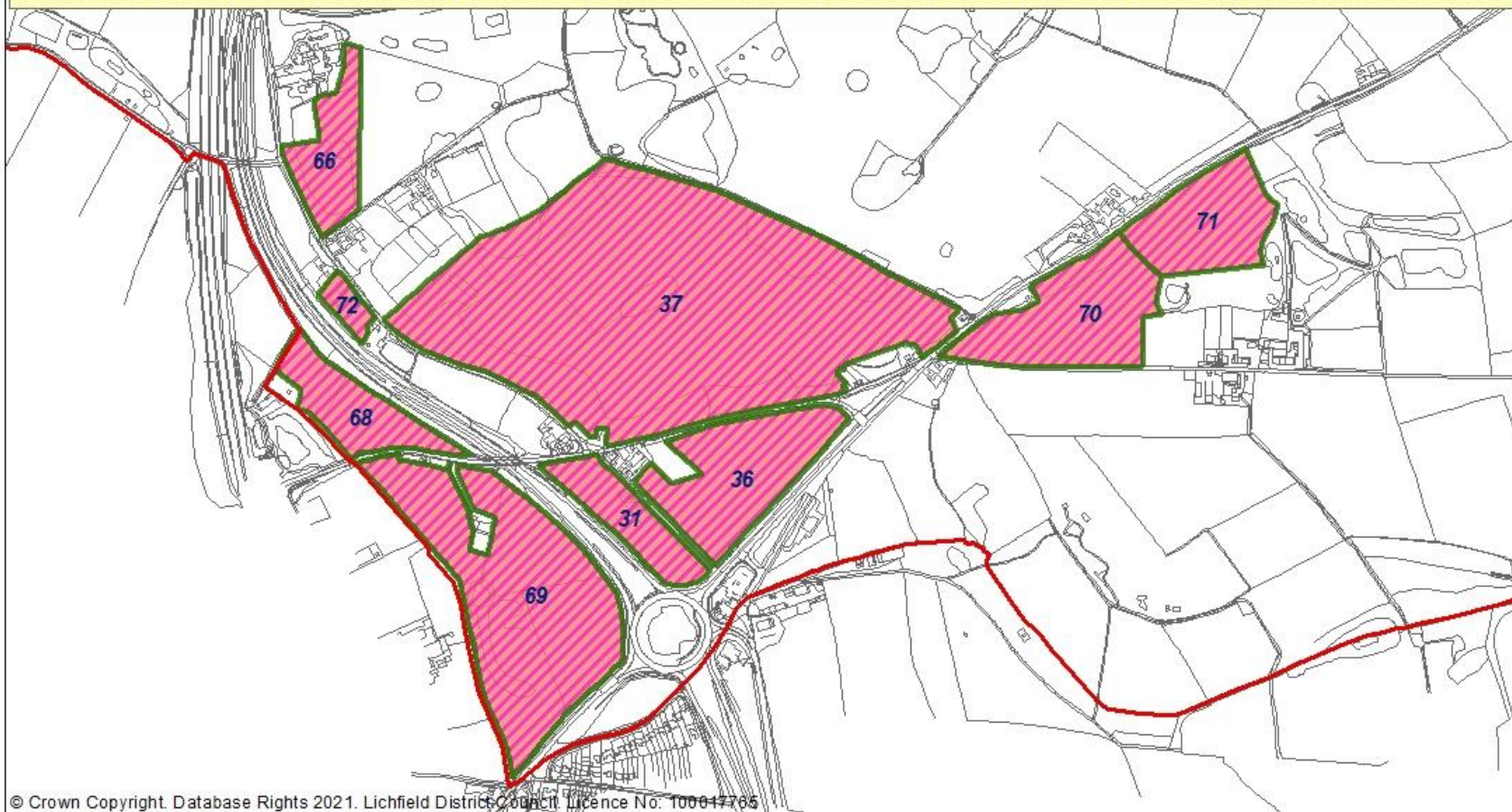
- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**

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No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Map 9: Bassetts Pole**

