

Employment Land Availability Assessment 2016

1	Foreword	3
2	What is an Employment Land Availability Assessment?	4
3	Targets & Lichfield District Context	6
4	Methodology	7
5	Summary of Potential Provision & Conclusions	13
A	ELAA Panel	17
B	Site Assumptions	19
C	Employment Land Completions	23
D	Schedule of all sites	28
E	Employment Land Availability Assessment Maps	?

1 Foreword

1.1 The Employment Land Availability Assessment (ELAA) is an evidence base and monitoring document which will be published annually as part of Lichfield District Council's suite of monitoring documents. The ELAA has a key role in identifying sites that have the potential for employment development and estimates their potential future capacity in terms of uses, floorspace and number of jobs. The ELAA also considers those sites which are allocated through the Lichfield District Local Plan Strategy and/or have planning permission for employment uses. It is recognised that settlements evolve and land uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but a 'living' one which will be reviewed and updated.

1.2 This is the first edition of the ELAA for Lichfield District which covers the period from 1st April 2015 to 31st March 2016. In addition to the annual return for 2015/16 this ELAA covers the period from the start of the Lichfield District Local Plan period to the previous financial year (1st April 2008 to 31st March 2015⁽ⁱ⁾). The ELAA will be updated annually, alongside the Strategic Housing Land Availability Assessment (SHLAA), Authority Monitoring Report (AMR) and the Five Year Housing Land Supply Paper as part of the District Council's suite of monitoring documents.

1.3 Lichfield District Council together with Cannock Chase District and Tamworth Borough Council's have developed a shared methodology for their respective ELAA's which has been devised to comply with guidance within the National Planning Practice Guidance (PPG).

1.4 The ELAA forms only part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan which cover employment development and the economy are based on many considerations, of which this assessment is only one.

ELAA Disclaimer

1.5 The inclusion of a site in this assessment **does not** indicate that it will be allocated or successfully obtain planning permission for any particular use. The ELAA is published with a view that it will be available alongside the Local Plan as part of its supporting evidence base. Similarly, the non-inclusion of a site in this study does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward.

i See Appendix C

2 What is an Employment Land Availability Assessment?

2.1 The National Planning Policy Framework (NPPF) requires local planning authorities to prepare an ELAA to demonstrate that there are sufficient suitable sites to meet the identified needs for employment land within the District (NPPF para 161). The ELAA should be used to establish realistic assumptions about the availability, suitability and likely economic viability of land within the plan period.

2.2 The PPG was published on 6th March 2014 and includes updated land availability assessment guidance in relation to both employment and housing land. This guidance supersedes all previous practice guidance. The PPG makes clear that ELAA's are a key component of the evidence base to support the delivery of sufficient land for economic development to meet those targets set out within the adopted Local Plan. The ELAA will be key to monitoring this target and the ongoing supply of land needed to achieve it. As such this ELAA will have the following core outputs:

1	A list of all sites and broad locations assessed. Cross referenced to maps showing locations and boundaries of specific sites.
2	An assessment of each site or broad location identified for employment uses, in terms of its suitability for development, availability and achievability.
3	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.
4	Constraints on the delivery of identified sites and any recommendations on how or when these could be overcome.
5	An assessment of the overall availability of employment land supply versus the identified needs.

2.3 The NPPF and PPG advocate the advantages of combining the land availability assessments for both economic and housing development. However, given the size of the SHLAA (over 1000 sites) it was considered that keeping the two documents separate would ensure the documents are as user friendly as possible. Where sites are included in both the ELAA and SHLAA this will be cross referenced within the individual site assessments. It is intended that the two land availability assessments will be published alongside each other on an annual basis.

2.4 A thorough review of the SHLAA/ELAA methodology and format has been undertaken in partnership with Cannock Chase District and Tamworth Borough Councils. This process has ensured that a broadly consistent methodology (whilst allowing for some local elaborations) is used across the three authorities. This meets the requirements of the PPG and has been devised so each authority will share the methodology but still undertake and produce their own ELAA and SHLAA on an annual basis.

2.5 This assessment considers the availability of land for economic development within the 'B' Use Class as defined by the Use Classes Order 1987. These are:

- B1(a) - Offices
- B1(b) - Research and development
- B1(c) - Light industry
- B2 - General Industry
- B8 - Storage and distribution

2.6 A draft version of this ELAA was made available to the Council's SHLAA/ELAA Panel for review prior to its wider publication. This Panel includes members of the development industry, local planning authorities and statutory consultees engaged in both housing and employment land developments.

2.7 This ELAA does not make judgements as to what the spatial strategy of the Local Plan should be nor does it allocate land for economic/employment development. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Plan. Furthermore, the ELAA identifies land in all areas of the District, not just the main urban areas, in order to consider all potential sources of supply.

Data availability and baseline

2.8 The base date for the ELAA is the current monitoring year of 2015/2016. This includes completions from 2008-2016 (for schedule see Appendix C) and sites with extant planning permission up to the end of March 2016. Additionally those sites submitted through the 'Call for Sites' to the same date have been included.

3 Targets & Lichfield District Context

3.1 The Lichfield District Local Plan Strategy was adopted on the 17th February 2015 and the spatial strategy for the District is set out within Core Policy 1 (The Spatial Strategy). In terms of employment the spatial strategy seeks to promote greater opportunities for high value employment within the District by providing a balanced portfolio of employment land to accommodate higher value employment opportunities serving both Lichfield and Burntwood and support for investment and redevelopment of older, well located, existing employment sites. Fradley will continue to be a focus for employment development. Core Policy 7 (Employment & Economic Development) sets out the requirement for 79.1 hectares of land of new and redeveloped employment land plus an additional 10 hectares to ensure flexibility will be provided to 2029. Such provision will aim to create between 7,310 and 9,000 additional jobs to achieve a job balance ratio of 85%. There is an emphasis on providing high-value jobs in business, education and research, those supporting a low carbon economy and other key growth sectors. The production of the ELAA will be key to monitoring progress towards this target and the ongoing available supply of land to achieve it. The Lichfield District Local Plan Strategy allocated land for approximately 12 hectares of employment development within the Cricket Lane Strategic Development Allocation (SDA) with further allocations to be defined through the Local Plan Allocations document. There are separate targets for town centre uses (including office provision) which are not the explicit focus of this ELAA.

3.2 Policy Lichfield 3 (Lichfield Economy) states that Lichfield City will be the focus for new employment and office development with new employment uses focused close to existing employment sites. Policy Lichfield 3 and Policy Lichfield 6 (South of Lichfield) allocate approximately 12 hectares of land for employment development within the Cricket Lane Strategic Development Allocation (SDA). Policy Burntwood 3 (Burntwood Economy) seeks to maximise employment opportunities within Burntwood but also states that under-performing sites within the town will be considered through the Local Plan Allocations process. Policy Frad3 (Fradley Economy) states that Fradley will remain as a major focus for employment through the implementation of existing commitments and redevelopment of existing employment sites.

3.3 The National Planning Policy Framework and National Planning Practice Guidance require local authorities to produce land availability assessments for both economic/employment and housing land as part of the evidence base supporting their local plans. It is required to assess the existing and potential future supply of land to meet the identified needs.

3.4 As sites are completed, they are recorded through the annual monitoring and published within the Authority Monitoring Report (AMR) and recorded within the ELAA database. Completions since 2008 have been included within the assessment in a simple tabulated form at Appendix C and remain plotted on the mapping and detailed in the schedule of all sites (Appendix D) so that it is clear where development has taken place.

4 Methodology

4.1 This section sets out the methodology used for this assessment. The methodology has closely followed the guidance contained within the PPG and the agreed methodology being utilised by the three south-east Staffordshire authorities (Cannock Chase, Lichfield and Tamworth).

Stage 1- Site/Broad Location Identification

4.2 The area of coverage for this ELAA is Lichfield District to enable monitoring against the Local Plan Strategy requirements. The PPG advocates that land availability assessments be produced to cover the functional economic market area which can be local planning authority areas. As set out at paragraph 2.4 the ELAA methodology will be used across the south-east Staffordshire area with each authority carrying out the assessment within its own administrative boundaries.

4.3 Due to the 'manageable' number of submissions, there is no minimum threshold for the inclusion of a site in the assessment ⁽ⁱⁱ⁾. However, there is a judgement to be made in terms of the contribution a particular development makes towards employment generation and land supply which may lead to smaller sites ultimately not being included e.g. those involving minor extensions/modifications to existing premises.

4.4 The PPG requires assessments to involve a number of key stakeholders. Both the ELAA and SHLAA use a joint-panel (across the three authorities) which consists of a number of stakeholders including; developers; those with land interests; land promoters; local property agents; partner organisations; Local Enterprise Partnerships; and business and business representative organisations. The Panel is convened each year and asked to consider the draft assessments prior to their publication. The Panel approach which has been adopted conforms with guidance within the PPG which suggests the involvement of a number of stakeholders in the land availability assessment process. Further detail regarding the Panel, including comments received can be found at Appendix A.

4.5 The PPG states that the assessment should identify all sites and broad development locations regardless of the quantum of development needed. The ELAA methodology employed by Lichfield District Council has continued to identify sites from all sources in excess of the employment land requirements identified within the adopted Local Plan Strategy.

4.6 Lichfield District Council has held an ongoing 'Call for Sites' for the proposed Local Plan Allocations. This is an ongoing process which has been used to identify further sites for inclusion within the both the ELAA and SHLAA. The Call for Sites is open throughout the year and new submissions are included within the ELAA up to the date of its publication.

4.7 All sites and schemes capable of assisting employment generation have therefore been initially considered including:

- Completions of employment generating development (since April 1st 2008 to 31st March 2016)(Appendix C);

ii The PPG recommends that sites of 0.25ha or developments of 500m² floorspace should be considered, but this is subject to local applicability

- New land (previously not employment generating sites) and/or comprehensive redevelopment of previously employment generating sites (i.e. Demolition and rebuild);
- Units brought into employment uses from non-employment uses;
- Extension to existing premises (where these are not considered minor. See paragraph 4.3); and
- Refurbishment (including upgrade works, rebuilding/extensions) where former employment units/sites are being brought back into employment use after being vacant.

4.8 The following key data for sites was collected:

- Location including boundaries and site size (including Developable Area⁽ⁱⁱⁱ⁾);
- Current/Previous land use;
- Likely proposed use;
- Likely number of jobs created^(iv);
- Potential physical and environmental constraints; and
- Planning status (including information on planning application and current planning policy).

4.9 Table 4.1 sets out the key sources of information used in this assessment and which will be used for future updates when reviewing existing sites and identifying new ones. Sites can be broadly defined within two key groups; 'Sites within the planning process' and 'Sites not currently within the planning process'. Table 4.2 sets out the key data sources for ensuring information on these potential sites is up to date (up to 31st March 2016).

Sources of Information	
Sites within the planning process:	
•	Land allocated (or with permission) for employment land or other land uses which are no longer required for those uses;
•	Unimplemented/outstanding planning permission for employment use;
•	Sites with planning permissions for employment use that are under construction;
•	Sites where planning permission has previously been refused for employment development; and
•	Sites where a planning application has been submitted but is not yet determined.

iii The standard definition of 'Developable Area' is the amount of land available for development, including on site landscaping and infrastructure. Where information has not been provided the Lichfield District Employment Land Review (ELR) 2012 has been used to provide estimations of the floorspace which could be provided.

iv Where this information was not provided the assumptions in terms of job density have been taken from the Homes & Communities Agency Employment Density Guide (3rd Edition) November 2015

Sources of Information

Sites not currently within the planning process:

- Vacant/derelict land and buildings (of appropriate size for economic/employment development);
- Surplus public sector land;
- Additional employment opportunities in established employment areas;
- Additional sites proposed by stakeholders through 'Call for Sites' process;
- Sites considered within the Lichfield District Employment Land Review (ELR) 2012 where these are considered to be in the 'B' use classes (not including Town centre B uses).

Table 4.1 Source of information

ELAA data sources

- Planning permissions/applications determined or submitted by 31/03/16 (where relevant and available detail will be given of development progress) ;
- Commencement and completion records to 31/03/16 (site visits and Local Authority Building Control records);
- National register of Public Sector Land;
- Local Authority Empty Property Register;
- Commercial Property Databases;
- Ongoing site specific representations from stakeholders;
- Local knowledge from planning and other officers and property agents; and
- Other desktop sources of information e.g. Property agent websites.

Table 4.2 ELAA data sources

4.10 Upon completion of this stage a refreshed, up to date list of all potential sites was available to then assess further in stage 2.

Stage 2 - Site/broad location assessment

4.11 Site assessment work for economic/employment uses will be undertaken in accordance with the methodology outlined within the PPG. The development potential of sites will be considered according to their suitability, availability and achievability.

4.12 In terms of the developable area of sites (including estimates floorspace), 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 floorspace and estimated job creation where provided;
- If the information submitted alongside a site includes a layout, and additional information in terms of floorspace and jobs this will be assessed and used where it is considered appropriate; and
- For other sites the assumptions contained within the Lichfield District Council Employment Land Review (ELR) 2012 for calculating floorspace and the split of uses on site. The CLG Employment Density Guide (3rd Edition) November 2015 will be used to estimate the number of jobs to be created.

4.13 It is then necessary to categorise the sites according to their development potential in order to set out a clear picture of the supply. There is no set method for this within the NPPF or PPG in terms of employment land so Lichfield District Council have chosen to use locally determined categories drawn on guidance within the PPG. The NPPF provides clear categories for housing sites (deliverable/developable) and the Lichfield District SHLAA then includes a category for 'Not Developable' sites for those sites falling outside of other categories but does not provide such detail in relation to employment land. Drawing upon this, the Council will categorise sites within the ELAA within two categories. Sites will be categorised as either 'Available' or 'Not Available'. By applying this distinction a clear picture of the type and quantity of land 'available' in the short to medium term will be presented. This category is broadly equivalent to both the deliverable and developable categories within the SHLAA. Land currently identified as 'not available' may be appropriate to meet longer term needs, or if the identified constraints could be overcome they could potentially serve to meet needs in the medium to longer term. The 'Not Available' category will also include sites that are unlikely to be suitable in the longer term (Green Belt designation, isolated sites etc). This category is broadly equivalent to the 'Not Developable' category within the SHLAA.

4.14 'Available' land for employment uses will consist of sites which have been assessed as follows:

- A suitable location for employment development. Suitability can be affected by a number of factors, for example: development plan policy, market interest, physical problems, infrastructure issues (including proximity to transport nodes), potential impacts and environmental conditions. Where there are no major concerns in relation to the aforementioned factors then a site can be considered suitable.
- Site is available for the type of development being proposed (sites which are being proposed/promoted for changes of use away from employment land would not be considered available) and is in an achievable location for the development. The assessment of availability has been informed by the landowner/agent where they have indicated the site could be developed.
- A site is considered to be achievable where there is a reasonable prospect that the site will be developed at a particular point in time. For sites that have outstanding planning permission/allocation it is assumed that the development will be brought forward unless the applicant/owner/agent advises the District Council otherwise. Intelligence from

individual applicants/agents/owners will be taken account of where this is available. The PPG requires sites potential viability to be considered as part of its achievability. Given the large number of sites within the ELAA and SHLAA documents it is not possible or practicable to test viability on individual sites. As part of the evidence to support the Community Infrastructure Levy (CIL) the District Council has commissioned a significant body of evidence which has been the subject of independent examination. This evidence concludes that employment development is not currently viable on a speculative nature within the District. However, it is noted that across the plan period it is expected that markets will change and such development may become viable.

4.15 All other sites are then classified as 'Not Available' at present. Sites will be reconsidered on an annual basis and where additional information has been submitted. As such it is possible and indeed likely that sites may move between categories between editions of the ELAA. Where sites are within the Green Belt these will be identified within the same categories but will be highlighted on the maps as being within the Green Belt. It should also be noted that certain sites may be 'uncategorised' within the assessment. Such an assessment will only be used where there are a number of uncertainties about the availability, achievability and deliverability which prevent the assessment from concluding that a site should fall into either of the two categories (Available/Not Available).

4.16 The employment land target is for non town centre B class uses^(v). As such the focus of this assessment is upon land outside of these centres which are more suited to accommodating other B class uses. However, local planning policy recognises that it will be difficult to accommodate all town centre uses (specifically office provision) within the town centres potentially necessitating the use of out of centre sites. Therefore a category of potential town centre office sites is included within the ELAA. The monitoring of town centre developments more generally is included within the Authority Monitoring Report.

Stage 3: Assessment and Final Evidence Base

Please note that this stage corresponds to stages 4 and 5 of the methodology advocated within the PPG. PPG Stage 3 (Windfall Assessment) is not considered appropriate for the ELAA.

4.17 The assessment methodology provides for a review of the findings of the assessment. Its purpose is to consider the refined site assessments and the identified supply being assessed against the requirements of the Local Plan.

4.18 This assessment concludes that there is currently around 118 hectares of available employment land within the District. A large majority of this land is either under construction or has the benefit of an extant planning permission. In addition to this there has been completion of approximately 30 hectares of employment land since 2008.

4.19 The size of available sites ranges from 0.15 hectares to those in excess of 24 hectares with the most commonly available sites within a 2-5 hectare range. The largest site at East Hill, Fradley Park (circa 24 hectares) along with other larger available sites would also be

v The Local Plan Strategy includes policies which identify targets for town centre uses, including office provision, to be located within the identified town centres

capable of being subdivided into separate development parcels which provides even greater flexibility for potential end users within the employment land supply. The available land supply is considered to be flexible with a large majority being available for a range of B1/B2/B8 uses.

4.20 There is approximately 144 hectares of land which has been classified as 'not available' at present. This consists of 69 hectares of Green Belt sites which would leave approximately 74 hectares of 'not available' land which is not within the Green Belt nor part of the power station site.

4.21 Section 5 of the document provides the detailed conclusions and summary of the potential provision of employment land. This represents the final evidence base stage of the methodology which has been summarised in the paragraphs above.

Monitor & Review

4.22 The preparation and publication of a ELAA enables a clear base for the future monitoring of employment land provision against the requirements set out within the Local Plan. This is the first edition of the ELAA which is a living document and will be continually updated and published annually. Additional sites (or any changes to sites) will be added to the ELAA database on submission to Lichfield District Council and where such information means the inclusion of a new site assessment or amendments to existing assessments this will be contained within subsequent publications of the document.

4.23 The ELAA will be updated annually (with data complete to the end of the most recently concluded financial year). Previous editions of the ELAA will remain available so that progress of the supply and sites can be viewed across documents.

5 Summary of Potential Provision & Conclusions

ELAA Results (PPG Stage 5: Final Evidence Base)

5.1 In total 110 sites (including completed sites) have been identified and assessed through the process. Table 5.1 summarises the conclusions of the assessment and details the employment land supply position in Lichfield District at 31/03/2016. This shows the completions which have been recorded within the District within the plan period and also the supply of 'Available' sites which includes those sites currently under construction, with the benefit of extant planning permission and those sites outside of the planning process which are assessed as being 'Available' including sites within allocated employment areas. For completeness included in the results is the 'Not Available' sites.

Completions 2008-2016	Uses	Ha	Floorspace (m ²)
Completions 2008-2016 (Appendix C)	Total	31.607	88,244.22
	B1/B2/B8	29.89	74,312.22
	B1a (Offices)	1.717	13,932
'Available' Supply (2016-2029)	Uses	Ha	Floorspace (m ²)
Sites currently under construction (Appendix D Table D.1)	Total	2.95	9,523
	B1/B2/B8	2.54	6,669
	B1a (Offices)	0.41	2,854
Sites with planning permission (Appendix D Table D.1)	Total	70.13	220,544
	B1/B2/B8	65.34	208,044
	B1a (Offices)	4.79	12,500
Available sites (Appendix D)	Total	45.72	158,573
	B1/B2/B8	45.72	158,573
	B1a (Offices)	0.0	0.0
Total 'Available Supply'	Total	118.8	388,640
	B1/B2/B8	113.6	373,286
	B1a (Offices)	5.2	15,354

Table 5.1 Employment Land Supply - 'Available' sites

Sites 'Not Available' (2016-2029)	Uses	Ha	Floorspace (m ²)
Sites assessed as 'Not Available'	Total	144.68	616,187
	B1/B2/B8	75.27	274,144
	B1a (Offices)	0.41	1,334
	B1/B2/B8 - Sites within Green Belt	69.0	340,739
	B1a (Offices) - Sites within Green Belt	0.0	0.0

Table 5.2 Employment Land Supply - 'Not Available' sites

5.2 Table 5.1 demonstrates that there is currently approximately 119 hectares of 'Available' employment land within Lichfield District which includes 5.2 hectares of land specifically available B1a uses. This is alongside the 31 (gross) hectares of land which has already been completed within the District. The ELAA 2016 identifies that there is currently sufficient supply of available employment land to meet the target set within the Local Plan Strategy. Trends indicate that B2 and B8 developments have been the most common place within Lichfield District with a much smaller number of B1 schemes being completed. In terms of B1a offices, these have predominantly been small scale save for two developments during 2008 and 2009.

5.3 There is a mixture of available sites in terms of size, location and potential employment use. The supply is made up of a range of sites a majority of which are Brownfield sites within the Districts existing industrial areas. The supply should be kept under review to ensure continued availability of sites sufficient to meet the Local Plan targets. If a shortfall in supply is identified then additional sites may need to be identified and brought forward where they are required and appropriate.

Appendices

ELAA Panel

Appendix A ELAA Panel

A.1 The PPG advocates that land availability assessments (ELAA/SHLAA) should be prepared in partnership with key stakeholders. This should include developers, local property agents, local communities and other agencies who should be involved from the outset.

A.2 Cannock Chase District, Lichfield District and Tamworth Borough Councils determined to set up a joint SHLAA/ELAA Panel which built upon the success of earlier panels employed by the Council's. The SHLAA/ELAA Panel were consulted on the draft methodology and will be consulted on each edition of the SHLAA/ELAA. Its remit will be to consider the methodology and the detailed approach to site assessment, as set out within section 4 of this document.

A.3 The Panel comprised representatives from the local authorities, local agents, developers and others with property interest/knowledge within the area. The Panel comprised:

- Representatives from the three south-east Staffordshire authorities: Lichfield District Council, Cannock Chase District Council and Tamworth Borough Council;
- Developers - representatives including St Modwen, Persimmon Homes and Bromford Housing Group;
- Representatives from planning consultants active in the local area including CT Planning, Pegasus Group and Barton Wilmore;
- Representatives from the land promotion sector including First City, Richborough Estates, Jones Lang Lasalle (JLL), Kingstons CPC;
- Representatives from the Statutory Consultees; and
- Representatives from other Local Plan Authorities including South Staffordshire District Council and Stafford Borough Council.

A.4 The specific terms under which the Panel operated were agreed by the panel and defined as:

- To act as an independent panel that is representative of key stakeholders for the sole purpose of the preparation of the ELAA/SHLAA;
- To consider and give advice and opinions on the findings of the initial assessment undertaken by Lichfield District Council on the 'suitability' and 'availability' of potential sites within its administrative area;
- To assess the 'achievability' of potential sites for housing which are being assessed for the purpose of the ELAA/SHLAA. This will essentially be a judgement on the economic viability of each site, and the capacity of a developer to complete a proposed development over a certain period. Each Panel member will have regard to relevant published documents and draw from their own experience in giving a view on the 'achievability' of each potential site;
- To consider and give advice and opinions on the ELAA/SHLAA report(s) prior to its consideration and approval by Lichfield District Council; and
- To undertake any other task identified and agreed with the Council for the purpose of preparing the ELAA/SHLAA report(s).

A.5 Copies of the Panel Terms of Reference and representations received during the panel consultation can be made available on request.

Site Assumptions

Appendix B Site Assumptions

B.1 The following section outlines the assumptions used when calculating the split of uses, total floorspace, and job density for sites within the ELAA. These assumptions are used when such information is not provided for a site (see paragraphs 4.8 and 4.12 of the main body of this report).

B.2 There are three main areas where assumptions are made through this report which utilise two sources of evidence as illustrated in table B.1 below. Please note that the Job Density assumptions within the Lichfield District Council Employment Land Review (ELR) 2012 were based upon the Employment Density Guide (2nd Edition) 2010 which has now been superseded. This ELAA will use the latest data available.

Assumption	Evidence Source
Split of uses on site	Lichfield District Council Employment Land Review (ELR) 2012
Total floorspace	
Job density	Employment Density Guide (3rd Edition) November 2015 - Homes & Communities Agency

Table B.1

Split of land uses

B.3 Table B.2 sets out the assumptions used when determining the split of employment uses on a site. Where an indicative split of land uses is not provided then the assessment considers likely mixture of uses based on a number of factors, such a site size and mix of adjacent uses.

Typology	Split of Land Uses		
	B1	B2	B8
B1 city centre	100%	0%	0%
B1	100%	0%	0%
B1/B2	50%	50%	0%
B1/B8	20%	0%	80%
B1/B2/B8	33%	33%	33%
B1/B2/B8s	10%	45%	45%
B2	0%	100%	10%
B2/B8	0%	50%	50%
B8	0%	0%	100%

Table B.2 Split of land uses (source Lichfield District Council ELR 2012 page 95)

Total floorspace

B.4 Table B.3 provides the plot ratio assumptions used to determine the likely floorspace to be provided where only site size is available.

Land use class	Average plot ratio (m ² per hectare)
B1a/B1b	3,250
B1c/B2	3,500
B8	4,000

Table B.3 Plot ratio assumptions (source Lichfield District Council ELR 2012 page 130)

Employment Density

B.5 Table B.4 provides the assumption used when calculating the likely number of jobs that could be created through the development of a site. This job density is in essence the number of jobs per square metre of development.

Use class	Sub-category	Sub-sector	Density (m ²)	Notes	LDC density assumption (m ²) ^(vi)
B1a Offices	General Office	Corporate	13	NIA	12 (unless detail is provided of B1a use it is assumed B1b & b1c)
		Professional Services	12	NIA	
		Public Sector	12	NIA	
		TMT	11	NIA	
		Finance & Insurance	10	NA	
	Call Centres		8	NIA	N/A
B1b	R&D Space		40-60	NIA lower densities will be achieved in units with higher provision of shared or communal spaces.	40
B1c	Light Industrial		47	NIA	
B2	Industrial & Manufacturing		36	GIA	
B8	Storage & Distribution	National Distribution Centre	95	GEA	80
		Regional Distribution Centre	77	GEA	

vi used where detail of useclass is not provided

Use class	Sub-category	Sub-sector	Density (m ²)	Notes	LDC density assumption (m ²) ^(vi)
		'Final Mile' Distribution Centre	70	GEA	
Mixed B Class	Small Business Workspace	Incubator	30-60	B1a, B1b - the density will relate to balance between spaces, as the share of B1a increases so to will employment densities.	N/A
		Marker Spaces	15-40	B1c, B2, B8 - Differences between 'planned space' density and utilisation due to membership model.	N/A
		Studio	20-40	B1c, B8	N/A
		Co-working	10-15	B1a - Difference between 'planned space' density and utilisation due to membership model.	N/A
		Managed Workspace	12-47	B1a, B1b, B1c	N/A
B8/Sui Generis	Data Centres	Wholesale	200-950		N/A
		Wholesale Dark Site	440-1,400		N/A
		Co-location Facility	10-540		N/A

Table B.4 Employment density matrix (source HCA Employment Density Guide (3rd Edition) November 2015 page 29)

vi used where detail of useclass is not provided

Employment Land Completions

Appendix C Employment Land Completions

ELAA ID	ELR ID	SHLAA ID	Planning Application Reference	Site Address	Area (ha)	Use Class	Floorspace complete
2008-2009							
59	E25	-	06/00062/FULM	Council Deport, Plant Lane, Burntwood	1.05	B1/B8	600
6	E7	-	06/00308/FULM	City Wharf, Davidson Road, Lichfield	0.5	B1a	5,000
57	E5	-	06/01000/FULM	Greenhough Road, Lichfield	0.2	B1a	5,300
TOTAL							10,900
2009-2010							
TOTAL							0
2010-2011							
60	E6/P5	-	08/01271/FULM	Former Revelan (Integra Works), Eastern Avenue, Lichfield	4.52	B2	5,510
TOTAL							5,510
2011-2012							
40	E13	-	11/00231/COU	Unit 26C, Burntwood Business Park, Zone 3, Burntwood	0.08	B1/B2/B8	283.5
38	-	-	11/01051/COU	Kingsbury Pallets, Units 1&2 Burton Road, Streethay	1.7	B2	1,359
24	-	-	10/01242/FUL	Martin & Field Unit 3, Eastern Avenue, Lichfield	0.24	B2/B8	1,367
TOTAL							3009.5
2012-2013							
7	P7	-	12/00937/COU	Land west of Burton Old Road, Lichfield	0.6	B8	74
66	-	-	11/00619/COU	3 Jervis Court, Rugeley Road, Burntwood	0.001	B1a	139

ELAA ID	ELR ID	SHLAA ID	Planning Application Reference	Site Address	Area (ha)	Use Class	Floorspace complete
64	-	-	09/00837/FUL	Mount Villa, 2 Trent Valley Road, Lichfield	0.18	B1a	164
65	-	-	12/00524/COU	Access Bookings, 30 St John Street, Lichfield	0.1	B1a	315
28	-	-	06/00816/COU	Croxall hall, Barn A, Croxall	0.16	B1a	375
23	-	-	11/00981/COU	Unit 7a Burntwood Business Park, Zone 2	0.05	B1/B2/B8	500
48	E43	-	12/01362/COU	Units 5a & 5b, Burntwood Business Park, Zone 2	0.1	B1/b2/B8	543
51	E12	-	13/00105/COU	Unit 3a, Burntwood Business Park, Zone 4	0.13	B2/B8	757
49	-	-	12/01294/COU	Packington Moor Farm, Jerrys Lane	0.25	B8	760
55	E13	-	13/00197/COU	Unit 17, Burntwood Business Park, Zone 3	0.5	B2/B8	806
53	E12	-	13/00092/COU	Unit 4a, Burntwood Business Park, Zone 4	0.17	B2/B8	1,304
52	E12	-	13/00095/COU	Unit 4b, Burntwood Business Park, Zone 4	0.17	B2/B8	1,391
50	E12	-	13/00106/COU	Unit 4, Burntwood Business Park, Zone 4	0.19	B2/B8	1,554
54	E12	-	13/00093/COU	Unit 2, Burntwood Business Park, Zone 4	0.4	B2/B8	2,034
33	-	-	12/00600/COU	Former Dale Joinery, Britannia Way	0.94	B8	3,760
45	E12	-	12/01340/COU	Unit 5, Burntwood Business Park, Zone 4	1.06	B2/B8	5,993
44	E13	-	12/00996/COU	Unit 25, Burntwood Business Park	1.76	B1/B2/B8	6,784
TOTAL							27,253

ELAA ID	ELR ID	SHLAA ID	Planning Application Reference	Site Address	Area (ha)	Use Class	Floorspace complete
2013-2014							
74	-	-	13/01088/COU	Cherry Orchard, land off, Lichfield	0.1	B8	400
39	E43	-	14/00905/FULM	Martin & Field Unit 11, Eastern Avenue, Lichfield	0.11	A1/B1c/B8	628
21	E42	-	09/00414/FULM	Birchbrook Industrial Park, Lynn Lane, Shenstone	0.5	B8	1,300
27	E1	-	10/00438/COU	Former Swan Fleet Hire, Burton Road, Streethay	0.7	B2	1,496
34	E33	-	12/00458/COU	Unit 5, Dive Close, Fradley (Faurecia)	1.3	B2/B8	5,113
31	E37	-	11/01305/FULM	Hanger 5, Gorse Lane, Fradley (Roxanne)	2.6	B2/B8	7,456
TOTAL							16,393
2014-2015							
73	-	-	14/01087/COU	19b The Close, Lichfield	0.02	B1a	86
70	E4	-	14/00061/COU	Trent Business Centre, Eastern Avenue, Lichfield	0.01	B1b	112.6
68	-	-	14/00710/COU	Former Decades Boutique, 22 St John Street, Lichfield	0.006	B1a	180
25	-	-	10/01269/COU	Shenstone Park farm, Park Lane, Little Hay	3.07	B1	306.42
71	-	643	14/00429/COU	The Olde Corner House, Muckley Corner	0.05	B1a	485
65	-	-	12/00524/COU	Access Bookings, 30 St John Street, lichfield	0.1	B1a	586
69	E6, P5	40	14/00963/COU	Unit 1c Eastern park, Eastern Avenue, Lichfield	0.08	B2	757
61	-	260	13/00136/FUL	Former St Josephs Presbytery, New Street, Chasetown, Burntwood	0.08	B1a	847

ELAA ID	ELR ID	SHLAA ID	Planning Application Reference	Site Address	Area (ha)	Use Class	Floorspace complete
31	E37	719	11/01305/FULM	Hanger 5, Gorse Lane, Fradley (Roxanne)	2.6	B2/B8	6,089
42	E32	-	12/00833/FULM	Unit 7, Blenheim Way, Fradley Park, Fradley	3.21	B2/B8	11209.7
72	E36	-	13/00162/FULM	UK Pallet Express, Wood End Lane, Fradley	8.66	B1a/B8	12,895 ^(vii)
TOTAL							20658.72
2015-2016							
22	-	891	10/00145/COU	RJK Construction, Overly Lane, Alrewas	0.15	B1a	115
35	-	733	11/00374/COU	Pool House, Dam Street, Lichfield	0.09	B1a	139
78	P29	-	15/01372/COU	Shaw Lane Farm, Shaw Lane, Kings Bromley	0.1	B8	175
29	-	183	11/01319/FULM	31a Sandford Street, Lichfield	0.08	B1a	201
61	E19	-	13/00063/COU	Midwest Motor, Unit 1, Trent Valley trading Estate	0.08	B8/A1	340
75	-	-	15/00067/FUL	Orica Building, Fisherwick Road, Fisherwick	0.38	B2	367
43	E19	-	12/01052/FUL	Units 9 & 11, Trent Valley Trading Estate	0.1	B1c	600
76	-	-	15/00377/COU	Former Go Banannas, Smiths Close, Burntwood Business Park, Zone 3	0.24	B1b	830
63	E25	-	13/00701/COU	Unit 4, Burntwood Business Park, Zone 1	0.8	B2/B8	1,753
TOTAL							4,520

Table C.1 Employment Floor Space Completions 2008-2016

vii NB - site incorrectly included as completion within 2015 AMR and has been removed from 2014-2015 figures within the assessment. Site is included within available sites due to extant planning permission which provides net increase of 4552sqm not 12,985.

Schedule of all sites

Appendix D Schedule of all sites

ELAA ID	Location	Source	Planning Application No.	Site Area (Ha)	Floorspace (m ²)	Proposed use class	ELAA Category	ELAA Map Ref (appendix E)
8	Land east of Burton old Road, Lichfield	Planning permission full	14/00799/REMM	13.68	40,970	B1/B2/B8	Available	Map 3: Lichfield City (East)
9	Land at Rugeley Power Station	Planning permission outline	03/00627/OUT	3.3	11,777	B1/B2/B8	Available	Map 10: Armitage with HAndsacre
11	Land at East Hill, Fradley	Planning permission full	12/00609/REMM	24.6	96,870	B1/B2/B8	Available	Map 2: Fradley Park
17	Land north of Wood End Lane, Fradley Park	Planning permission full	10/01403/REMM	4.2	9,290	B8	Available	Map 2: Fradley Park
18	Land at Halifax Close, Fradley Park	Planning permission full		10.9	44,585	B8	Available	Map 2: Fradley Park
37	176 Birmingham Road, Shenstone Woodend	Under Construction	11/00959/COU	0.16	293	B1/B2	Available	Map 15: Birmingham Road
46	Land north of Britannia Park, Britannia Way, lichfield	Under Construction	15/01148/COU	1.09	213	B8	Available	Map 3: Lichfield City (East)
58	Greenhough Road, Lichfield (Remainder)	Under Construction	13/00809/FULM	0.26	2594	B1a	Available	Map 4: Lichfield City (Central)
67	Land at Lichfield South Business Park, Birmingham Road	Planning Permission Outline	14/00395/OUTM	4.79	12,500	B1a	Available	Map 21: Wall Island
72	UK Pallet Express, Wood End Lane, Fradley (former)	Planning Permission Full	13/00162/FULM	8.66	4552	B1a/B8	Available	Map 2: Fradley Park

ELAA ID	Location	Source	Planning Application No.	Site Area (Ha)	Floorspace (m ²)	Proposed use class	ELAA Category	ELAA Map Ref (appendix E)
	auction centre							
77	Units A & B, Main Street, Alrewas	Under Construction	14/00897/COU	0.2	2,103	B8	Available	Map 22: Main Street, Alrewas
79	Unit 20 Cinder Road, Burntwood Business Park Zone 3	Under Construction	15/00500/FULM	1.09	4,060	B8	Available	Map 1: Burntwood Business Park
80	Land at RJK Construction, Overly Lane	Under Construction	14/01059/FUL	0.15	260	B1a	Available	Map 11: Overly Lane

Table D.1 Sites with planning permission

D.1 The individual site assessments are provided in numerical order (ELAA ID).

ELAA ID: 1	Location: Land north of Plant Lane, Burntwood Business Park Zone 1		Settlement: Burntwood	Ward: Chase Terrace
SHLAA ID: N/A	ELR site ID: P1	Planning Ref: N/A	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 1.7	Floorspace (m ²): 6047	FTE Jobs (estimate): 133	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.2 Land north of Plan Lane, Burntwood Business Park Zone 1

ELAA ID: 2	Location: Land south of Cannock Road, Burntwood Business Park Zone 1		Settlement: Burntwood	Ward: Chase Terrace
SHLAA ID: N/A	ELR site ID: P2	Planning Ref: Planning permission for B1/B2 expired	Source: Allocated	Proposed use class: B1/B2
Site Area (Ha): 0.15	Floorspace (m ²): 472	FTE Jobs (estimate): 26	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	

ELAA ID: 2	Location: Land south of Cannock Road, Burntwood Business Park Zone 1	Settlement: Burntwood	Ward: Chase Terrace
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.		
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability.		
ELAA Category: Available			

Table D.3 Land south of Cannock Road, Burntwood Business Park Zone 1

ELAA ID: 3	Location: Land east of Miners Way, Burntwood Business Park Zone 1	Settlement: Burntwood	Ward: Chasetown	
SHLAA ID: N/A	ELR site ID: P3	Planning Ref: N/A	Source: Allocated	Proposed use class: B1/B2
Site Area (Ha): 0.2	Floorspace (m ²): 675	FTE Jobs (estimate): 37	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.4 Land east of Miners Way , Burntwood Business Park Zone 1

ELAA ID: 4	Location: Davidson Road (City Wharf), Lichfield	Settlement: Burntwood	Ward: St Johns	
SHLAA ID: 759	ELR site ID: P4	Planning Ref: N/A	Source: Allocated	Proposed use class: B1a
Site Area (Ha): 0.41	Floorspace (m ²): 1334	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 4: Lichfield City (Central)	
Suitable? Yes	Suitability Notes: Recently redeveloped for residential use (Complete SHLAA 2016).			
Available? No	Availability Notes: Recently redeveloped for residential use (Complete SHLAA 2016).			
Achievable? No	Achievability Notes: Recently redeveloped for residential use (Complete SHLAA 2016).			
ELAA Category: Not Available				

Table D.5 Davidson Road (City Wharf), Lichfield

ELAA ID: 5	Location: Former Revelan Works, Eastern Avenue, Lichfield		Settlement: Lichfield	Ward: Curborough
SHLAA ID: 39	ELR site ID: P5	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 3.1	Floorspace (m²): 12080	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 6: Lichfield City (North)	
Suitable? Yes	Suitability Notes: Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of BAS. Adjacent to area of flood risk. Site is within the Cannock Chase SAC zone of influence. Within designated Lichfield City Neighbourhood Area. Adjacent to residential areas.			
Available? No	Availability Notes: Site has permission for residential development following grant of permission at appeal.			
Achievable? No	Achievability Notes: Unlikely to be developed for employment uses following grant of residential permission.			
ELAA Category: Not Available				

Table D.6 Former Revelan Works, Eastern Avenue, Lichfield

ELAA ID: 6	Location: Land north of Britannia Business Park, Lichfield		Settlement: Lichfield	Ward: Boley Park
SHLAA ID: N/A	ELR site ID: P6	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 1.17	Floorspace (m²): 4193	FTE Jobs (estimate): 90	ELAA Map Ref (Appendix E): Map 6: Lichfield City (East)	
Suitable? Yes	Suitability Notes: Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Greenfield site. Grade 2 agricultural land. TPO protected trees adjacent to site. Site is within the Cannock Chase SAC zone of influence. Within designated Lichfield City Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use. Adjacent part of site currently under construction for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.7 Land north of Britannia Business Park, Lichfield