**ELAA 2020-2021**

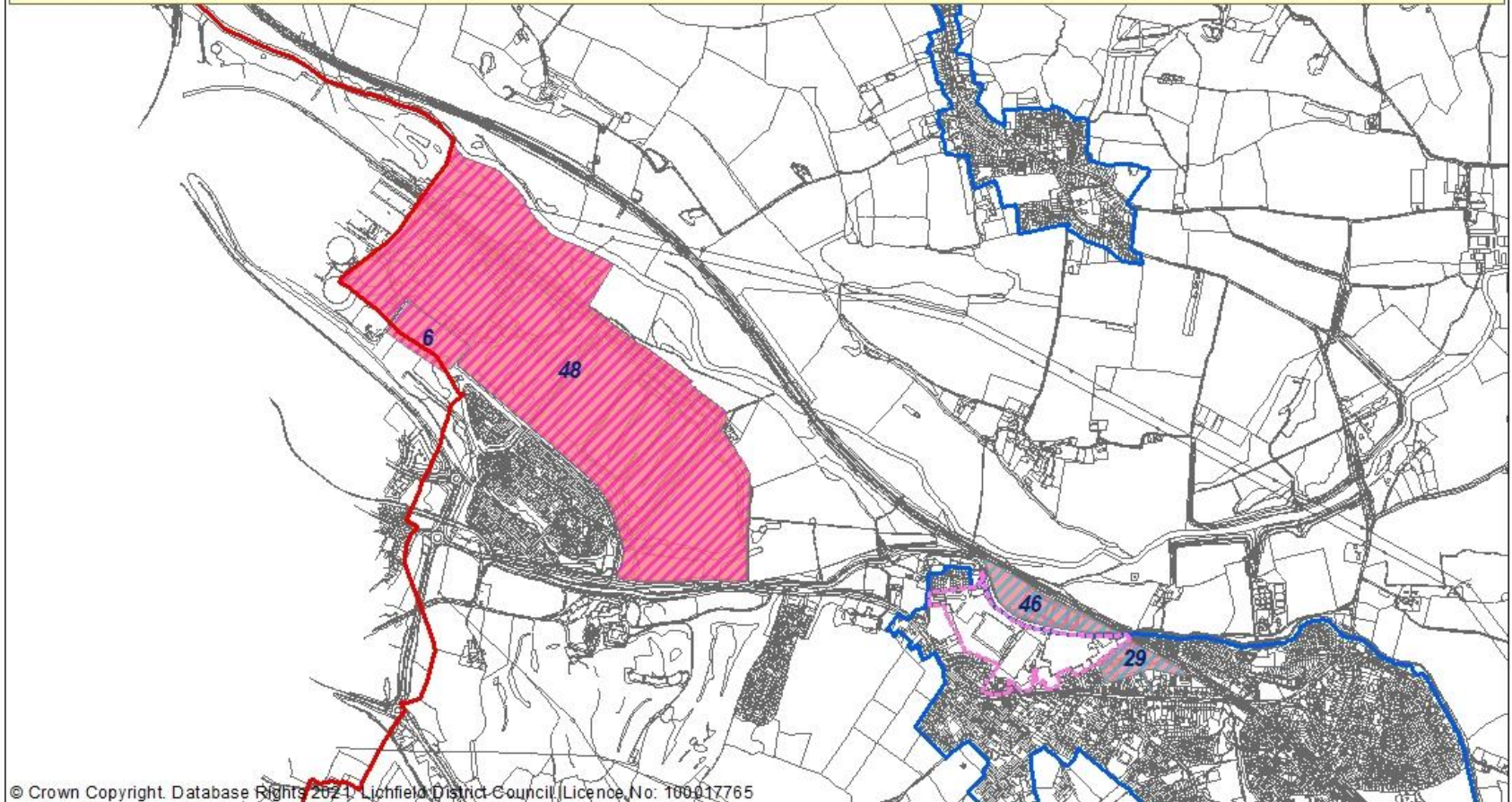
- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**





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**Map 10: Armitage with Handsacre**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 11: Ashby Road**