ELAA ID: 7	Location: Land west of Burton Old Road, Lichfield	Settlement: Lichfield	Ward: Boley Park
ELAA Category: Complete (see Appendix C & Map 3: Lichfield City (East))			

Table D.8 Land west of Burton old Road, Lichfield

ELAA ID: 8	Location: Land east of Burton Old Road, Lichfield	Settlement: Lichfield	Ward: Boley Park
ELAA Category: Planning Permission Full (see Table D.1 & Map 3: Lichfield City (East))			

Table D.9 Land east of Burton old Road, Lichfield

ELAA ID: 9	Location: Land at Rugeley Power Station	Settlement: Other Rural	Ward: Armitage with Handsacre
ELAA Category: Planning Permission Outline (see Table D.1 & Map 10: Armitage with Handsacre)			

Table D.10 Land at Rugeley Power Station

ELAA ID: 10	Location: Wood End Lane, Fradley park		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P10	Planning Ref: Planning Permission for B2/B8 expired.	Source: Allocated	Proposed use class: B2/B8
Site Area (Ha): 2.01	Floorspace (m²): 2792	FTE Jobs (estimate): 86	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use. Revised planning application is expected shortly.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.11 Wood End Lane, Fradley Park

ELAA ID: 11	Location: Land at East Hill, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Planning Permission Outline (see Table D.1 & Map 2: Fradley Park)			

Table D.12 Land at East Hill, Fradley

ELAA ID: 12	Location: Wellington Crescent, Fradley (1)		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P12	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 2.3	Floorspace (m²): 7475	FTE Jobs (estimate): 120	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			

ELAA ID: 12	Location: Wellington Crescent, Fradley (1)	Settlement: Fradley	Ward: Alrewas & Fradley
Available? No	Availability Notes: Site currently available and is allocated for employment use.		
Achievable? No	Achievability Notes: No known constraints to achievability.		
ELAA Category: Available			

Table D.13 Wellington Crescent, Fradley Park (1)

ELAA ID: 13	Location: Wellington Crescent, Fradley (2)	Settlement: Fradley	Ward: Alrewas & Fradley	
SHLAA ID: N/A	ELR site ID: P13	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 0.6	Floorspace (m²): 2150	FTE Jobs (estimate): 75	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.14 Wellington Crescent, Fradley Park (2)

ELAA ID: 14	Location: Wellington Crescent, Fradley (3)	Settlement: Fradley	Ward: Alrewas & Fradley	
SHLAA ID: N/A	ELR site ID: P14	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 0.4	Floorspace (m²): 1397	FTE Jobs (estimate): 52	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.15 Wellington Crescent, Fradley Park (3)

ELAA ID: 15	Location: Wellington Crescent, Fradley (4)		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P15	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 0.3	Floorspace (m²): 1075	FTE Jobs (estimate): 42	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.16 Wellington Crescent, Fradley Park (4)

ELAA ID: 16	Location: Wellington Crescent, Fradley (5)		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P16	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 0.26	Floorspace (m²): 860	FTE Jobs (estimate): 34	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.17 Wellington Crescent, Fradley Park (5)

ELAA ID: 17	Location: Land north of Wood End Lane, Fradley Park	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Planning Permission Outline (see Table D.1 & Map 2: Fradley Park) NB - site is listed as Planning permission full however agent/owner has confirmed that ground works were commenced several years ago which constitute start on site and therefore permission is extant.			

Table D.18 Land north of Wood End Lane, Fradley Park

ELAA ID: 18	Location: Land at Halifax Close, Fradley Park	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Planning Permission Outline (see Table D.1 & Map 2: Fradley Park) NB - site is listed as Planning permission full however agent/owner has confirmed that ground works were commenced several years ago which constitute start on site and therefore permission is extant.			

Table D.19 Land at Halifax Close, Fradley Park

ELAA ID: 19	Location: Land at Halifax Avenue, Fradley Park		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: 426	ELR site ID: P19	Planning Ref: 10/01403/REMM	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 16.6	Floorspace (m²): 56206	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? No	Suitability Notes: Within Fradley park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Strategic Development Allocation (SDA) for residential development within the adopted Local Plan Strategy. Previously allocated for employment use. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. Site is within 1km of BAS. Adjacent to area of flood risk. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area. Adjacent to residential areas.			
Available? No	Availability Notes: Site is allocated for residential development within adopted Local Plan Strategy.			
Achievable? No	Achievability Notes: Unlikely to be developed for employment uses following allocation for residential development within adopted Local Plan Strategy.			
ELAA Category: Not Available				

Table D.20 Land at Halifax Avenue, Fradley Park

ELAA ID: 20	Location: Land south of Auction Centre, Fradley Park		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P20	Planning Ref: -	Source: Allocated	Proposed use class: B2/B8
Site Area (Ha): 4.53	Floorspace (m²): 16,950	FTE Jobs (estimate): 332	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? Yes	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.21 Land south of Auction Centre, Fradley Park

ELAA ID: 21	Location: Former Industrial Instruments building, Lynn Lane, Shenstone	Settlement: Shenstone	Ward: Shenstone
ELAA Category: Complete (see Appendix C & Map 7: Shenstone)			

Table D.22 Former Industrial Instruments building, Lynn Lane, Shenstone

ELAA ID: 22	Location: RJK Construction, Overly Lane	Settlement: Rural	Ward: Alrewas & Fradley
ELAA Category: Complete (see Appendix C & Map 11: Overly Lane)			

Table D.23 RJK Construction, Overly Lane

ELAA ID: 23	Location: Land north of Britannia Business Park , Lichfield		Settlement: Lichfield	Ward: Boley Park
SHLAA ID: 835	ELR site ID: E4	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 2.4	Floorspace (m²): 8600	FTE Jobs (estimate): 183	ELAA Map Ref (Appendix E): Map 3: Lichfield City (East)	
Suitable? Yes	Suitability Notes: Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within the Cannock Chase SAC zone of influence. Within designated Lichfield City Neighbourhood Area.			
Available? No	Availability Notes: Site currently available and is allocated for employment use. Site being marketed for employment development opportunities.			
Achievable? No	Achievability Notes: No known constraints to achievability. May require demolition.			
ELAA Category: Available				

Table D.24 Land north of Britannia Business Park, Lichfield

ELAA ID: 24	Location: Martin & Field No 3, Eastern Avenue, Lichfield	Settlement: Lichfield	Ward: Stowe
ELAA Category: Complete (see Appendix C & Map 3: Lichfield City (East))			

Table D.25 Martin & Field No 3, Eastern Avenue, Lichfield

ELAA ID: 25	Location: Shenstone Park Farm, Park Lane, Little Hay	Settlement: Lichfield	Ward: Bourne Vale
ELAA Category: Complete (see Appendix C & Map 27: Park Lane, Little Hay)			

Table D.26 Shenstone Park Farm, Park Lane, Little Hay

ELAA ID: 26	Location: Units 6-10, Mile Oak Business Centre	Settlement: Fazeley	Ward: Fazeley	
SHLAA ID: N/A	ELR site ID: -	Planning Ref: 10/01447 (expired)	Source: Expired planning permission	Proposed use class: B2

ELAA ID: 26	Location: Units 6-10, Mile Oak Business Centre		Settlement: Fazeley	Ward: Fazeley
Site Area (Ha): 0.3	Floorspace (m²): 290	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 8: Fazeley, Mile Oak & Bonehill	
Suitable? Yes	Suitability Notes: Site adjacent to Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Green Belt. Brownfield site, possibility for contaminated land. Grade 2 agricultural land. BAS within 1km.			
Available? No	Availability Notes: Planning permission expired. No evidence development is being pursued.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.27 Units 6 - 10, Mile Oak Business Centre

ELAA ID: 27	Location: Former Swan Fleet Hire, Burton Road, Lichfield	Settlement: Lichfield	Ward: Whittington & Streethay	
ELAA Category: Complete (see Appendix C & Map 3: Lichfield City (East))				

Table D.28 Former Swan Fleet Hire, Burton Road, Lichfield

ELAA ID: 28	Location: Barn A, Croxall Hall, Croxall Road	Settlement: Rural	Ward: Mease Valley	
ELAA Category: Complete (see Appendix C & Map 12: Croxall Road)				

Table D.29 Barn A, Croxall Hall, Croxall Road

ELAA ID: 29	Location: Barn A, Croxall Hall, Croxall Road	Settlement: Rural	Ward: Mease Valley	
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Centre))				

Table D.30 Land adjacent 31a Sandford Street, Lichfield

ELAA ID: 30	Location: Lonkhill Farm, Ashby Road		Settlement: Rural	Ward: Mease Valley
SHLAA ID: N/A	ELR site ID: -	Planning Ref: 10/00496 (expired)	Source: Expired planning permission	Proposed use class: B1/B2/B8
Site Area (Ha): 0.9	Floorspace (m²): 3225	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 13: Ashby Road	
Suitable? Yes	Suitability Notes: Site is outside of recognised settlement in rural area. Greenfield site. Agricultural buildings. Grade 2 agricultural land.			
Available? No	Availability Notes: Planning permission expired. No evidence development is being pursued.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.31 Lonkhill Farm, Ashby Road

ELAA ID: 31	Location: Gorse Lane & Wood End Land, Roxanne, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Complete (see Appendix C & Map 2: Fradley Park)			

Table D.32 Gorse Lane & Wood End Lane, Roxanne, Fradley

ELAA ID: 32	Location: Laylvale Express, Express Estate, Fisherwick		Settlement: Rural	Ward: Whittington & Streethay
SHLAA ID: N/A	ELR site ID: -	Planning Ref: 11/00248 (expired)	Source: Expired planning permission	Proposed use class: B2
Site Area (Ha): 0.16	Floorspace (m²): 1605	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 14: Fisherwick	
Suitable? Yes	Suitability Notes: Site is outside of recognised settlement in rural area. Greenfield site. Grade 2 agricultural land. TPO protected trees within site. Within Whittington & Fisherwick Neighbourhood Area.			
Available? No	Availability Notes: Planning permission expired. No evidence development is being pursued. Residential scheme being promoted through appeal on adjacent site.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.33 Lyalvale Express, Express Estate, Fisherwick

ELAA ID: 33	Location: Former Dale Joinery, Britannia Way, Lichfield	Settlement: Fradley	Ward: Boley Park
ELAA Category: Complete (see Appendix C & Map 3: Lichfield City (East))			

Table D.34 Former Dale Joinery, Britannia Way, Lichfield

ELAA ID: 34	Location: Unit 5, Dove Close, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Complete (see Appendix C & Map 2: Fradley Park)			

Table D.35 Unit 5, Dove Close, Fradley

ELAA ID: 35	Location: Pool House, Dam Street, Lichfield	Settlement: Lichfield	Ward: Stowe
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))			

Table D.36 Pool House, Dam Street, Lichfield

ELAA ID: 36	Location: Unit 7A, Burntwood Business Park Zone 2	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)			

Table D.37 Unit 7A, Burntwood Business Park Zone 2

ELAA ID: 37	Location: Birmingham Road, 176, Shenstone Woodend	Settlement: Shenstone Woodend	Ward: Little Aston & Stonnall
ELAA Category: Under Construction (see Table D.1 & Map 15: Birmingham Road)			

Table D.38 Birmingham Road, 176, Shenstone Woodend

ELAA ID: 38	Location: Units 1-2 Burton Road, Streethay, Lichfield	Settlement: Lichfield	Ward: Whittington & Streethay
ELAA Category: Complete (see Appendix C & Map 3: Lichfield City East)			

Table D.39 Units 1-2 Burton Road, Streethay, Lichfield

ELAA ID: 39	Location: Martin & Field Unit 11, Eastern Avenue, Lichfield	Settlement: Lichfield	Ward: Stowe
ELAA Category: Complete (see Appendix C & Lichfield City East)			

Table D.40 Martin & Field unit 11, Eastern Avenue, Lichfield

ELAA ID: 40	Location: Unit 26c Ring Road, Burntwood Business Park Zone 3, Burntwood	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)			

Table D.41 Unit 26c, Ring Road, Burntwood Business Park Zone 3, Burntwood

ELAA ID: 41	Location: Fazeley Saw Mills, Lichfield Street, Fazeley		Settlement: Fazeley	Ward: Fazeley
SHLAA ID: 96	ELR site ID: -	Planning Ref: 12/00775 (expired)	Source: Expired planning permission	Proposed use class: B1c
Site Area (Ha): 0.4	Floorspace (m²): 144	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 8: Fazeley, Mile Oak & Bonehill	
Suitable? Yes	Suitability Notes: Site within Fazeley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Part of site within Flood Zone 2. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Within Conservation Area. Adjacent to listed building.			
Available? No	Availability Notes: Planning permission expired. No evidence development is being pursued.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.42 Fazeley Saw Mills, Lichfield Street, Fazeley

ELAA ID: 42	Location: Unit 7, Blenheim Way, Fradley Park	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Complete (see Appendix C & Map 2: Fradley Park)			

Table D.43 Unit 7, Blenheim Way, Fradley Park

ELAA ID: 43	Location: Unit 9-11, Trent Valley Trading Estate	Settlement: Rural	Ward: Colton & the Ridwars
ELAA Category: Complete (see Appendix C & Map 16: Trent Valley Trading Estate)			

Table D.44 Unit 9-11 Trent Valley Trading Estate

ELAA ID: 44	Location: Unit 25 Burntwood Business Park, Burntwood	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)			

Table D.45 Unit 25 Burntwood Business Park, Burntwood

ELAA ID: 45	Location: Unit 5 Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C)			

Table D.46 Unit 5 Burntwood Business Park Zone 4, Burntwood

ELAA ID: 46	Location: Land north of Britannia Park, Britannia Way (2)	Settlement: Lichfield	Ward: Boley Park
ELAA Category: Under Construction (see Table D.1 & Map 3: Lichfield City (East))			

Table D.47 Land north of Britannia Park, Britannia Way (2)

ELAA ID: 47	Location: Triangle at Burntwood Business Park Zone 4		Settlement: Burntwood	Ward: Chasetown
SHLAA ID: N/A	ELR site ID: P30	Planning Ref: N/A	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 3.17	Floorspace (m²): 11288	FTE Jobs (estimate): 240	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to Burntwood Strategic Development Allocation (SDA). Adjacent to town centre boundary.			
Available? No	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.48 Triangle, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 48	Location: Unit 5a & 5b Burntwood Business Park Zone 2, Burntwood	Settlement: Lichfield	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.49 Unit 5a & 5b Burntwood Business Park Zone 2, Burntwood

ELAA ID: 49	Location: Packington Moor Farm, Jerrys Lane	Settlement: Rural	Ward: Bourne Vale
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ELAA Category: Complete (see Appendix C & Map 17: Jerrys Lane)

Table D.50 Packington Moor Farm, Jerrys Lane

ELAA ID: 50	Location: Unit 4, Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.51 Unit 4, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 51	Location: Unit 3a, Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.52 Unit 3a, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 52	Location: Unit 4b, Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.53 Unit 4b, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 53	Location: Unit 4a, Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.54 Unit 4a, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 54	Location: Unit 2, Burntwood Business Park Zone 4, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.55 Unit 2, Burntwood Business Park Zone 4, Burntwood

ELAA ID: 55	Location: Unit 17, Burntwood Business Park Zone 3, Burntwood	Settlement: Burntwood	Ward: Chasetown
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.56 Unit 17, Burntwood Business Park Zone 3, Burntwood

ELAA ID: 56	Location: City Wharf, Lichfield	Settlement: Lichfield	Ward: St Johns
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))			

Table D.57 City Wharf, Lichfield

ELAA ID: 57	Location: Greenhough Road, Lichfield	Settlement: Lichfield	Ward: Leomansly
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))			

Table D.58 Greenhough Road, Lichfield

ELAA ID: 58	Location: Greenhough Road (Remainder), Lichfield	Settlement: Lichfield	Ward: Leomansly
ELAA Category: Under Construction (see Table D.1 & Map 4: Lichfield City Central)) - note part of scheme implemented and complete with remaining site not started. Site has been promoted for alternative uses.			

Table D.59 Greenhough Road (Remainder), Lichfield

ELAA ID: 59	Location: Council Depot, Plant Road	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)			

Table D.60 Council Depot, Plant Road

ELAA ID: 60	Location: Former Integra, Eastern Avenue, Lichfield	Settlement: Lichfield	Ward: Curborough
ELAA Category: Complete (see Appendix C & Map 6: Lichfield City (North))			

Table D.61 Former Integra, Eastern Avenue, Lichfield

ELAA ID: 61	Location: Unit 1, Trent Valley Trading Estate	Settlement: Rural	Ward: Colton & the Ridwares
ELAA Category: Complete (see Appendix C & Map 16: Trent Valley Trading Estate)			

Table D.62 Unit 1, Trent Valley Trading Estate

ELAA ID: 62	Location: Former St Josephs, New Street, Burntwood	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 19: New Street, Chasetown)			

Table D.63 Former St Josephs, New Street, Burntwood

ELAA ID: 63	Location: Unit 4, Burntwood Business Park Zone 1, Burntwood	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)			

Table D.64 Unit 4, Burntwood Business Park Zone 1, Burntwood

ELAA ID: 64	Location: Mount Villa, 2 trent Valley road, Lichfield	Settlement: Burntwood	Ward: Stowe
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ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))

Table D.65 Mount Villa, 2 Trent Valley Road, Lichfield

ELAA ID: 65	Location: Access Bookings, St Johns Street, Lichfield	Settlement: Lichfield	Ward: Leomansly
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ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))

Table D.66 Access Bookings, St Johns Street, Lichfield

ELAA ID: 66	Location: Jervis Court, Rugeley Road, Burntwood	Settlement: Burntwood	Ward: Boney Hay & Central
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ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business Park)

Table D.67 Jervis Court, Rugeley Road, Burntwood

ELAA ID: 67	Location: Land at Lichfield South Business Park, Birmingham Road	Settlement: Rural	Ward: Shenstone
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ELAA Category: Planning Permission Outline (see Table D.1 & Map 21: Wall Island (Lichfield South))

Table D.68 Land at Lichfield South Business Park, Birmingham Road

ELAA ID: 68	Location: Former Decades, 22 St Johns Street	Settlement: Lichfield	Ward: Leomansly
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ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))

Table D.69 Former Decades, 22 St Johns Street, Lichfield

ELAA ID: 69	Location: Unit 1c Eastern park, Eastern Avenue, Lichfield	Settlement: Lichfield	Ward: Curborough
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ELAA Category: Complete (see Appendix C)

Table D.70 Unit 1c Eastern park, Eastern Avenue, Lichfield

ELAA ID: 70	Location: Trent Business Centre, Eastern Avenue, Lichfield	Settlement: Lichfield	Ward: Stowe
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ELAA Category: Complete (see Appendix C & Map 3: Lichfield City (East))

Table D.71 Trent Business Centre, Eastern park, Eastern Avenue, Lichfield

ELAA ID: 71	Location: The Olde Corner House, Muckley Corner	Settlement: Rural	Ward: Hammerwich with Wall
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ELAA Category: Complete (see Appendix C & Map 20: Muckley Corner)

Table D.72 The Olde Corner House, Muckley Corner

ELAA ID: 72	Location: UK Pallet Express Express, Wood End Lane, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley
ELAA Category: Planning Permission Full (see Appendix D.1 & Map 2: Fradley Park)			

Table D.73 UK Pallet Express, Wood End Lane, Fradley

ELAA ID: 73	Location: 19b The Close, Lichfield	Settlement: Lichfield	Ward: Stowe
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))			

Table D.74 19b The Close, Lichfield

ELAA ID: 74	Location: Cherry orchard, land off, Lichfield	Settlement: Lichfield	Ward: St Johns
ELAA Category: Complete (see Appendix C & Map 4: Lichfield City (Central))			

Table D.75 19b Cherry Orchard, land off, Lichfield

ELAA ID: 75	Location: Oricia Building, Fisherwick	Settlement: Rural	Ward: Whittington & Streethay
ELAA Category: Complete (see Appendix C & Map 14: Fisherwick)			

Table D.76 Oricia Building, Fisherwick

ELAA ID: 76	Location: Former Go Bananas, Smiths Close, Burntwood Business Park Zone 3	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Complete (see Appendix C & Map 1: Burntwood Business park)			

Table D.77 Former Go Bananas, Smiths Close, Burntwood Business Park Zone 3

ELAA ID: 77	Location: Units A & B, Main Street, Alrewas	Settlement: Alrewas	Ward: Alrewas & Fradley
ELAA Category: Under Construction (see Table D.1 & Map 22: Main Street, Alrewas)			

Table D.78 Former Go Bananas, Smiths Close, Burntwood Business Park Zone 3

ELAA ID: 78	Location: Shaw Lane Farm, Shaw Lane, Kings Bromley	Settlement: Rural	Ward: Armitage with Handsacre
ELAA Category: Complete (see Appendix C & Map 23: Shaw Lane, Kings Bromley)			

Table D.79 Shaw Lane Farm, Shaw Lane, Kings Bromley

ELAA ID: 79	Location: Unit 29 Cinder Road, Burntwood Business Park Zone 3	Settlement: Burntwood	Ward: Chasetown
ELAA Category: Under Construction (see Appendix C & Map 1: Burntwood Business Park)			

Table D.80 Unit 20 Cinder Road, Burntwood Business Park Zone 3, Burntwood

ELAA ID: 80	Location: Land at RJK Construction, Overly Lane	Settlement: Rural	Ward: Alrewas & Fradley
ELAA Category: Under Construction (see Appendix C & Map 11: Overly Lane)			

Table D.81 Land at RJK Construction, Overly Lane

ELAA ID: 81	Location: Former Olaf Johnson site, Cannock Road, Burntwood		Settlement: Burntwood	Ward: Chasetown
SHLAA ID: 841	ELR site ID: -	Planning Ref: N/A	Source: Call for sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 2.4	Floorspace (m²): 7800	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within town centre boundary - appropriate for town centre uses. Adjacent allocated employment area. Brownfield site, possibility for contaminated land. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area.			
Available? Yes	Availability Notes: Site currently available. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.82 Former Olaf Johnson site, Cannock Road, Burntwood

ELAA ID: 82	Location: Land off Cinder Road, Burntwood Business Park Zone 3		Settlement: Burntwood	Ward: Chasetown
SHLAA ID: N/A	ELR site ID: P28	Planning Ref: N/A	Source: Allocated/Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 0.8	Floorspace (m²): 2795	FTE Jobs (estimate): 59	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.83 Land off Cinder Road, Burntwood Business Park Zone 3

ELAA ID: 83	Location: Units 10 and 11, Burntwood Business Park Zone 4		Settlement: Burntwood	Ward: Chasetown
SHLAA ID: N/A	ELR site ID: P31	Planning Ref: N/A	Source: Allocated/Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 1.5	Floorspace (m²): 5375	FTE Jobs (estimate): 115	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.84 Units 10 and 11, Burntwood Business Park Zone 4

ELAA ID: 84	Location: Land off Cannel Road, Burntwood Business Park Zone 3		Settlement: Burntwood	Ward: Chasetown
SHLAA ID: N/A	ELR site ID: P32	Planning Ref: N/A	Source: Allocated/Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 0.82	Floorspace (m²): 2795	FTE Jobs (estimate): 59	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area.			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.85 Land off Cannel Road, Burntwood Business Park Zone 3

ELAA ID: 85	Location: Land adjacent 39 Cannock Road, Chase Terrace		Settlement: Burntwood	Ward: Chase Terrace
SHLAA ID: 496	ELR site ID: P34	Planning Ref: N/A	Source: Allocated/Call for Sites submission	Proposed use class: B1b/B1c
Site Area (Ha): 0.33	Floorspace (m²): 1073	FTE Jobs (estimate): 27	ELAA Map Ref (Appendix E): Map 1: Burntwood Business Park	
Suitable? Yes	Suitability Notes: Within Burntwood which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility			

ELAA ID: 85	Location: Land adjacent 39 Cannock Road, Chase Terrace	Settlement: Burntwood	Ward: Chase Terrace
	for contaminated land. Site is within 1km of SSSI. Within Forest of Mercia area. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Burntwood Neighbourhood Area. Adjacent to residential area.		
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability.		
ELAA Category: Available			

Table D.86 Land adjacent 39 Cannock Road, Chase Terrace, Burntwood

ELAA ID: 86	Location: Armitage Shanks, Land at Old Road, Armitage		Settlement: Armitage with Handsacre	Ward: Armitage with Handsacre
SHLAA ID: 120	ELR site ID: P35	Planning Ref: N/A	Source: Allocated/Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 2.2	Floorspace (m²): 7848	FTE Jobs (estimate): 167	ELAA Map Ref (Appendix E): Map 10: Armitage with Handsacre	
Suitable? Yes	Suitability Notes: Within Armitage with Handsacre which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Armitage with Handsacre Neighbourhood Area. Adjacent to residential area. Adjacent to conservation area			
Available? Yes	Availability Notes: Site currently available and is allocated for employment use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.87 Armitage Shanks, Land at Old Road, Armitage

ELAA ID: 87	Location: Eastfields Farm, Alrewas Road, Kings Bromley		Settlement: Kings Bromley	Ward: Armitage with Handsacre
SHLAA ID: N/A	ELR site ID: P37	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 1.34	Floorspace (m²): 1250	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 24: Alrewas Road, Kings Bromley	
Suitable? Yes	Suitability Notes: Outside of settlement which is not identified as a key sustainable settlement within the adopted Local Plan Strategy. Within the rural area. Greenfield site, agricultural buildings. Agricultural land classification Grades 2 and 4. Part of site within Flood Zone 2. Site is within the Cannock Chase SAC zone of influence.			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			

ELAA ID: 87	Location: Eastfields Farm, Alrewas Road, Kings Bromley	Settlement: Kings Bromley	Ward: Armitage with Handsacre
ELAA Category: Not Available			

Table D.88 Eastfields Farm, Alrewas Road, Kings Bromley

ELAA ID: 88	Location: Land north of Bassetts Pole, Canwell		Settlement: Rural	Ward: Bourne Vale
SHLAA ID: N/A	ELR site ID: P38	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 3.0	Floorspace (m²): 15,000	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 9: Bassetts Pole	
Suitable? Yes	Suitability Notes: Outside of settlement within the rural area. Greenfield site. Within Green Belt. Agricultural land classification Grade 3. TPO protected trees within site. BAS within 1km.			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.89 Land north of Bassetts Pole, Canwell

ELAA ID: 89	Location: Land west of Shenstone, Lynn Lane		Settlement: Shenstone	Ward: Shenstone
SHLAA ID: 545	ELR site ID: P39	Planning Ref: N/A	Source: Call for Sites submission (Mixed-use proposed)	Proposed use class: B1/B2/B8
Site Area (Ha): 12.0 (50ha whole site)	Floorspace (m²): 40,500	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 7: Shenstone	
Suitable? Yes	Suitability Notes: Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent allocated employment area. Greenfield site. Within Green Belt. Agricultural land classification Grades 2 & 3. Part of site within Flood Zones 2 & 3. TPO protected trees within site. BAS within 1km. Within designated Shenstone Neighbourhood Area (Neighbourhood Plan examined and recommended to proceed to referendum)			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.90 Land west of Shenstone, Lynn Lane, Shenstone

ELAA ID: 90	Location: Land south of Birchbrook Industrial Park, Lynn Lane		Settlement: Shenstone	Ward: Shenstone
SHLAA ID: 953	ELR site ID: P40	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 2.6	Floorspace (m²): 9,245	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 7: Shenstone	
Suitable? Yes	Suitability Notes: Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent allocated employment area. Greenfield site. Within Green Belt. Agricultural land classification Grades 2 & 3. Part of site within Flood Zones 2 & 3. TPO protected trees within site. BAS within 1km. Within designated Shenstone Neighbourhood Area (Neighbourhood Plan examined and recommended to proceed to referendum)			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.91 Land south of Birchbrook Industrial Park, Lynn Lane, Shenstone

ELAA ID: 91	Location: Land west of Birchbrook Industrial Park, Lynn Lane		Settlement: Shenstone	Ward: Shenstone
SHLAA ID: 953	ELR site ID: P41	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 2.34	Floorspace (m²): 8,385	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 7: Shenstone	
Suitable? Yes	Suitability Notes: Adjacent to Shenstone which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent allocated employment area. Greenfield site. Within Green Belt. Agricultural land classification Grades 2 & 3. Adjacent to Flood Zones 2 & 3. TPO protected trees within site. BAS within 1km. Within designated Shenstone Neighbourhood Area (Neighbourhood Plan examined and recommended to proceed to referendum)			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.92 Land west of Birchbrook Industrial Park, Lynn Lane, Shenstone

ELAA ID: 92	Location: The Homestead, Haunton Road, Harlaston		Settlement: Harlaston	Ward: Mease Valley
SHLAA ID: 68	ELR site ID: P42	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1c
Site Area (Ha): 0.17	Floorspace (m²): 550	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 25: Haunton Road, Harlaston	

ELAA ID: 92	Location: The Homestead, Haunton Road, Harlaston	Settlement: Harlaston	Ward: Mease Valley
Suitable? Yes	Suitability Notes: Adjacent to settlement which is not identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Agricultural land classification Grade 4. Adjacent to Flood Zones 2 & 3. TPO protected trees within site. SSSI within 1km.		
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability.		
ELAA Category: Not Available			

Table D.93 The Homestead, Haunton Road, Harlaston

ELAA ID: 93	Location: Dunmore Hay Lane, Fradley		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: 377	ELR site ID: P44	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1c
Site Area (Ha): 1.9	Floorspace (m²): 6175	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Adjacent to Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Agricultural land classification Grade 3. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.94 Dunmore Hay Lane, Fradley

ELAA ID: 94	Location: Land north of Bassetts Pole, Canwell (2)		Settlement: Rural	Ward: Bourne Vale
SHLAA ID: N/A	ELR site ID: P45	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 6.4	Floorspace (m²): 32,000	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 9: Bassetts Pole	
Suitable? Yes	Suitability Notes: Outside of settlement within the rural area. Greenfield site. Within Green Belt. Agricultural land classification Grade 3. TPO protected trees within site. BAS within 1km.			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.95 Land north of Bassetts Pole, Canwell (2)

ELAA ID: 95	Location: Land north east of Bassetts Pole, Canwell		Settlement: Rural	Ward: Bourne Vale
SHLAA ID: N/A	ELR site ID: P46	Planning Ref: N/A	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 32.3	Floorspace (m²): 200,000	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 9: Bassetts Pole	
Suitable? Yes	Suitability Notes: Outside of settlement within the rural area. Greenfield site. Within Green Belt. Agricultural land classification Grade 3. TPO protected trees within site. BAS within site.			
Available? Yes	Availability Notes: Site currently in agricultural use. Promoted by landowner/agent for employment and residential uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.96 Land north east of Bassetts Pole, Canwell

ELAA ID: 96	Location: Leavesley Group, Ryknield House		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: 819	ELR site ID: P47	Planning Ref: 15/01196/COU (planning application granted after base date of ELAA)	Source: Call for Sites submission (Will be classified as planning permission full in ELAA 2017)	Proposed use class: B8
Site Area (Ha): 2.4	Floorspace (m²): 9600	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Outside of any settlement identified as a key sustainable settlement within the adopted Local Plan Strategy. Part greenfield part brownfield site, possible contaminated land. Agricultural land classification Grade 3. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? Yes	Availability Notes: Planning application for B8 use of the site has been submitted and approved by planning committee after the base date of the ELAA 2016. Site will be listed with extant planning permissions in future update of ELAA.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available (likely to be categorised as available in future update following grant of planning permission post assessment base date)				

Table D.97 Leavesley Group, Ryknield House

ELAA ID: 97	Location: Land at Easthill, Fradley		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: N/A	ELR site ID: P50	Planning Ref: -	Source: Call for Sites submission	Proposed use class: B2/B8
Site Area (Ha): 5.5	Floorspace (m²): 20,625	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	

ELAA ID: 97	Location: Land at Easthill, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley
Suitable? Yes	Suitability Notes: Adjacent to Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Greenfield site. Grade 3 agricultural land. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.		
Available? Yes	Availability Notes: Site is not allocated but has been promoted through Call for Sites by landowner/agent for employment uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability. Access and transport issues would need to be considered.		
ELAA Category: Not Available			

Table D.98 Land at Easthill, Fradley

ELAA ID: 98	Location: Fradley West, Fradley		Settlement: Rural	Ward: Alrewas & Fradley
SHLAA ID: 838	ELR site ID: P54	Planning Ref: -	Source: Call for Sites submission (Mixed-use proposed)	Proposed use class: B1/B2/B8
Site Area (Ha): 30 (90Ha whole site)	Floorspace (m ²): 107,500	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Adjacent to Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Part Brownfield part greenfield site, possibility for contaminated land. Grade 3 agricultural land. Site is within the Cannock Chase SAC zone of influence. BAS within 1km. Within designated Fradley Neighbourhood Area. Conservation Area.HS2.			
Available? Yes	Availability Notes: Site is not allocated but has been promoted through Call for Sites by landowner/agent for mixed use development including 30 hectares of employment development.			
Achievable? Yes	Achievability Notes: No known constraints to achievability. Access and transport issues would need to be considered.			
ELAA Category: Not Available				

Table D.99 Fradley West, Fradley

ELAA ID: 99	Location: Land at Common Lane, Whittington		Settlement: Whittington	Ward: Whittington
SHLAA ID: 748	ELR site ID: -	Planning Ref: -	Source: Call for Sites submission	Proposed use class: B1/B2/B8
Site Area (Ha): 0.78	Floorspace (m ²): 2535	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 26: Common Lane, Whittington	
Suitable? Yes	Suitability Notes: Adjacent to Whittington which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Green Belt. Greenfield site. Grade 2 & 3 agricultural land. Adjacent to conservation area. Site is within the Cannock Chase SAC zone of influence. TPO protected trees within site. Within designated Whittington & Fisherwick Neighbourhood Area.			

ELAA ID: 99	Location: Land at Common Lane, Whittington	Settlement: Whittington	Ward: Whittington
Available? Yes	Availability Notes: Site is not allocated but has been promoted through Call for Sites by landowner/agent for employment and residential uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability.		
ELAA Category: Not Available			

Table D.100 Land at Common Lane, Whittington

ELAA ID: 100	Location: Former Norgren site, Eastern Avenue, Lichfield		Settlement: Lichfield	Ward: Stowe
SHLAA ID: 856	ELR site ID: -	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha): 4.1	Floorspace (m²): 14620	FTE Jobs (estimate): 311	ELAA Map Ref (Appendix E): Map 3: Lichfield City (East)	
Suitable? Yes	Suitability Notes: Within Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Site is within the Cannock Chase SAC zone of influence. Within designated Lichfield City Neighbourhood Area. Adjacent to residential areas.			
Available? No	Availability Notes: Site is not allocated but has been promoted through Call for Sites by landowner/agent for a range of uses including residential and employment proposals.			
Achievable? No	Achievability Notes: No known constraints to achievability.			
ELAA Category: Available				

Table D.101 Former Norgren site, Eastern Avenue, Lichfield

ELAA ID: 101	Location: Seedy Mill Water Treatment Works, Lichfield Road		Settlement: Rural	Ward: Longon
SHLAA ID: N/A	ELR site ID: P25	Planning Ref: -	Source: ELR	Proposed use class: B1/B2/B8
Site Area (Ha): 5.25	Floorspace (m²): 18802	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 18: Lichfield Road, Seedy Mill	
Suitable? Yes	Suitability Notes: Outside of any settlement identified as a key sustainable settlement within the adopted Local Plan Strategy. Brownfield site, possible contaminated land. Within Green Belt. Grade 3 agricultural land. Adjacent Flood Zone 2 and 3. Adjacent to conservation area. TPO protected trees within site. Site is within the Cannock Chase SAC zone of influence. BAS within 1km. Within designated Longdon Neighbourhood Area.			
Available? Yes	Availability Notes: Currently in use. Site identified through Employment Land Review so unknown if site is available.			
Achievable? Yes	Achievability Notes: Not known if current use would represent constraint to achievability.			
ELAA Category: Not Available				

Table D.102 Seedy Mill Water Treatment Works, Lichfield Road

ELAA ID: 102	Location: Land north of Fradley Lane, Fradley		Settlement: Fradley	Ward: Alrewas and Fradley
SHLAA ID: 87	ELR site ID: P26	Planning Ref: -	Source: ELR	Proposed use class: B1
Site Area (Ha): 4.76	Floorspace (m²): 15472	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Adjacent to Fradley which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Greenfield site. Grade 3 agricultural land. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? Yes	Availability Notes: Site identified through Employment Land Review so unknown if site is available for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability,			
ELAA Category: Not Available				

Table D.103 Land north of Fradley Lane, Fradley

ELAA ID: 103	Location: Land at Junction of A51 and A515, Stafford Road, Lichfield		Settlement: Lichfield	Ward: Chadsmead
SHLAA ID: 671	ELR site ID: P48	Planning Ref: -	Source: ELR	Proposed use class: B1
Site Area (Ha): 3.91	Floorspace (m²): 12702	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Adjacent to Lichfield which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within Green Belt. Greenfield site. Grade 3 agricultural land. Site is within the Cannock Chase SAC zone of influence. BAS within 1km. TPO protected trees within site. Within designated Lichfield City Neighbourhood Area.			
Available? Yes	Availability Notes: Site identified through Employment Land Review so unknown if site is available for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability,			
ELAA Category: Not Available				

Table D.104 Land at junction of A51 and A515, Stafford Road, Lichfield

ELAA ID: 104	Location: Land south east of Bassetts Pole, Canwell		Settlement: Rural	Ward: Bourne Vale
SHLAA ID: 15	ELR site ID: P49	Planning Ref: N/A	Source: ELR	Proposed use class: B1/B2/B8
Site Area (Ha): 0.12	Floorspace (m²): 1280	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 9: Bassetts Pole	
Suitable? Yes	Suitability Notes: Outside of settlement within the rural area. Greenfield site. Within Green Belt. Agricultural land classification Grade 3. TPO protected trees within site. BAS within 1km of site.			