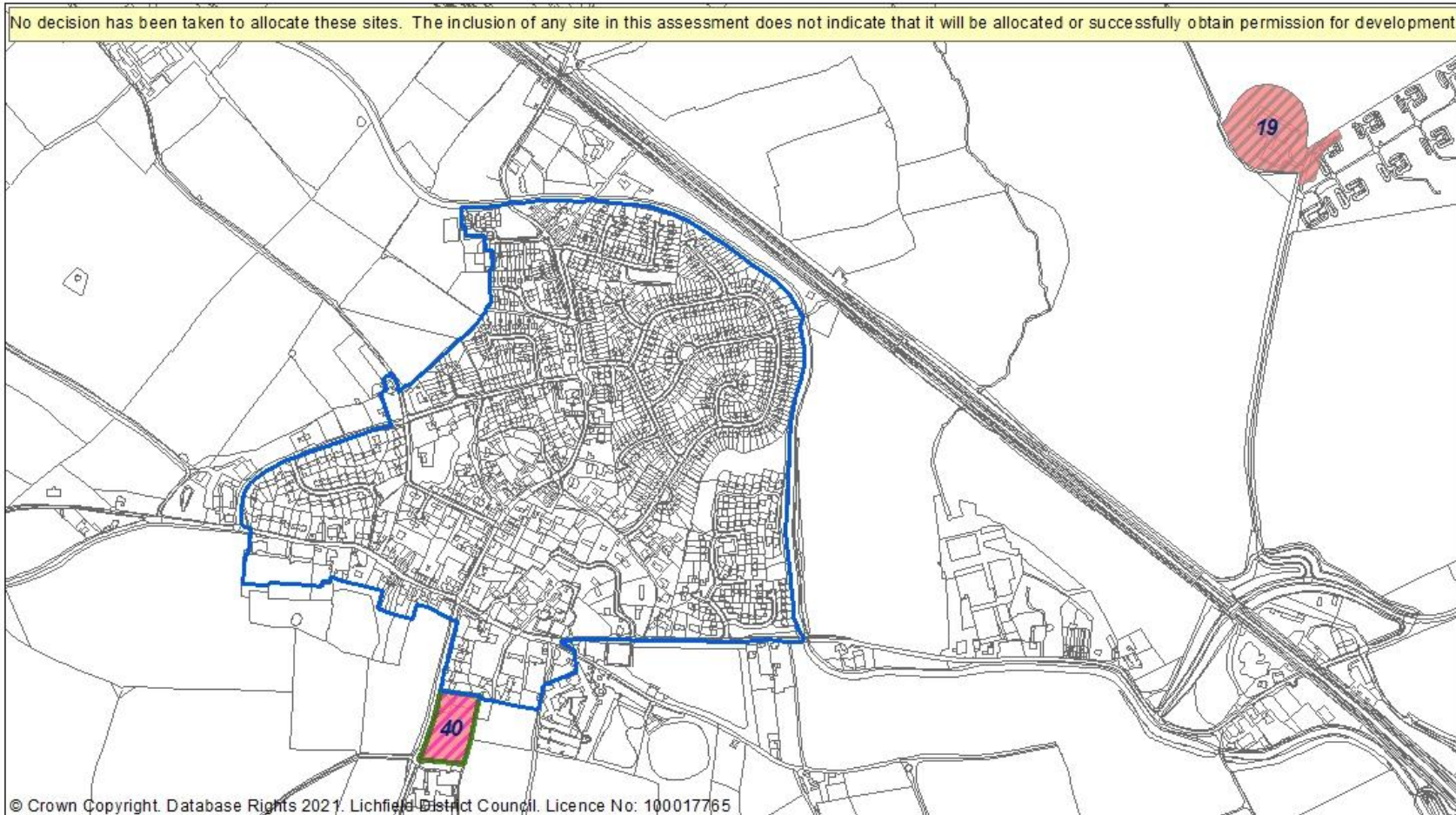
**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 12: Whittington & Fisherwick**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