ELAA ID: 104	Location: Land south east of Bassetts Pole, Canwell	Settlement: Rural	Ward: Bourne Vale
Available? Yes	Availability Notes: Site identified through Employment Land Review so unknown if site is available for employment uses.		
Achievable? Yes	Achievability Notes: No known constraints to achievability.		
ELAA Category: Not Available			

Table D.105 Land south east of Bassetts Pole, Canwell

ELAA ID: 105	Location: Land at Hilliards Cross, Fradley	Settlement: Fradley	Ward: Alrewas & Fradley	
SHLAA ID: N/A	ELR site ID: P51	Planning Ref: -	Source: ELR	Proposed use class: B2/B8
Site Area (Ha): 1.63	Floorspace (m²): 17546	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley Park	
Suitable? Yes	Suitability Notes: Adjacent to Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Adjacent to allocated employment area. Part brownfield part greenfield. Previously allocated as Hotel site. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? Yes	Availability Notes: Site identified through Employment Land Review so unknown if site is available for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability. Access and transport issues would need to be considered.			
ELAA Category: Not Available				

Table D.106 Land at Hilliards Cross, Fradley

ELAA ID: 106	Location: Land west of Bonehill Mews, Lichfield Street, Fazeley	Settlement: Rural	Ward: Bourne Vale	
SHLAA ID: 97	ELR site ID: P52	Planning Ref: N/A	Source: ELR	Proposed use class: B1
Site Area (Ha): 0.11	Floorspace (m²): 361	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 9: Bassetts Pole	
Suitable? Yes	Suitability Notes: Within Fazeley, Mile Oak & Bonehill which is identified as a sustainable settlement within the adopted Local Plan Strategy. Brownfield site, possibility of contaminated land. Within conservation area.			
Available? Yes	Availability Notes: Site identified through Employment Land Review so unknown if site is available for employment uses.			
Achievable? Yes	Achievability Notes: No known constraints to achievability.			
ELAA Category: Not Available				

Table D.107 Land west of Bonehill Mews, Lichfield Street, Fazeley

ELAA ID: 107	Location: Land north of Armitage Shanks, Armitage		Settlement: Armitage with Handsacre	Ward: Armitage with Handsacre
SHLAA ID: 120	ELR site ID: P53	Planning Ref: N/A	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha) 3.58	Floorspace (m²): 12793	FTE Jobs (estimate): 273	ELAA Map Ref (Appendix E): Map 10: Armitage with Handsacre	
Suitable? Yes	Suitability Notes: Adjacent to Armitage with Handsacre which is identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Brownfield site, possibility for contaminated land. Possible area of Coal Subsidence. Site is within the Cannock Chase SAC zone of influence. Within designated Armitage with Handsacre Neighbourhood Area. Adjacent to conservation area. TPO protected trees within site. Within 1km of BAS.			
Available? Yes	Availability Notes: Site is within allocated industrial area.			
Achievable? Yes	Achievability Notes: No known constraints to achievability. Access issues would need consideration.			
ELAA Category: Available				

Table D.108 Land north of Armitage Shanks, Armitage

ELAA ID: 108	Location: Land at Cricket Lane, Lichfield		Settlement: Lichfield	Ward: St Johns
SHLAA ID: 32	ELR site ID: P64	Planning Ref: -	Source: Allocated	Proposed use class: B1/B2/B8
Site Area (Ha) 13.2	Floorspace (m²): 47300	FTE Jobs (estimate): 733	ELAA Map Ref (Appendix E): Map 5: Lichfield City (South)	
Suitable? Yes	Suitability Notes: Part of the South Lichfield Cricket Lane Strategic Development Allocation (SDA) within the adopted Local Plan Strategy. Allocated for employment uses. Greenfield site. Grade 2 agricultural land classification. Site is within the Cannock Chase SAC zone of influence. Within designated Lichfield City Neighbourhood Area.			
Available? Yes	Availability Notes: Site is allocated for employment uses within the adopted Local Plan Strategy.			
Achievable? Yes	Achievability Notes: No known constraints to achievability			
ELAA Category: Available				

Table D.109 Land at Cricket Lane, Lichfield

ELAA ID: 109	Location: Rugeley Power Station		Settlement: Rural	Ward: Armitage with Handsacre
SHLAA ID: 1031 & 406	ELR site ID: -	Planning Ref: -	Source: Call for Sites submission	Proposed use class: B1/B2/B8 (mixed use)
Site Area (Ha) 83.76	Floorspace (m²): Unknown	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 10: Armitage with Handsacre	
Suitable? Yes	Suitability Notes: Site is located adjacent to East of Rugeley Strategic Development Allocation (SDA) and incorporates part of SDA allocated for 450 homes within the adopted Local Plan Strategy (see SHLAA site 406). Part of larger cross boundary site which includes land within Cannock Chase District. Site is adjacent to built up area of Rugeley within Cannock Chase District.			

ELAA ID: 109	Location: Rugeley Power Station	Settlement: Rural	Ward: Armitage with Handsacre
	Majority Brownfield site some Greenfield elements (sports pitches). Majority of site classifies as urban, part grade 3 and 4 agricultural land classification. Site is within the Cannock Chase SAC zone of influence. Within designated Armitage with Handsacre Neighbourhood Area. Likely site would comprise mixed use redevelopment including residential and employment uses, no information available about potential uses or split as As such no floorspace calculation has been made and the Site Area (Ha) will not be included in ELAA 2016 results (Table 5.1)		
Available? Unsure	Availability Notes: Closure of current power station has been announced. Decommissioning and demolition/remediation expected to take approximately 4 years from closure of station. Timescales and level of demolition/remediation prior to development currently unknown.		
Achievable? Unsure	Achievability Notes: Given uncertainty of closure of station and the timescales of the site becoming available there is uncertainty over the achievability of the site,		
ELAA Category: Uncategorised ^(viii) - not enough information currently to categorise site as either 'available' or 'not available'. Site is likely to become available for development within the plan period, however the mix/scale of development and timescales are currently unknown. As such floorspace not included in results of assessment at this stage.			

Table D.110 Rugeley Power Station

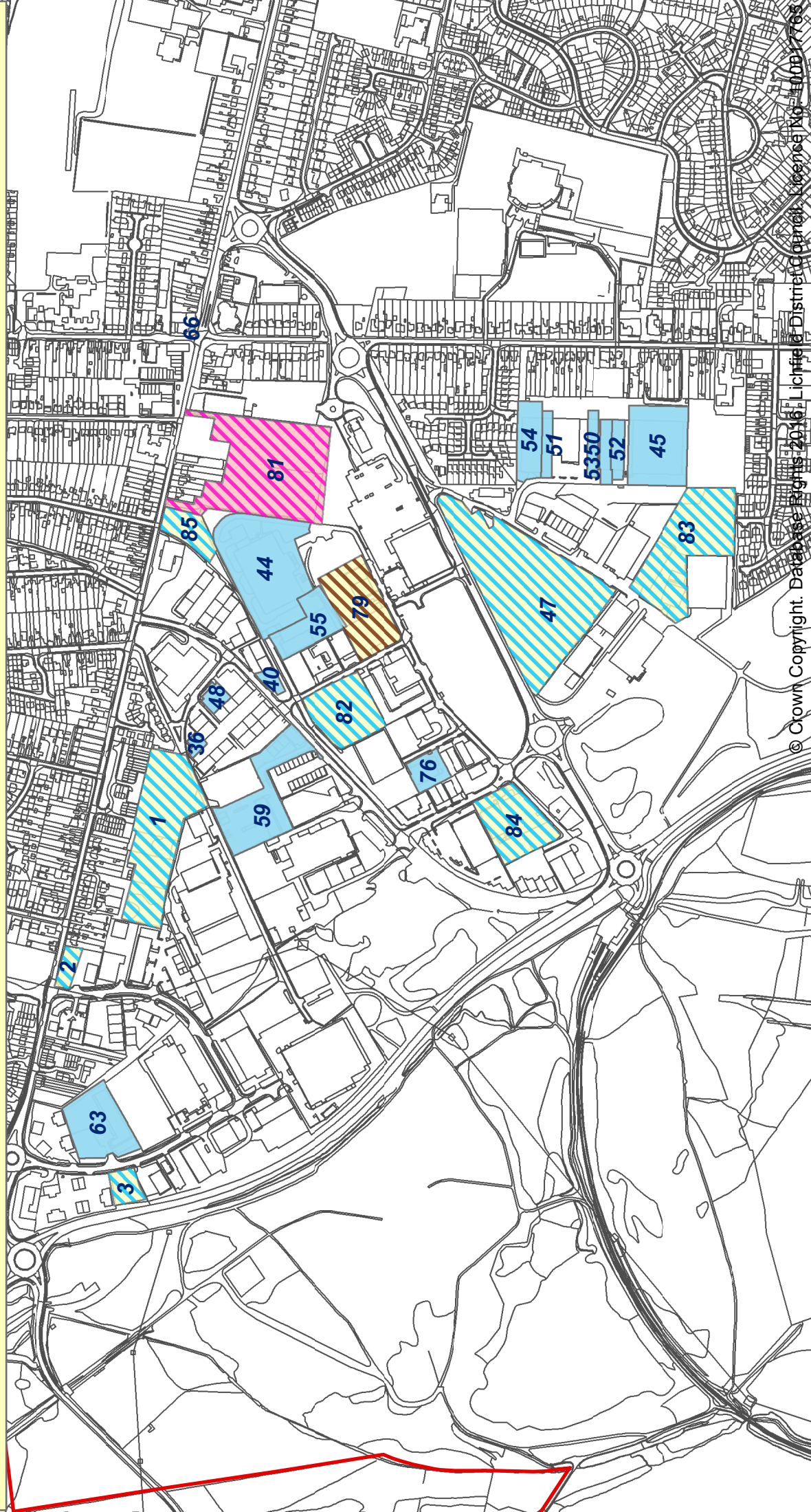
ELAA ID: 110	Location: Land south of Fradley South		Settlement: Fradley	Ward: Alrewas & Fradley
SHLAA ID: 132	ELR site ID: -	Planning Ref: -	Source: Call for Sites submission	Proposed use class: B1/B2/B8/Residential
Site Area (Ha) 3.9	Floorspace (m²): 13975	FTE Jobs (estimate): -	ELAA Map Ref (Appendix E): Map 2: Fradley park	
Suitable? No	Suitability Notes: Within Fradley Park which is adjacent to Fradley identified as a key sustainable settlement within the adopted Local Plan Strategy. Within allocated employment area. Site is allocated as protected open space to provide separation between adjacent employment and residential uses. Brownfield site, possibility for contaminated land. Grade 3 agricultural land. BAS within 1km. Site is within the Cannock Chase SAC zone of influence. Within designated Fradley Neighbourhood Area.			
Available? No	Availability Notes: Site has been promoted for residential development. Unlikely to be available for employment uses. Site is allocated as protected open space.			
Achievable? Yes	Achievability Notes: No known constraints to achievability			
ELAA Category: Not Available				

Table D.111

viii Not enough information to assess if 'available' or 'not available' at this stage. Site is likely to become available within plan period however the mix/scale of uses proposed and more definitive timescales are currently unknown. However, it is considered inappropriate to categorise the site as 'not available' given the staged landowner intentions and the generally supportive context for redevelopment of the site (taking into account the adjacent redeveloped site of the former Power Station A)

Employment Land Availability Assessment Maps

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 1: Burntwood Business Park

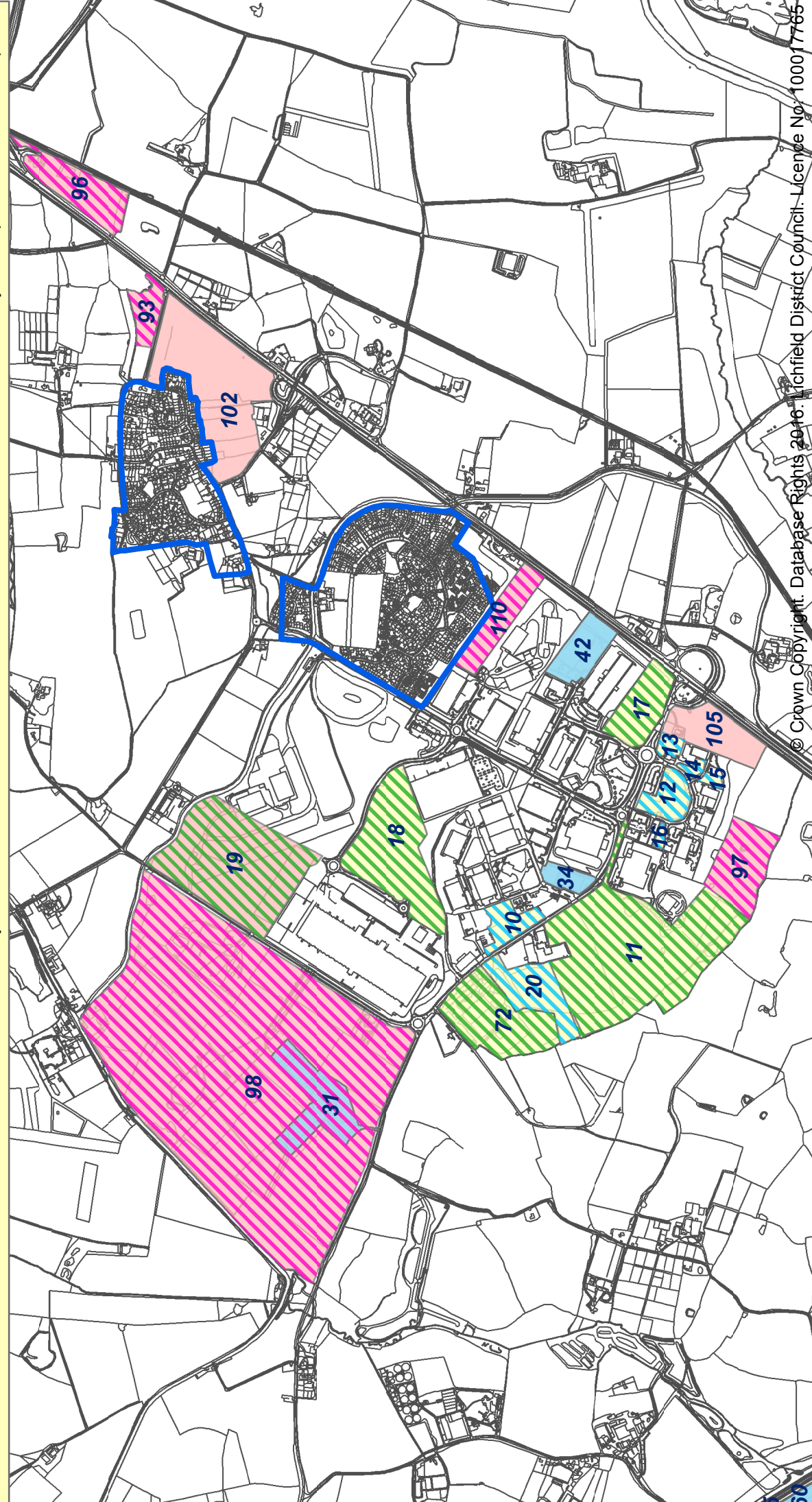
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

Green Belt Site

NOT TO SCALE

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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NOT TO SCALE

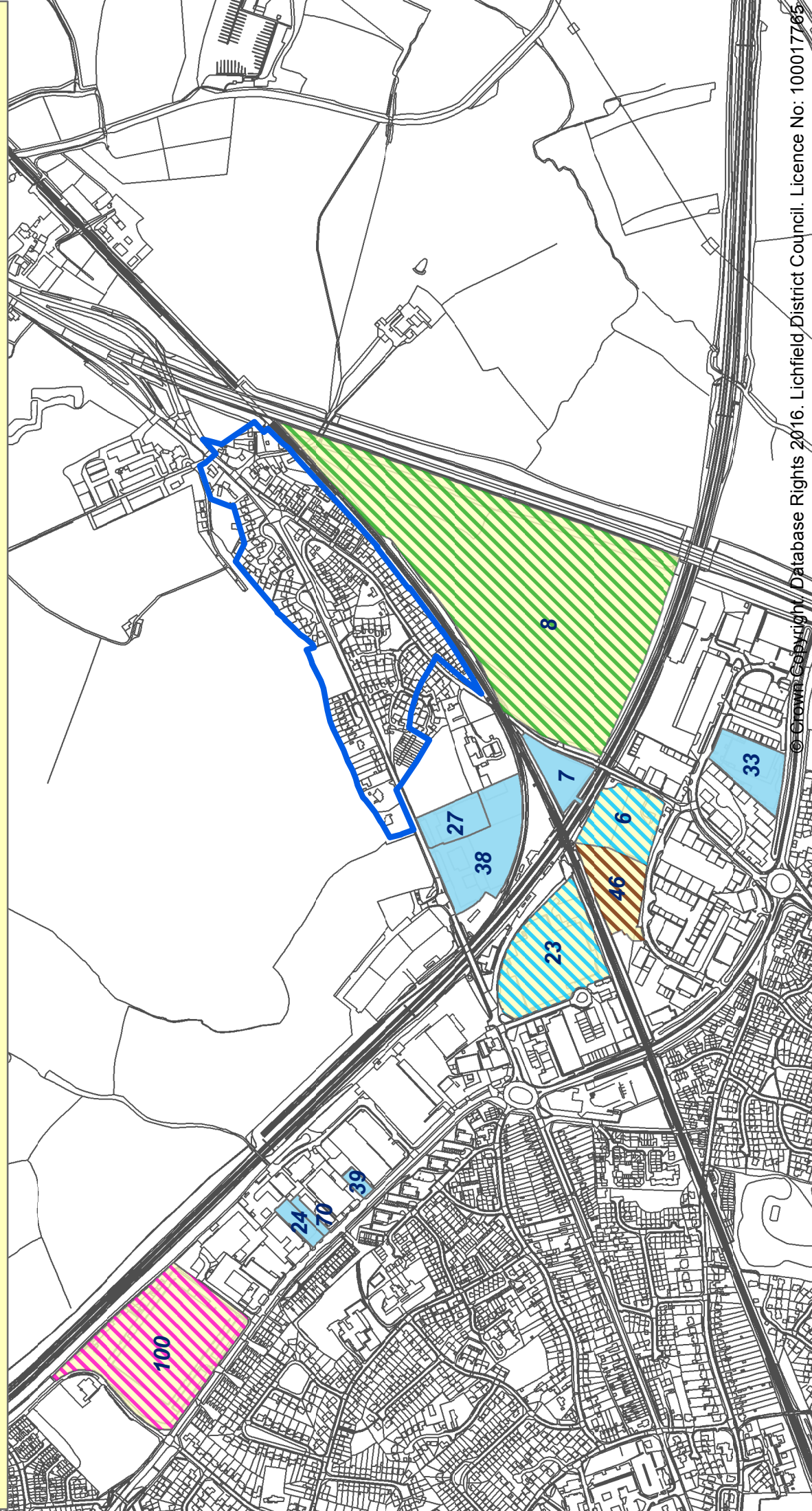
Map 2: Fradley Park

ELAA Sites 2015-2016

-  Site with planning permission
-  Site under construction
-  Site allocated for employment use
-  Site with expired planning permission
-  Site submitted via 'Call for Sites'
-  Complete
-  Available
-  Not Available
-  Uncategorised

-  Green Belt Site
-  Settlement Boundary
-  District Boundary

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 3: Lichfield City (East)

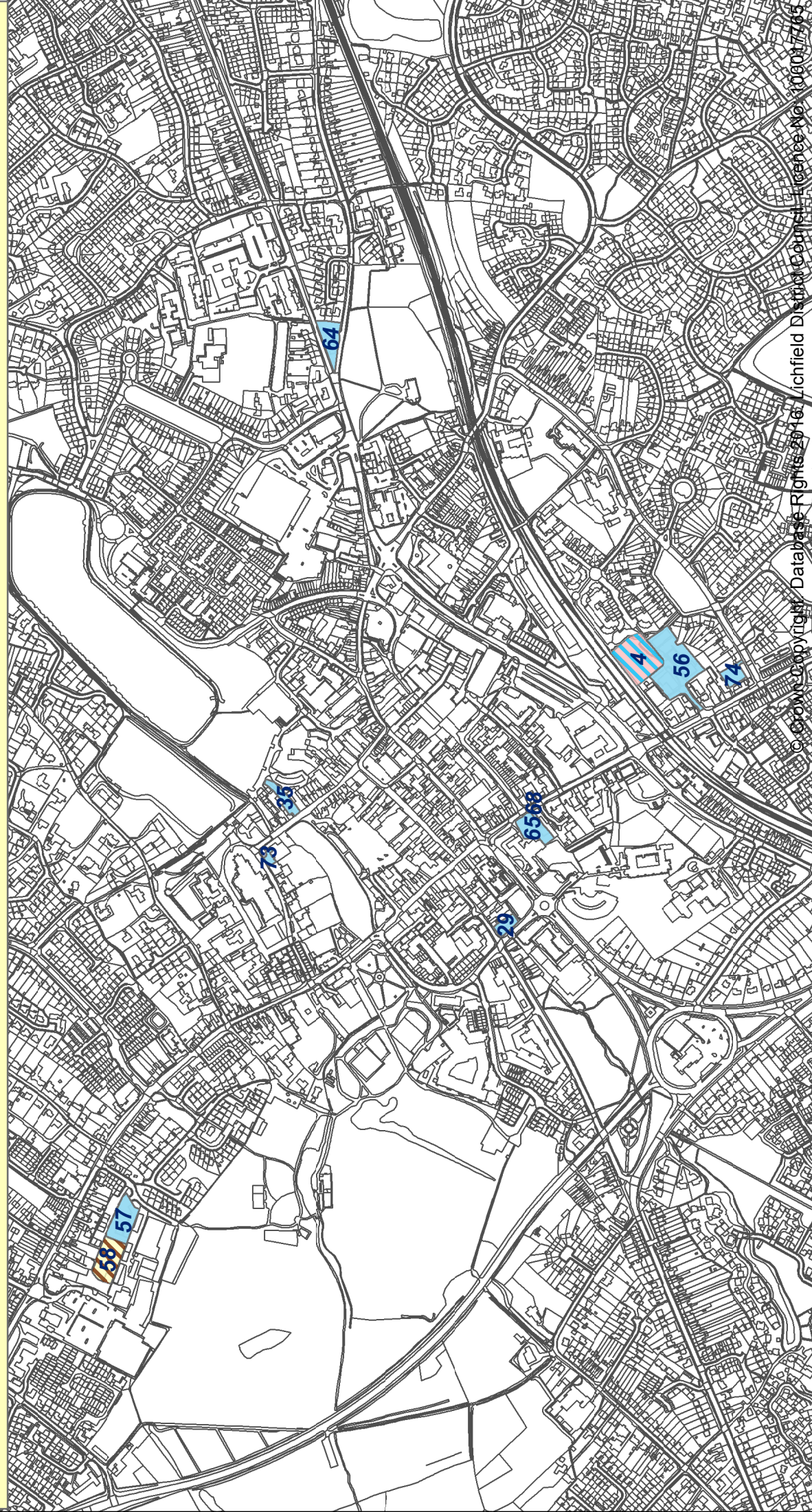
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- ▨ Site with planning permission
- ▨ Site under construction
- ▨ Site allocated for employment use
- ▨ Site with expired planning permission
- ▨ Site submitted via 'Call for Sites'

- ▨ Green Belt Site

NOT TO SCALE

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 4: Lichfield City (Central)

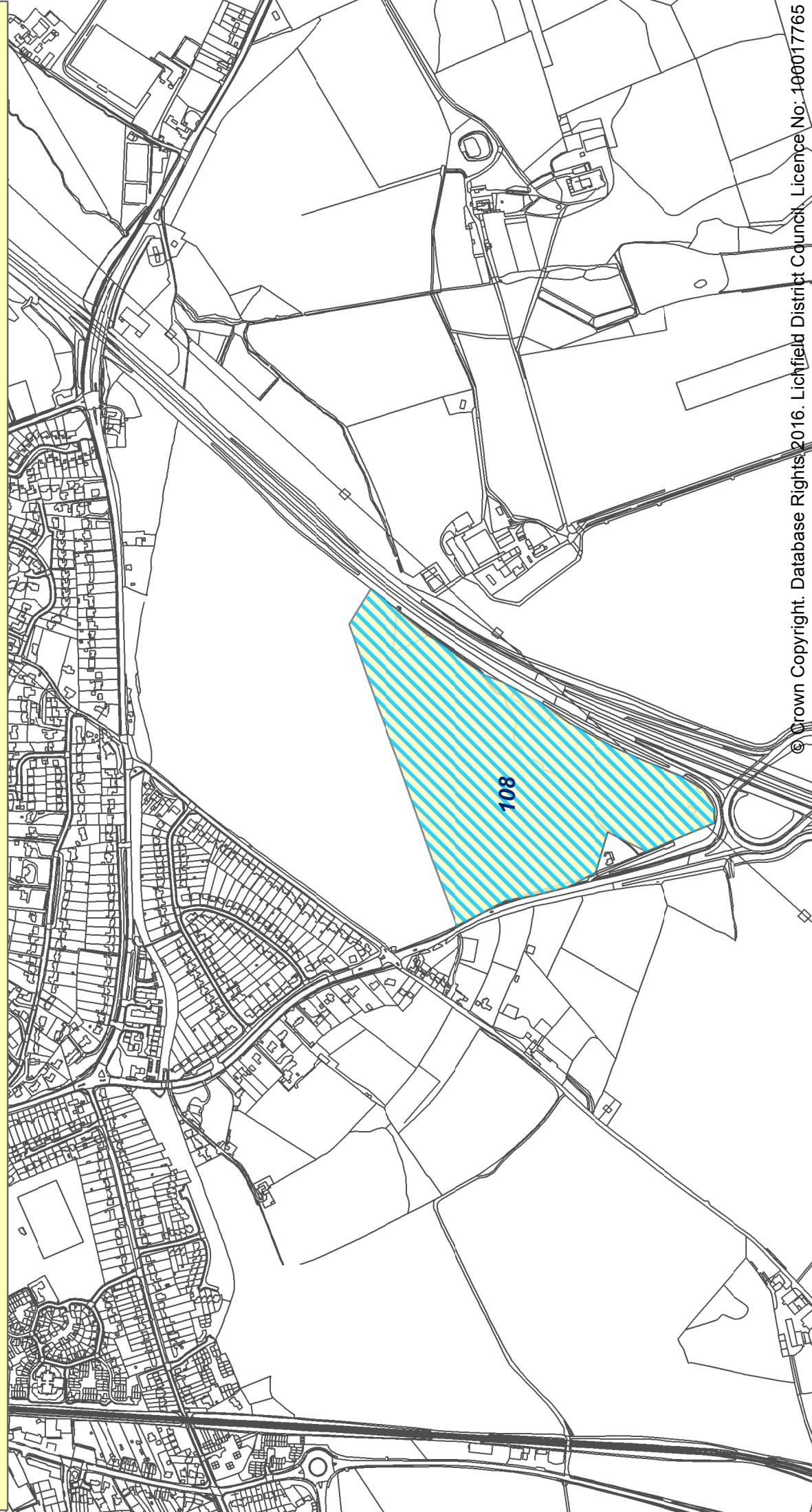
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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.



Map 5: Lichfield City (South)

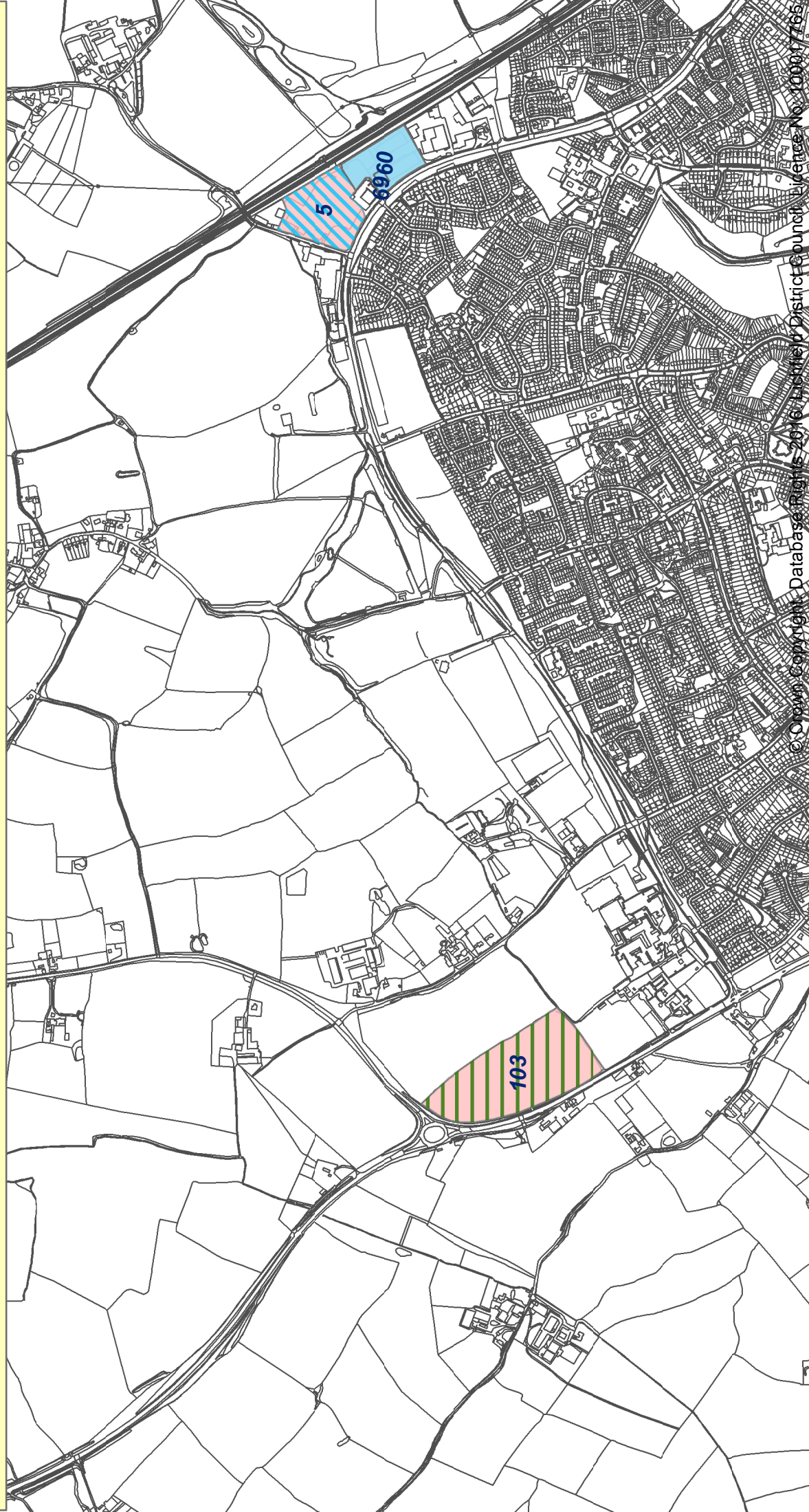
ELAA Sites 2015-2016

- █ Complete
- █ Available
- █ Not Available
- Settlement Boundary
- District Boundary
- █ Site with planning permission
- █ Site under construction
- █ Site allocated for employment use
- █ Site with expired planning permission
- █ Site submitted via 'Call for Sites'

- █ Green Belt Site

NOT TO SCALE

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 6: Lichfield City (North)

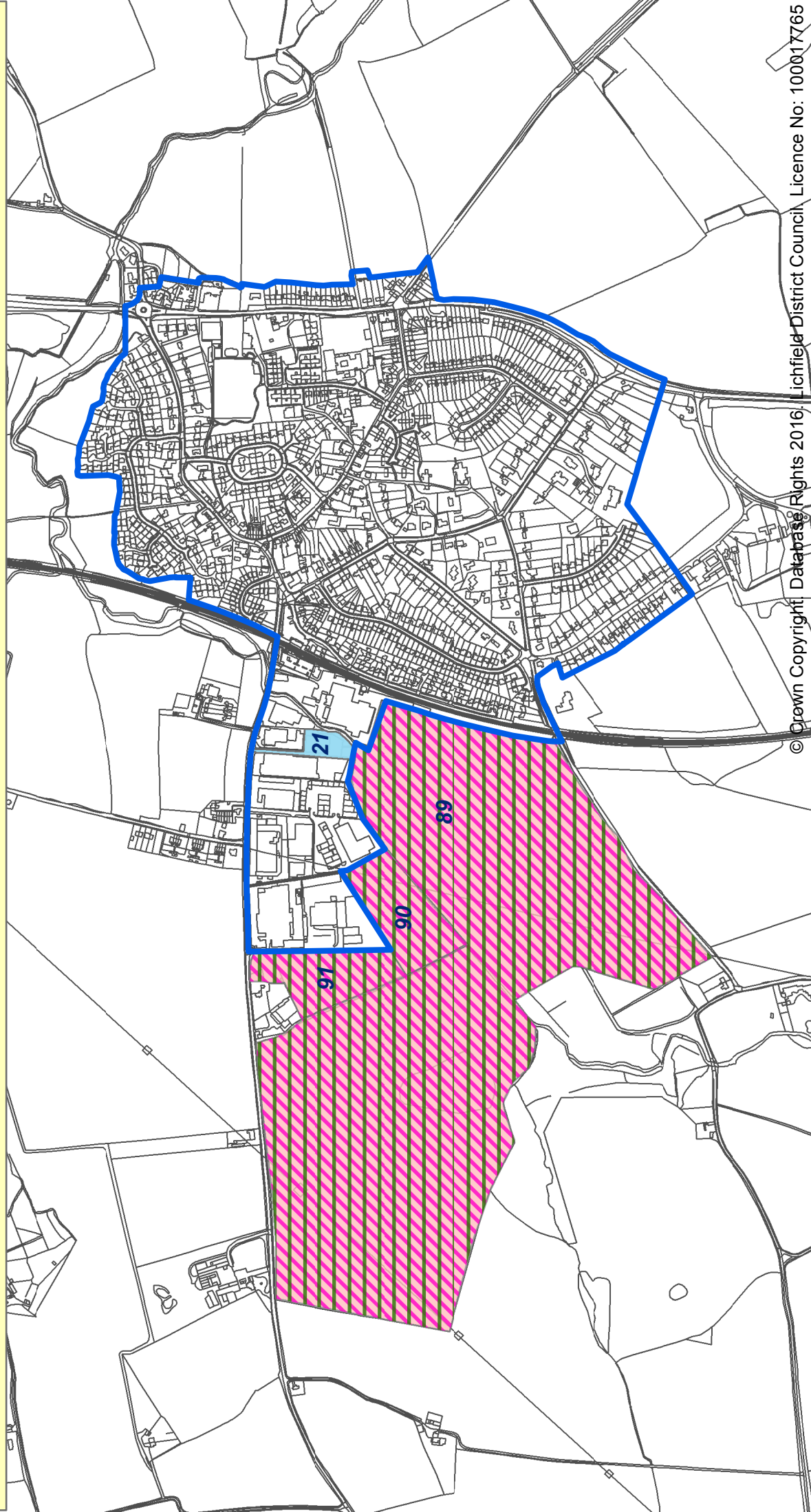
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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 7: Shenstone

ELAA Sites 2015-2016

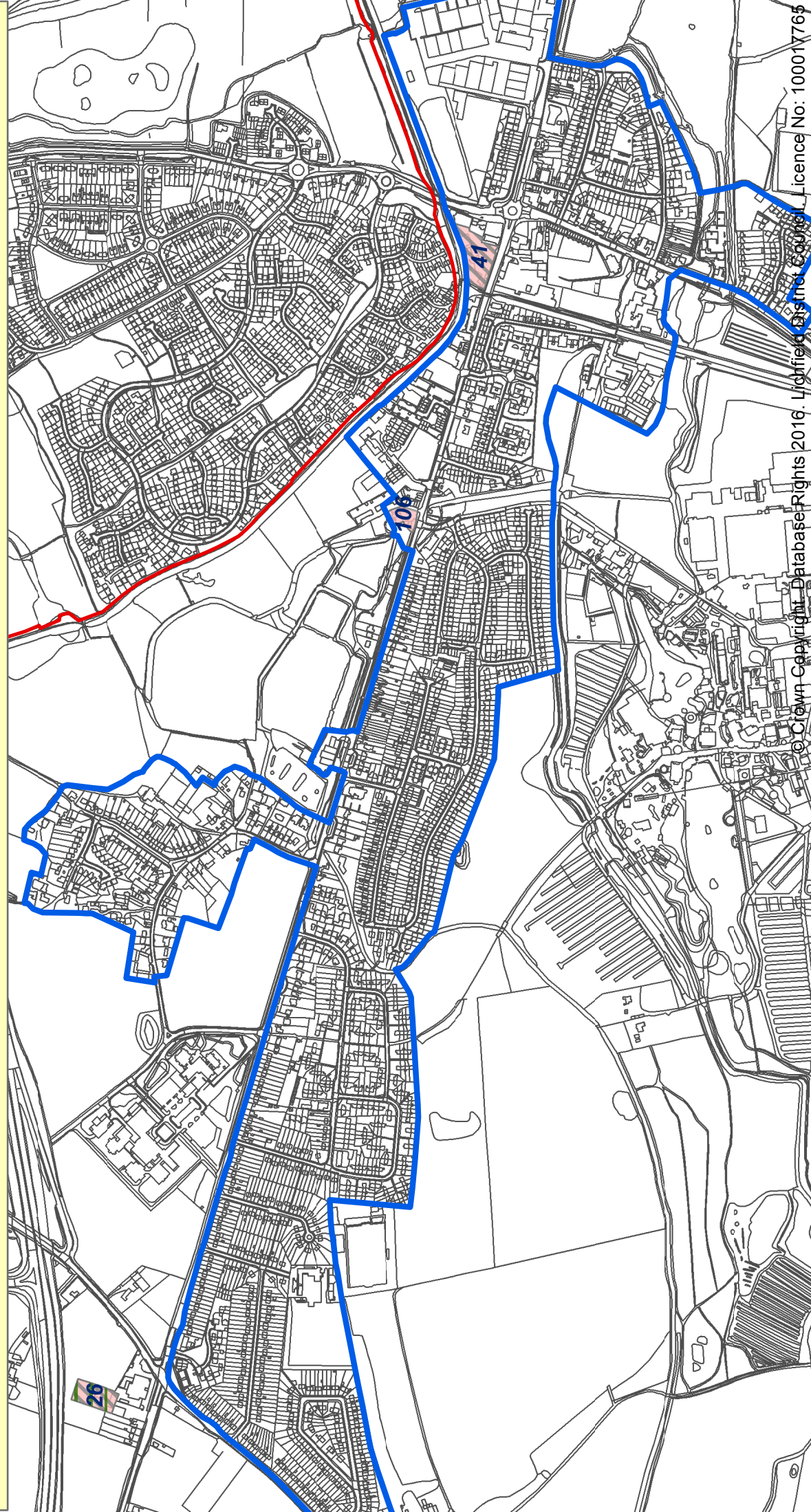
- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

Green Belt Site

NOT TO SCALE



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.



Map 8: Fazeley, Mile Oak & Bonehill

ELAA Sites 2015-2016

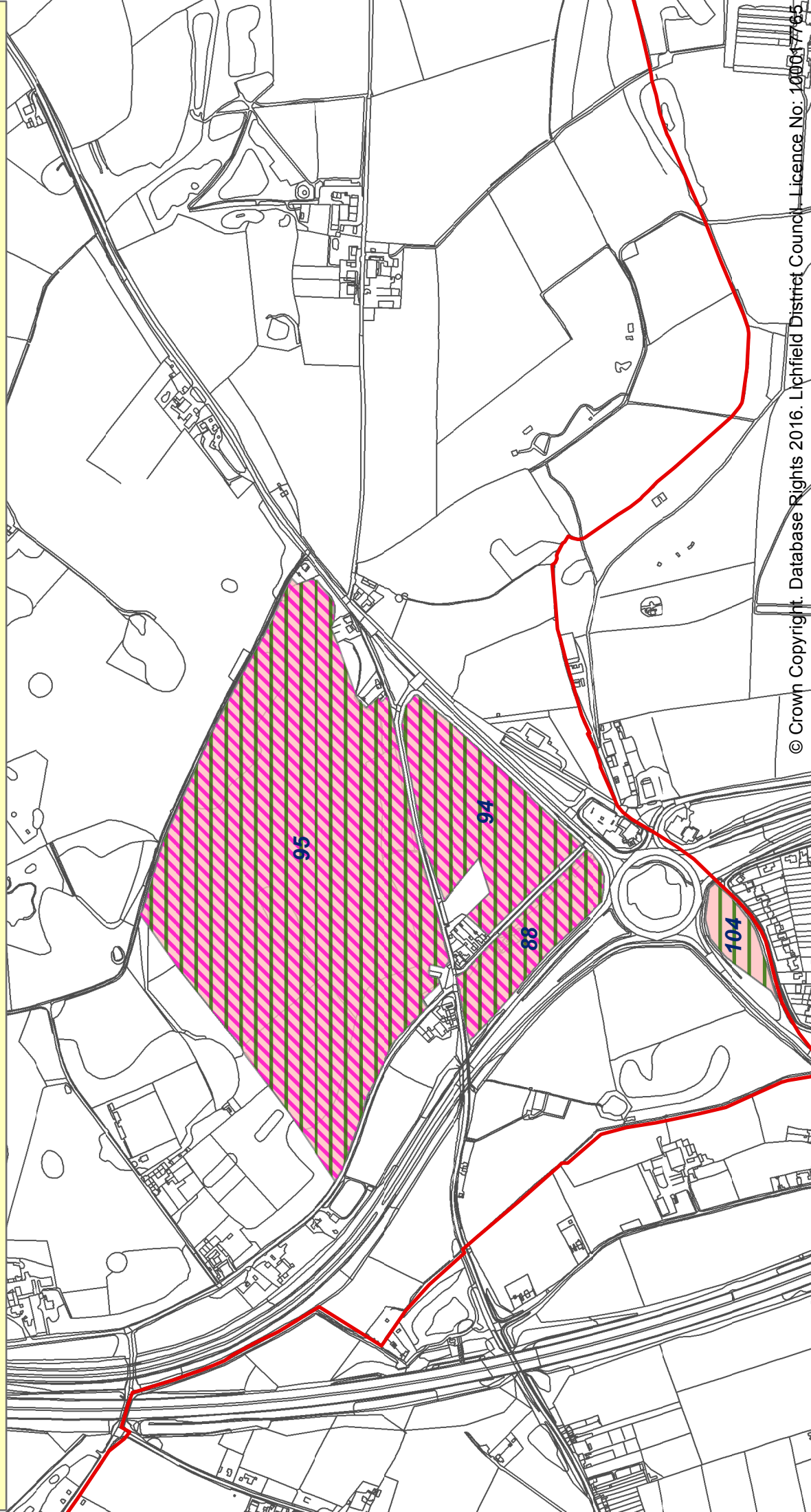
- █ Complete
- █ Available
- █ Not Available
- █ Settlement Boundary
- █ District Boundary
- █ Site with planning permission
- █ Site under construction
- █ Site allocated for employment use
- █ Site with expired planning permission
- █ Site submitted via 'Call for Sites'