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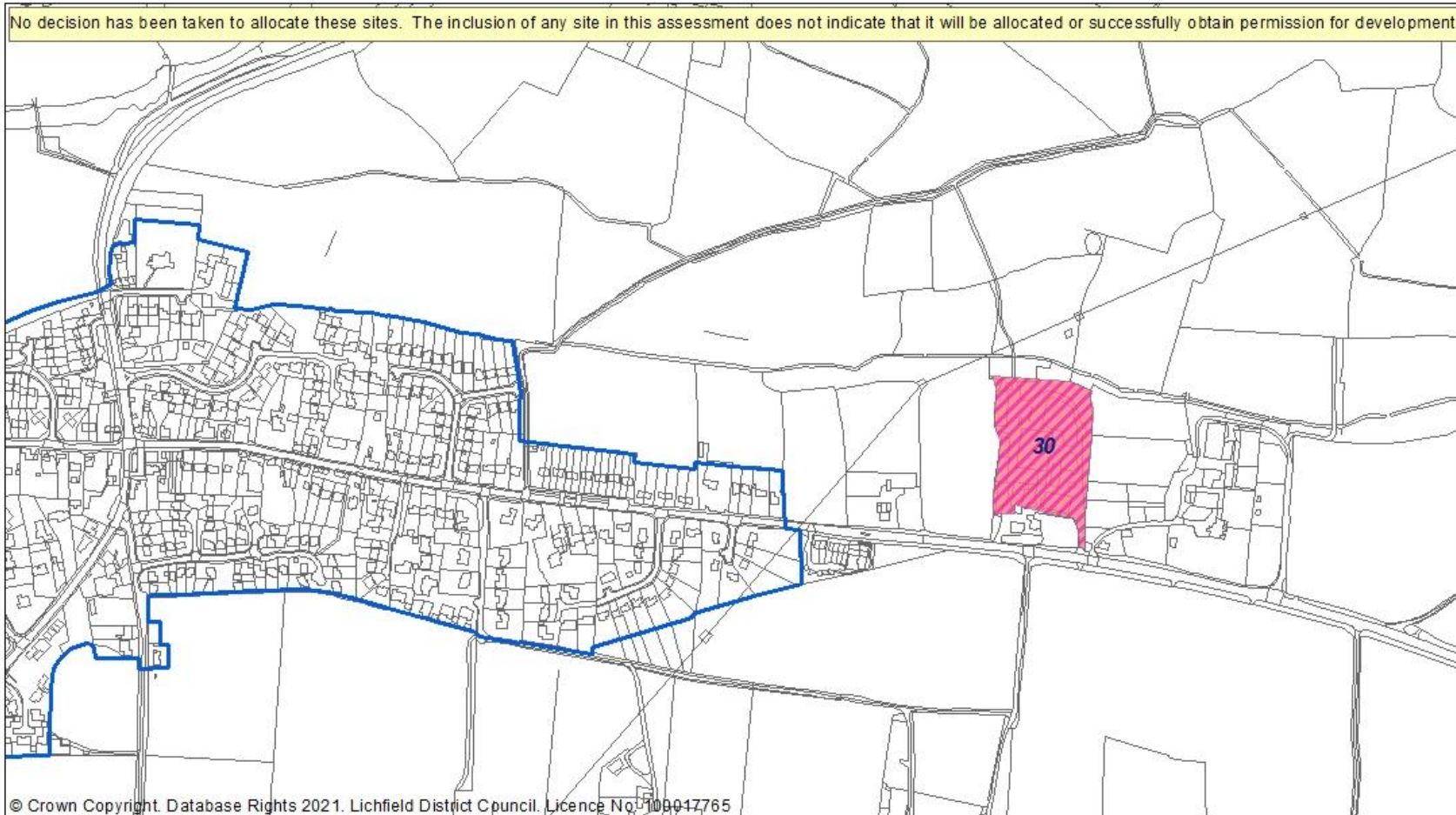
**Map 13: Wall Island**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**

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**Map 14: Kings Bromley**

**ELAA 2020-2021**

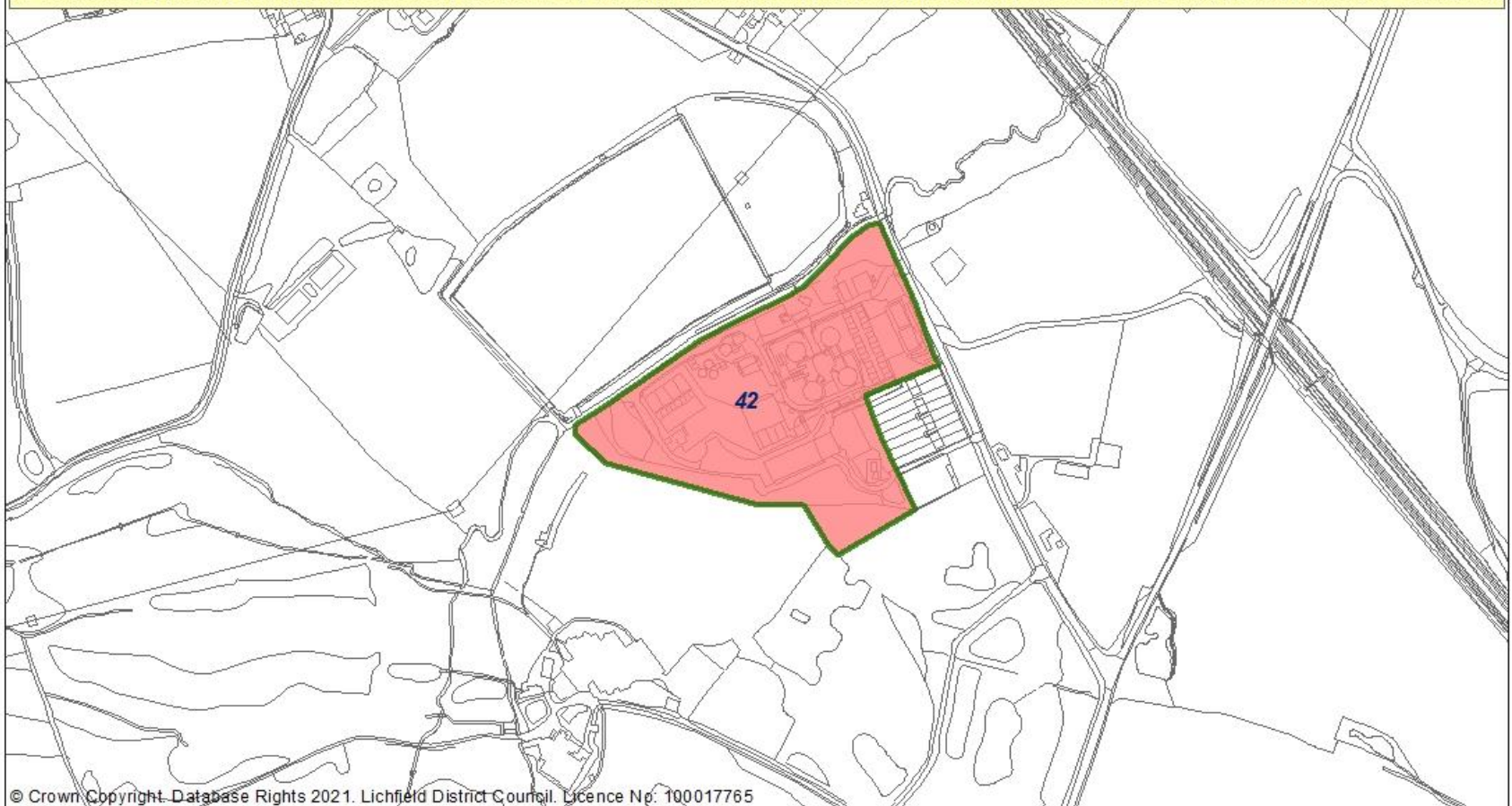
- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**