█ Green Belt Site

NOT TO SCALE



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

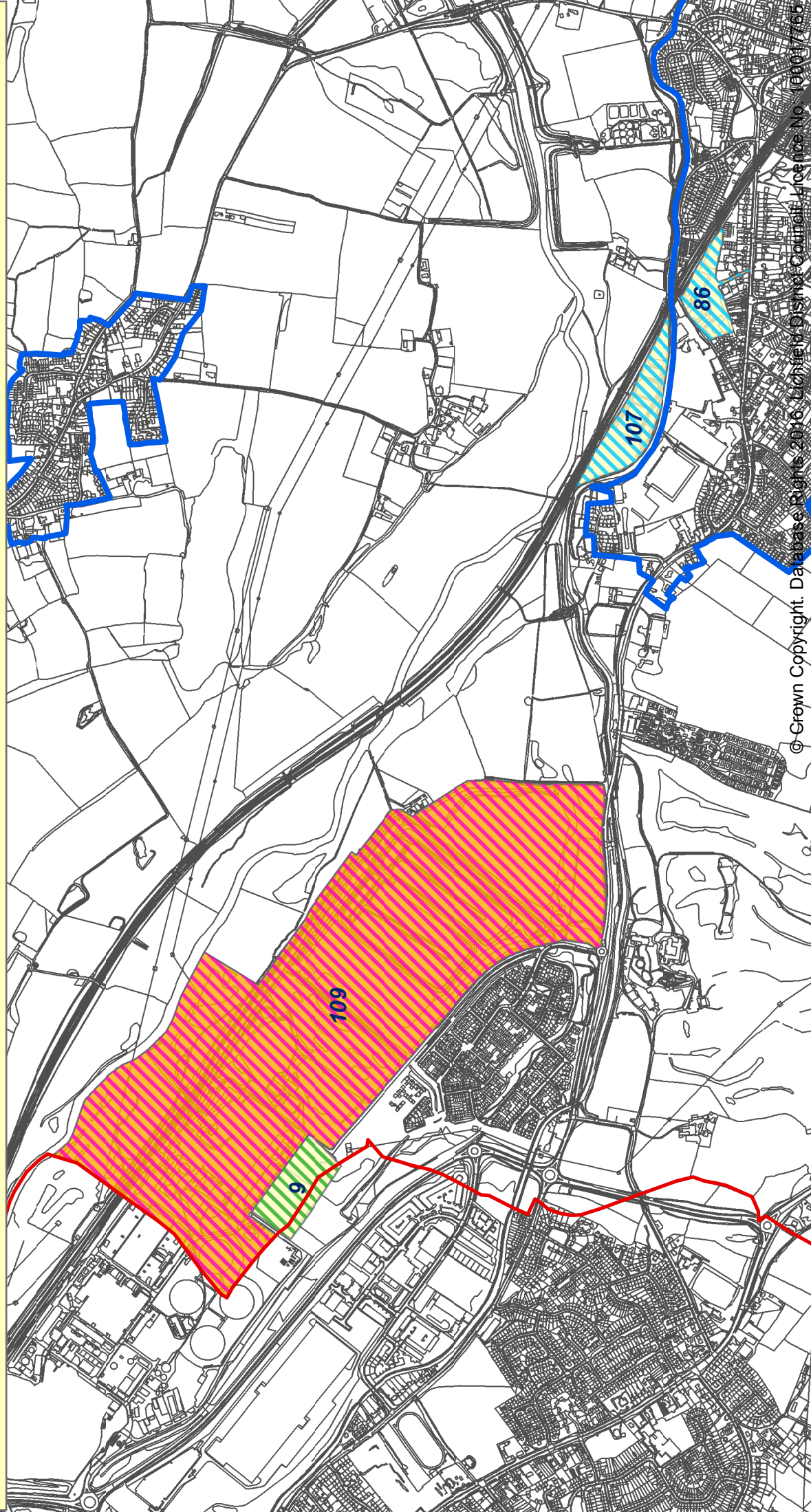
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'
- Green Belt Site

NOT TO SCALE



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.



Map 10: Armitage with Handsacre

NOT TO SCALE

ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Uncategorised
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site
- Settlement Boundary
- District Boundary

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 11: Overlay Lane, Alrewas Parish

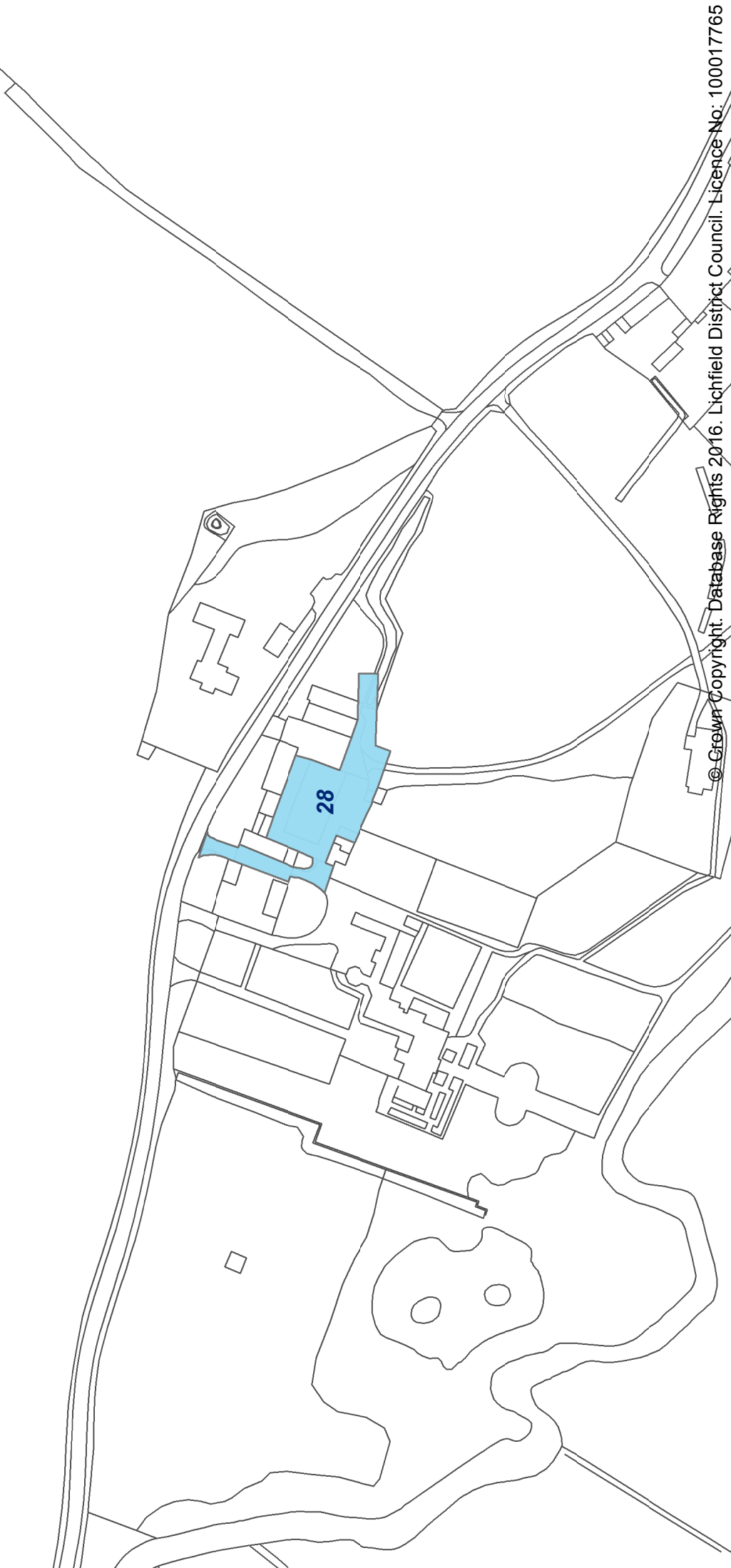
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Uncategorised
- ▨ Site with planning permission
- ▨ Site under construction
- ▨ Site allocated for employment use
- ▨ Site with expired planning permission
- ▨ Site submitted via 'Call for Sites'

- ▨ Green Belt Site
- ▨ Settlement Boundary
- ▨ District Boundary

NOT TO SCALE

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.



Map 12: Croxall Road, Alrewas Parish

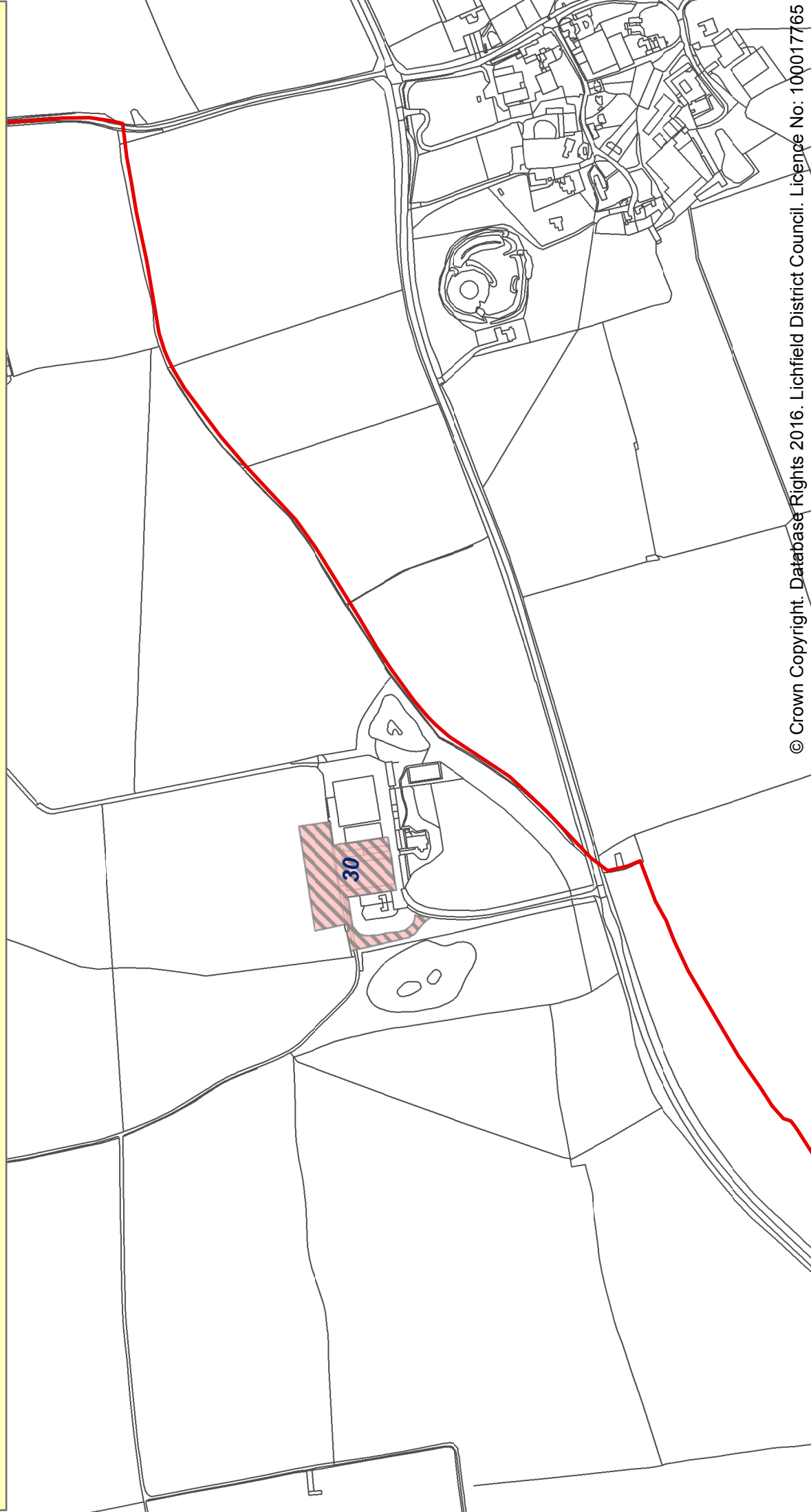
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Uncategorised
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site
- Settlement Boundary
- District Boundary

NOT TO SCALE

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 13: Ashby Road

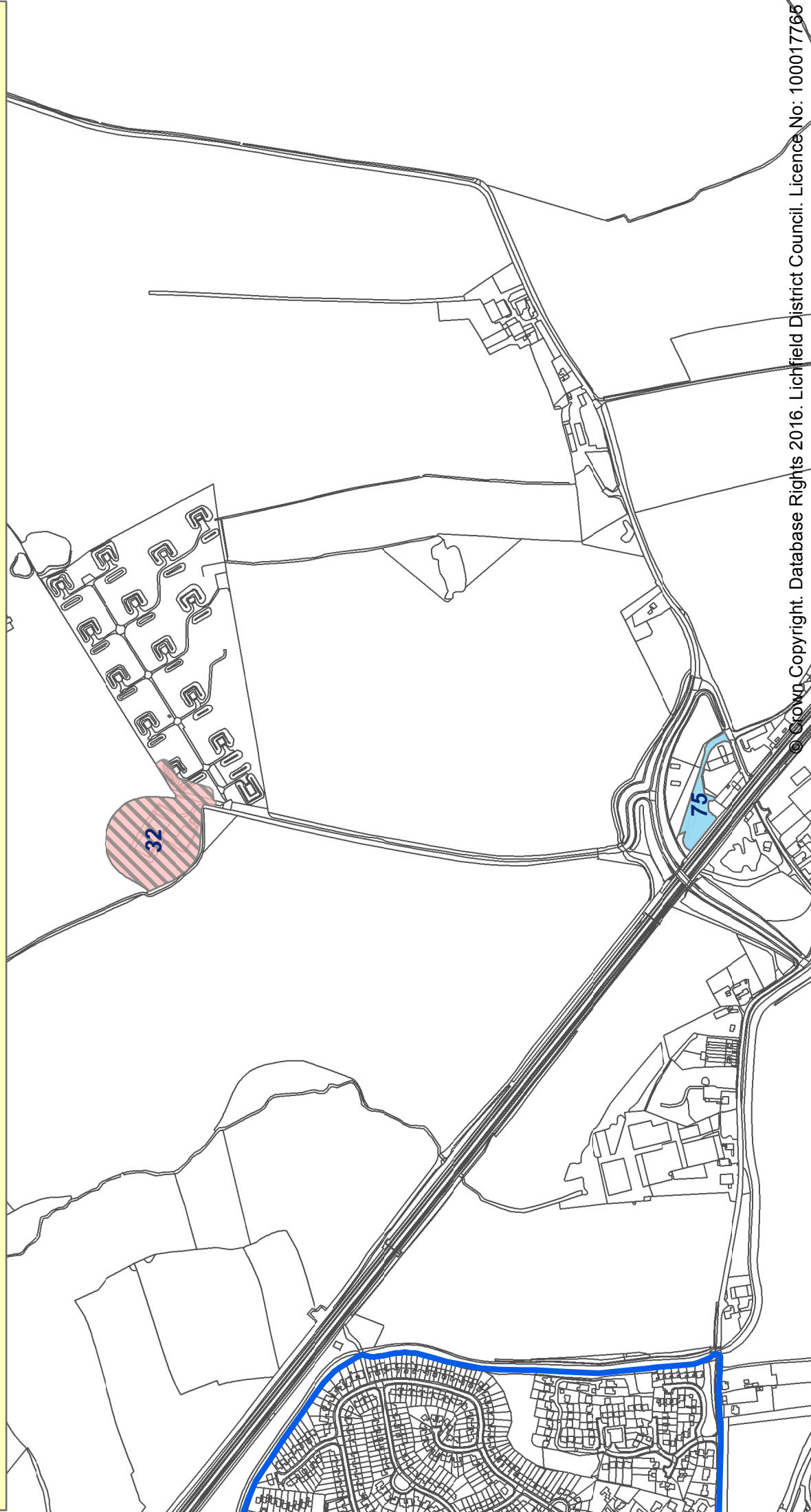
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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 14: Fisherwick

ELAA Sites 2015-2016

- █ Complete
- █ Available
- █ Not Available
- Settlement Boundary
- District Boundary
- █ Site with planning permission
- ▨ Site under construction
- ▨ Site allocated for employment use
- ▨ Site with expired planning permission
- ▨ Site submitted via 'Call for Sites'
- ▨ Green Belt Site

NOT TO SCALE

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.



Map 15: Birmingham Road

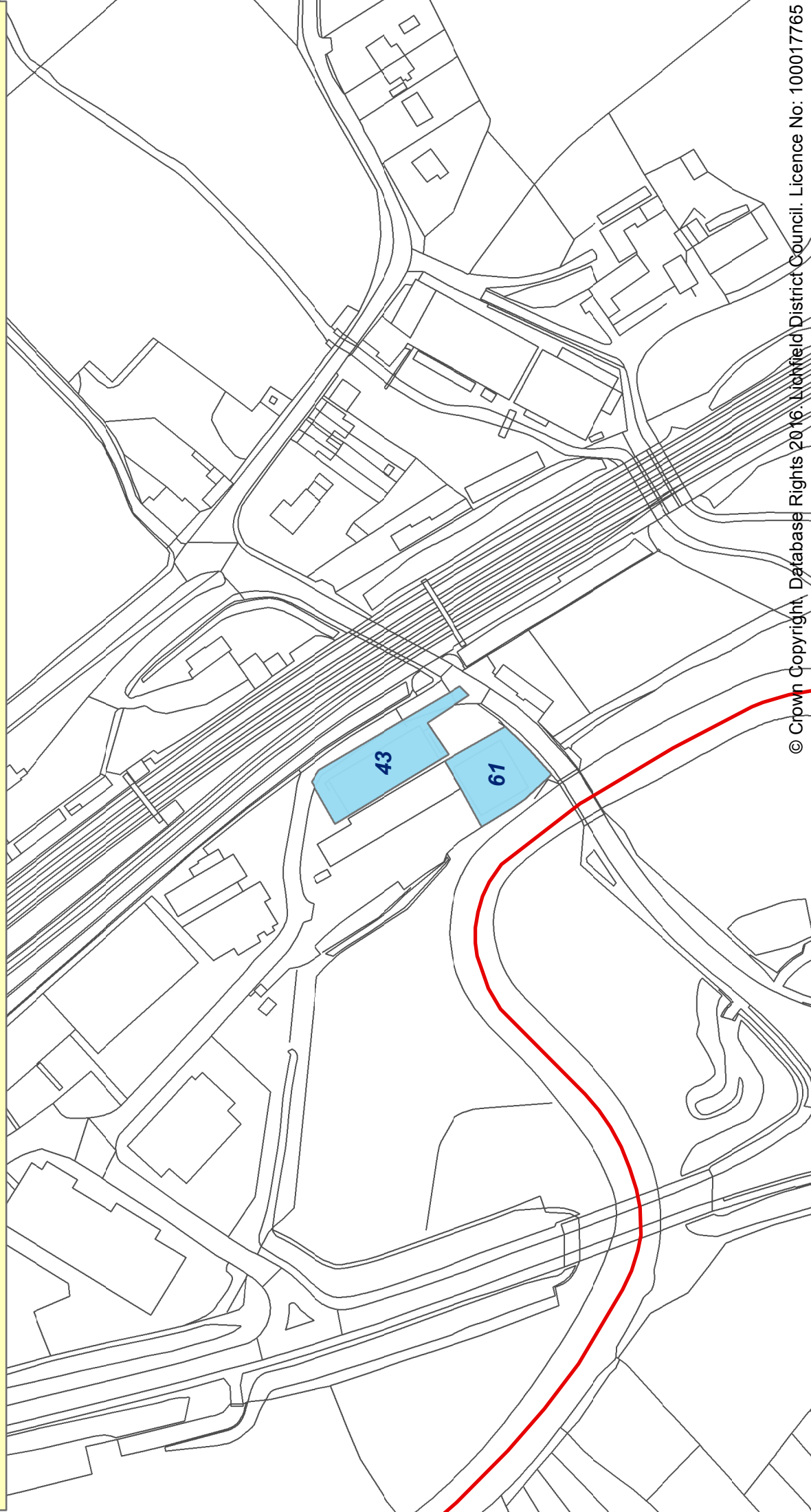
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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.