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**Map 15: Seedy Mill**

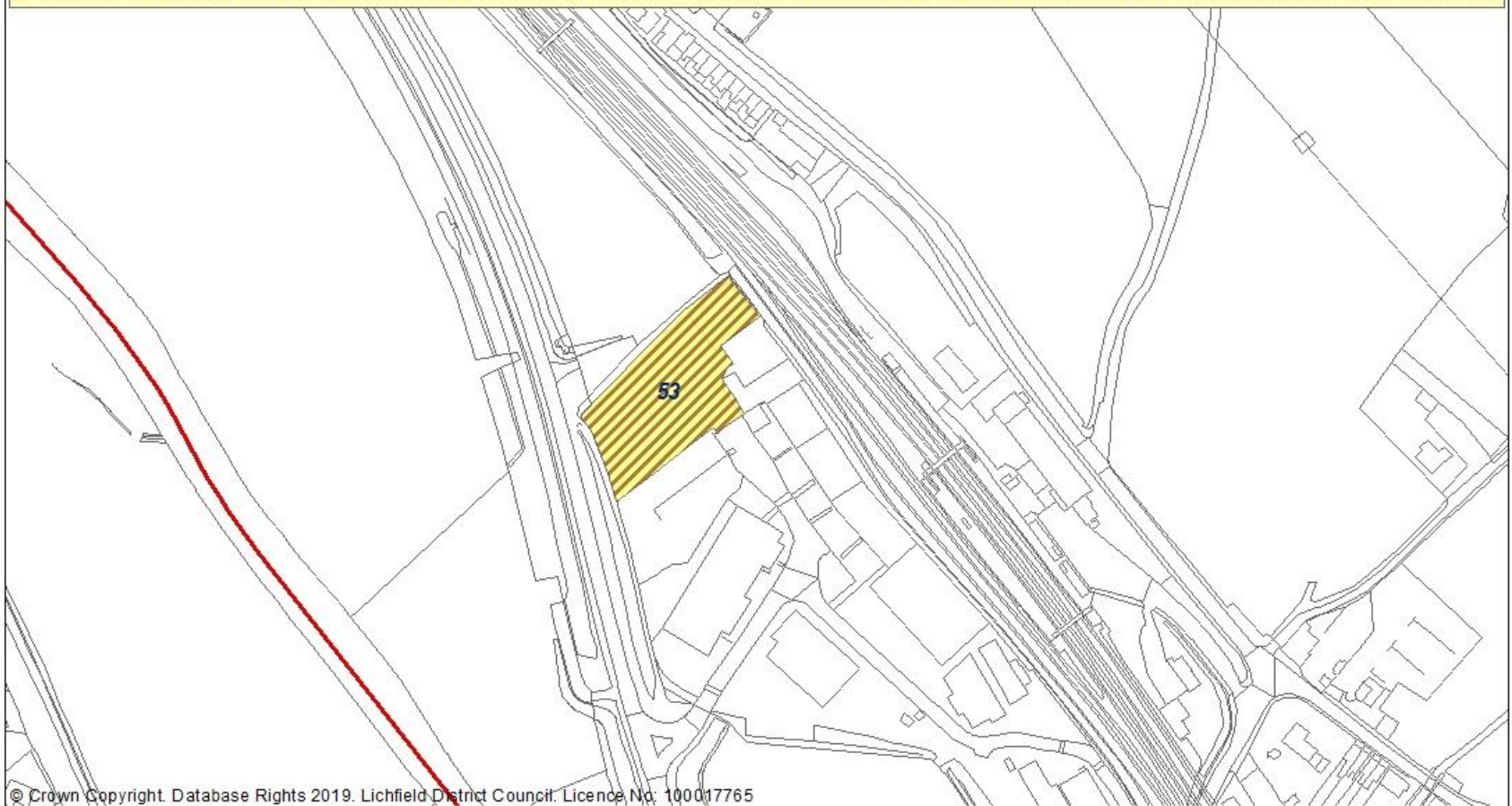
**ELAA 2020-2021**

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Available  | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue;"></span> Site allocated for employment use   | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid green;"></span> Green Belt Site     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Not available | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed pink;"></span> Site submitted via 'Call for Sites' | <b>Local plan allocations</b>  |
| <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid green;"></span> Site with planning permission        | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> District Boundary                     | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed pink;"></span> Employment area     |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> Site under construction                | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue;"></span> Settlement Boundary                  | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue;"></span> Settlement boundary |

**NOT TO SCALE**



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**Map 16: Trent Valley Trading Estate**

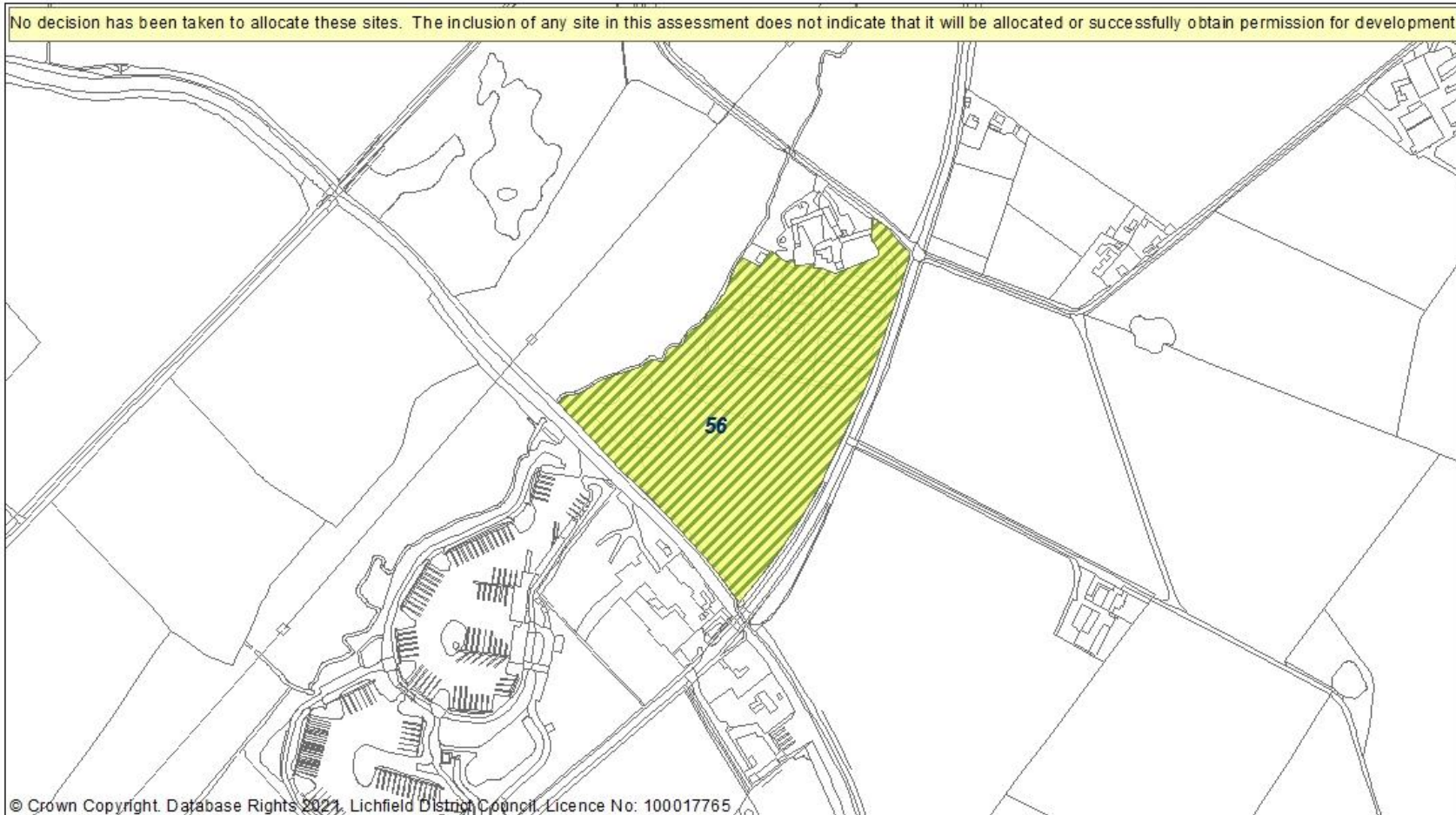
NOT TO SCALE

**ELAA Sites 2018-2019**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |







**Map 16: SHaw Lane, Bromley Hayes**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 17: Whittington Heath**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

**NOT TO SCALE**





**Map 18: Meerash Lane**

NOT TO SCALE

**ELAA Sites 2019-2020**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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**Map 18: Defence Medical Services**

**ELAA 2020-2021**

- |                               |                                     |                               |
|-------------------------------|-------------------------------------|-------------------------------|
| Available                     | Site allocated for employment use   | Green Belt Site               |
| Not available                 | Site submitted via 'Call for Sites' | <b>Local plan allocations</b> |
| Site with planning permission | District Boundary                   | Employment area               |
| Site under construction       | Settlement Boundary                 | Settlement boundary           |

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