Map 16: Trent Valley Trading Estate

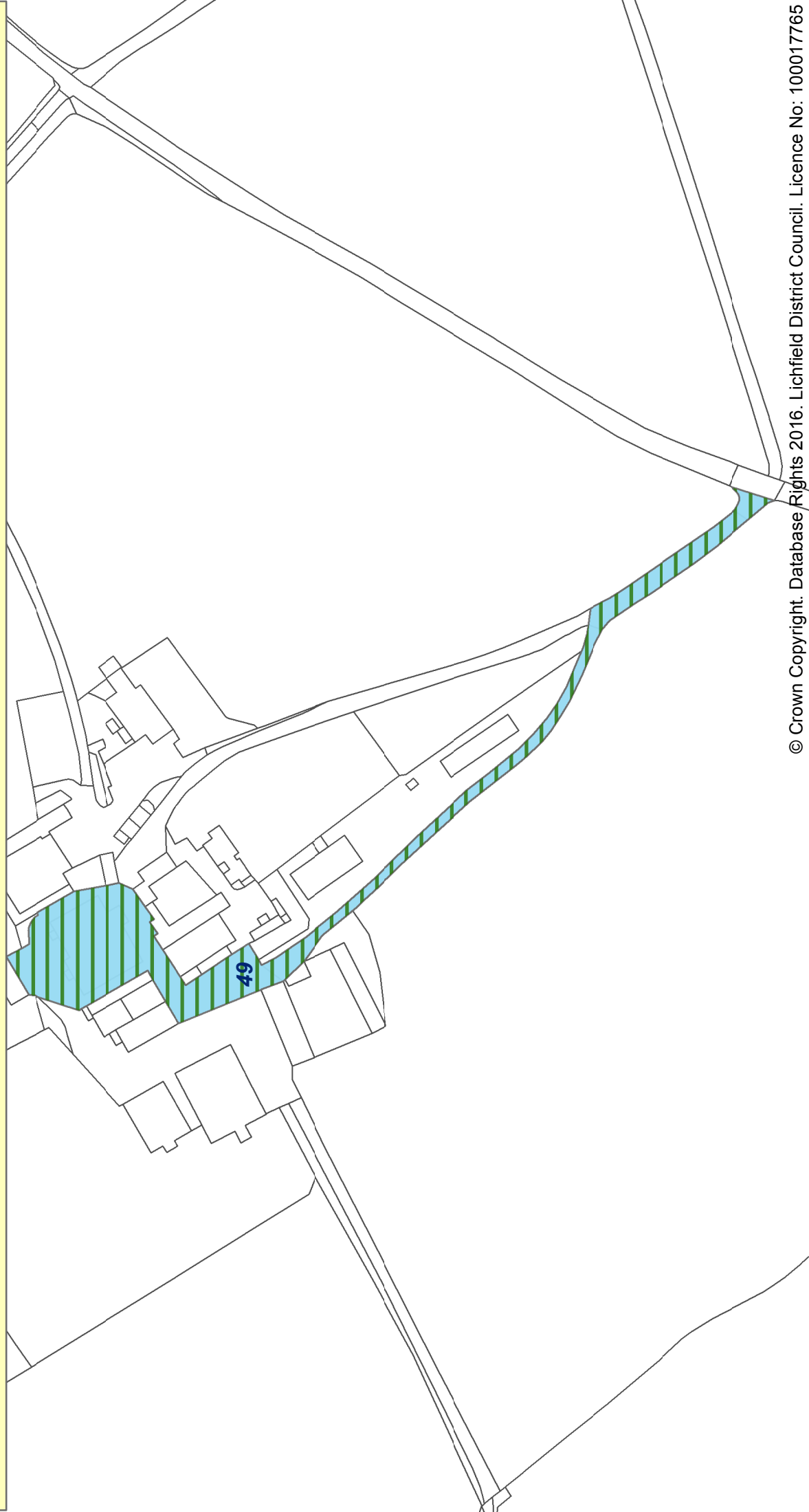
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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Map 17: Jerrys Lane

ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

Green Belt Site

NOT TO SCALE

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.



Map 18: Lichfield Road, Seedy Mill

ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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Map 19: New Street, Chasetown

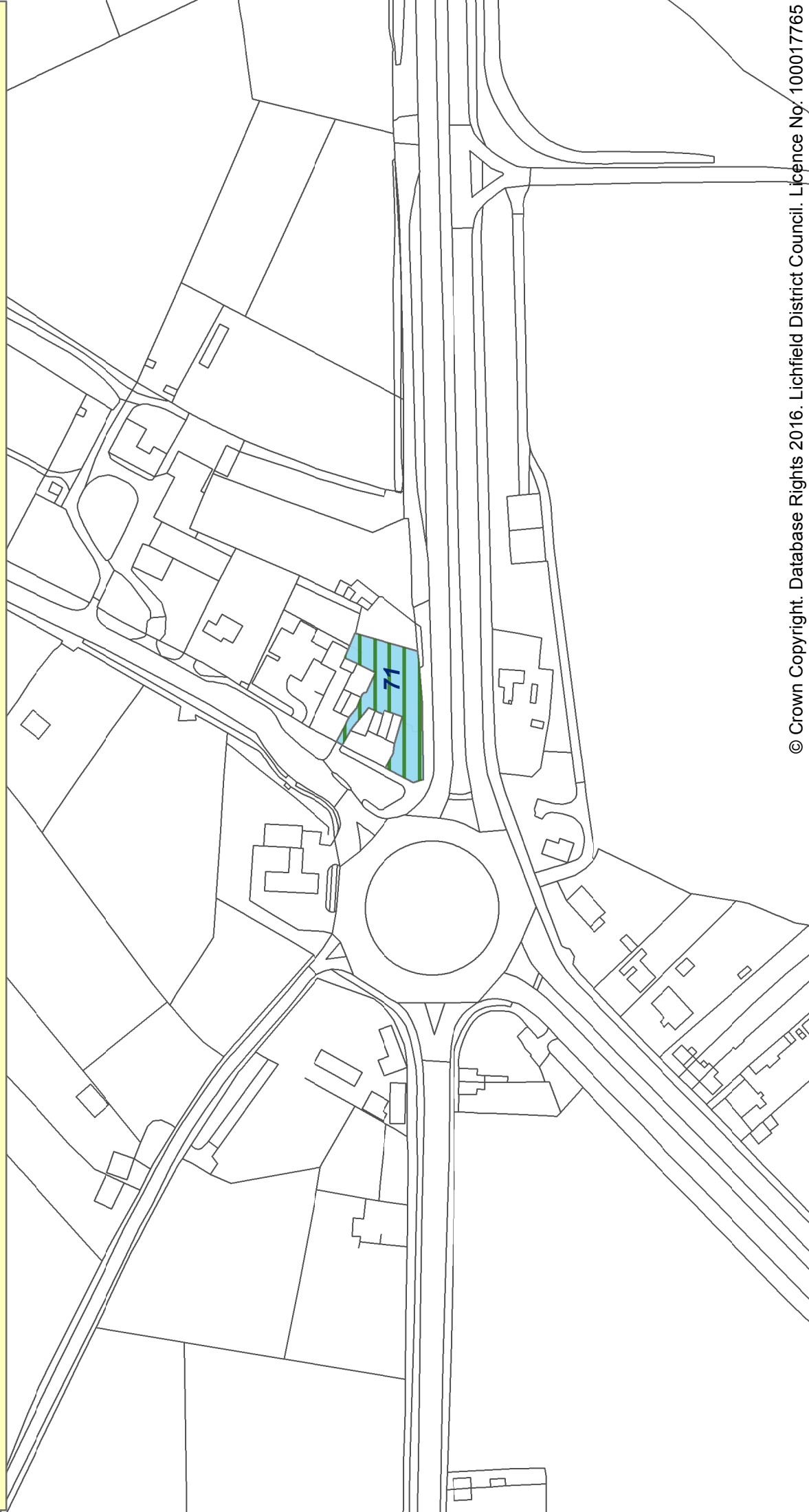
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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Map 20: Muckley Corner

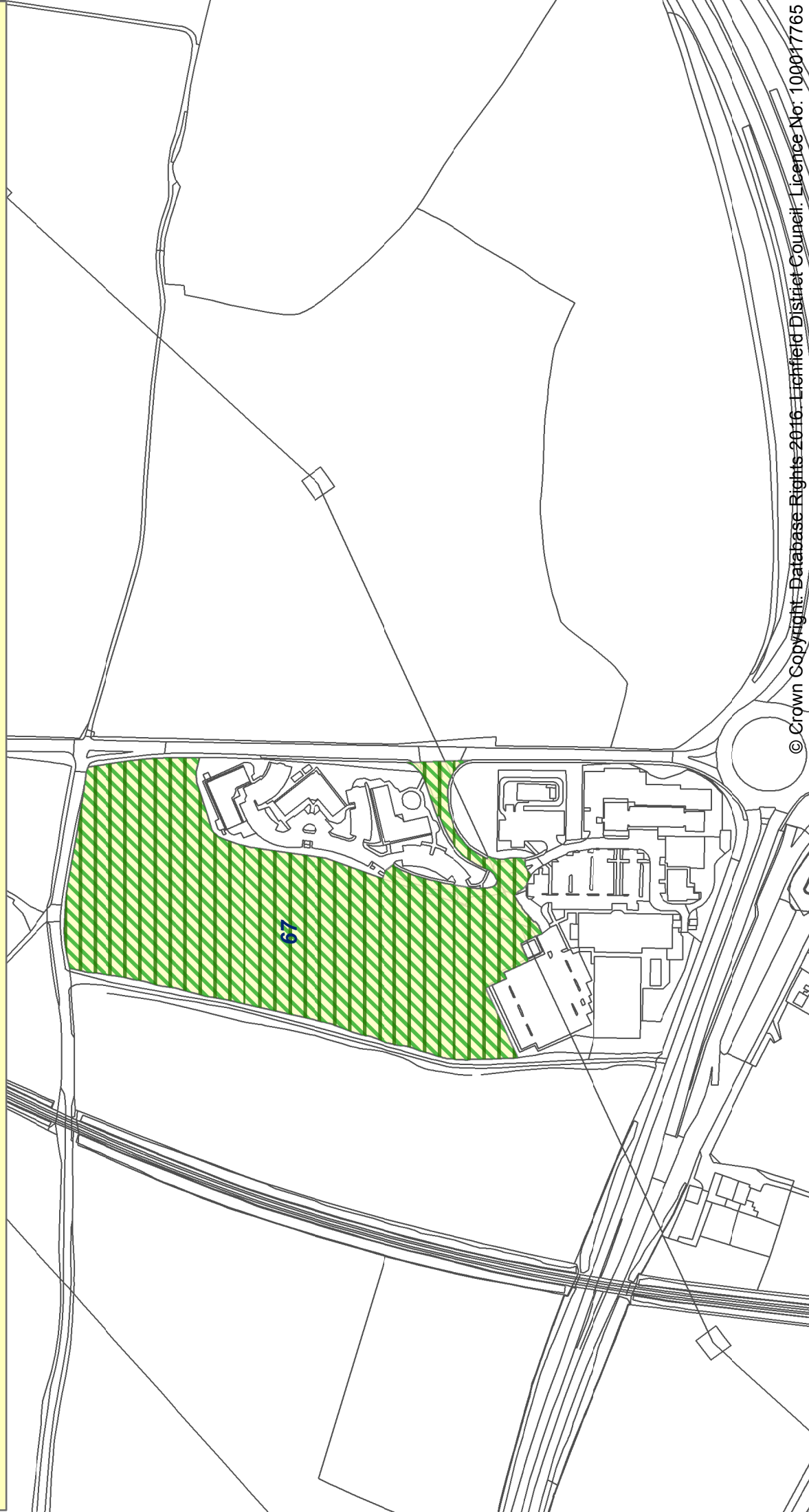
ELAA Sites 2015-2016

-  Complete
-  Available
-  Not Available
-  Settlement Boundary
-  District Boundary
-  Site with planning permission
-  Site under construction
-  Site allocated for employment use
-  Site with expired planning permission
-  Site submitted via 'Call for Sites'

 Green Belt Site

NOT TO SCALE

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.



Map 21: Wall Island (Lichfield South)

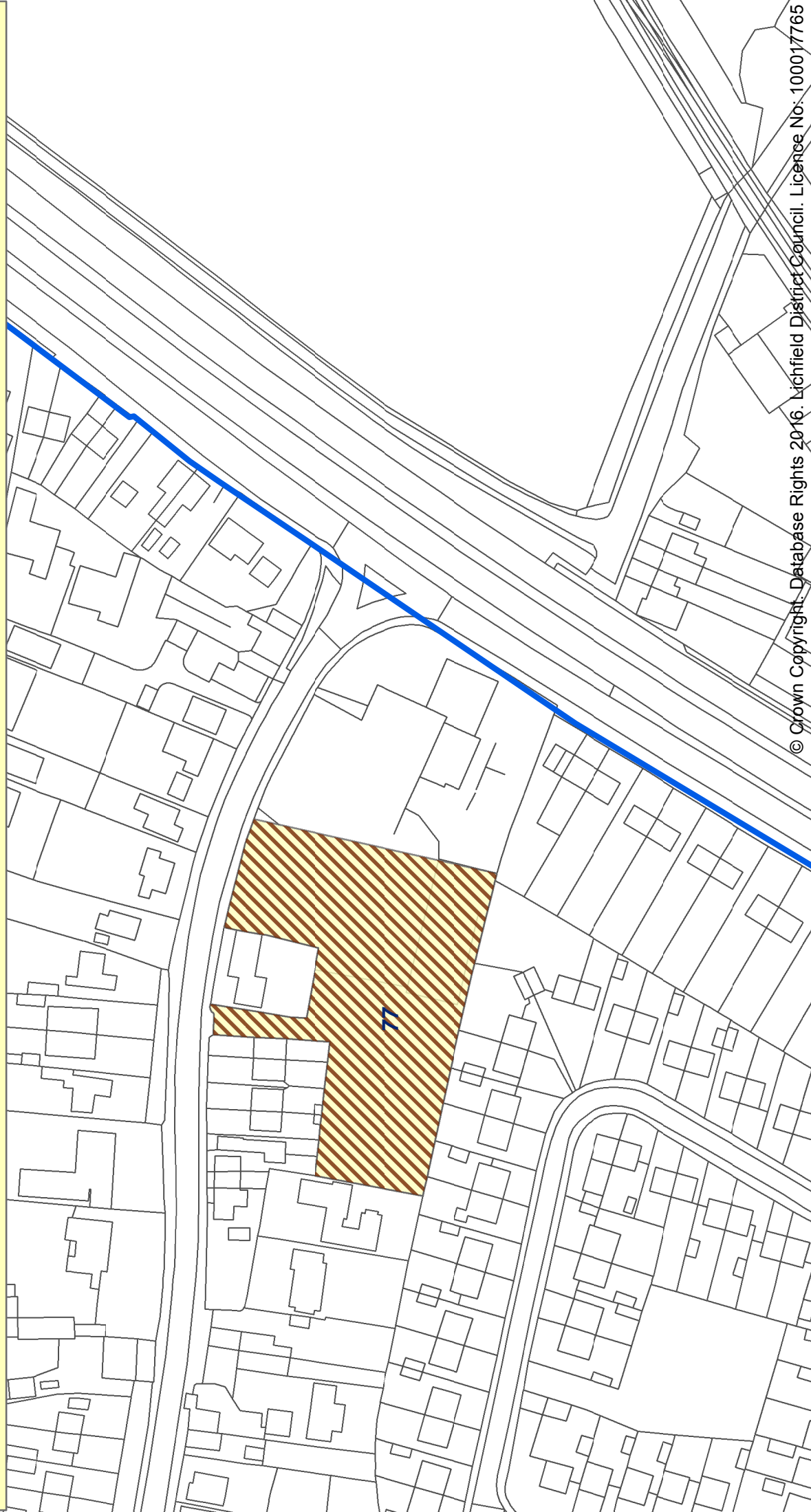
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

- Green Belt Site

NOT TO SCALE

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Map 22: Main Street, Alrewas

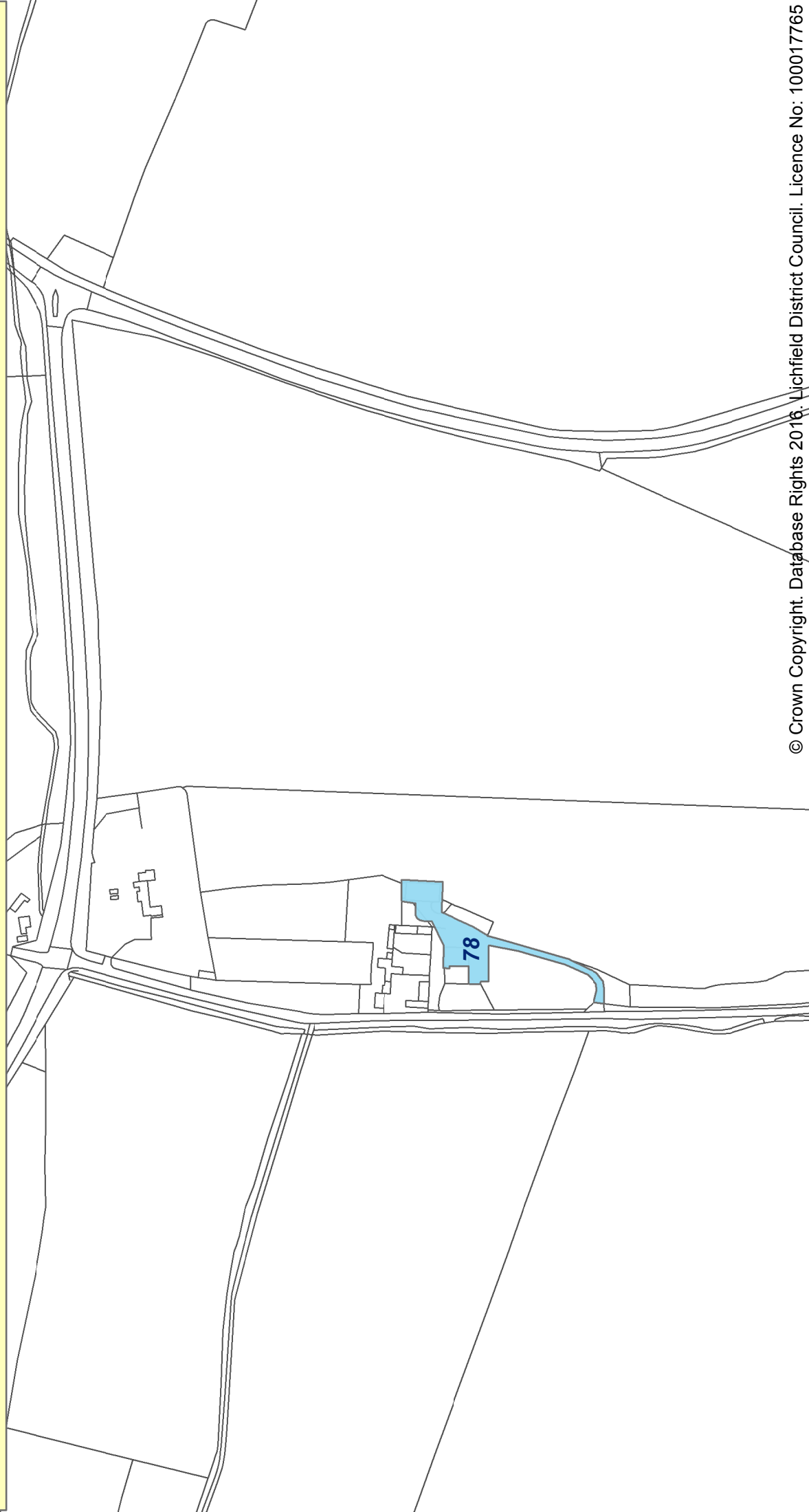
ELAA Sites 2015-2016

-  Complete
-  Available
-  Not Available
-  Settlement Boundary
-  District Boundary
-  Site with planning permission
-  Site under construction
-  Site allocated for employment use
-  Site with expired planning permission
-  Site submitted via 'Call for Sites'

 Green Belt Site

NOT TO SCALE

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Map 23: Shaw Lane, Kings Bromley

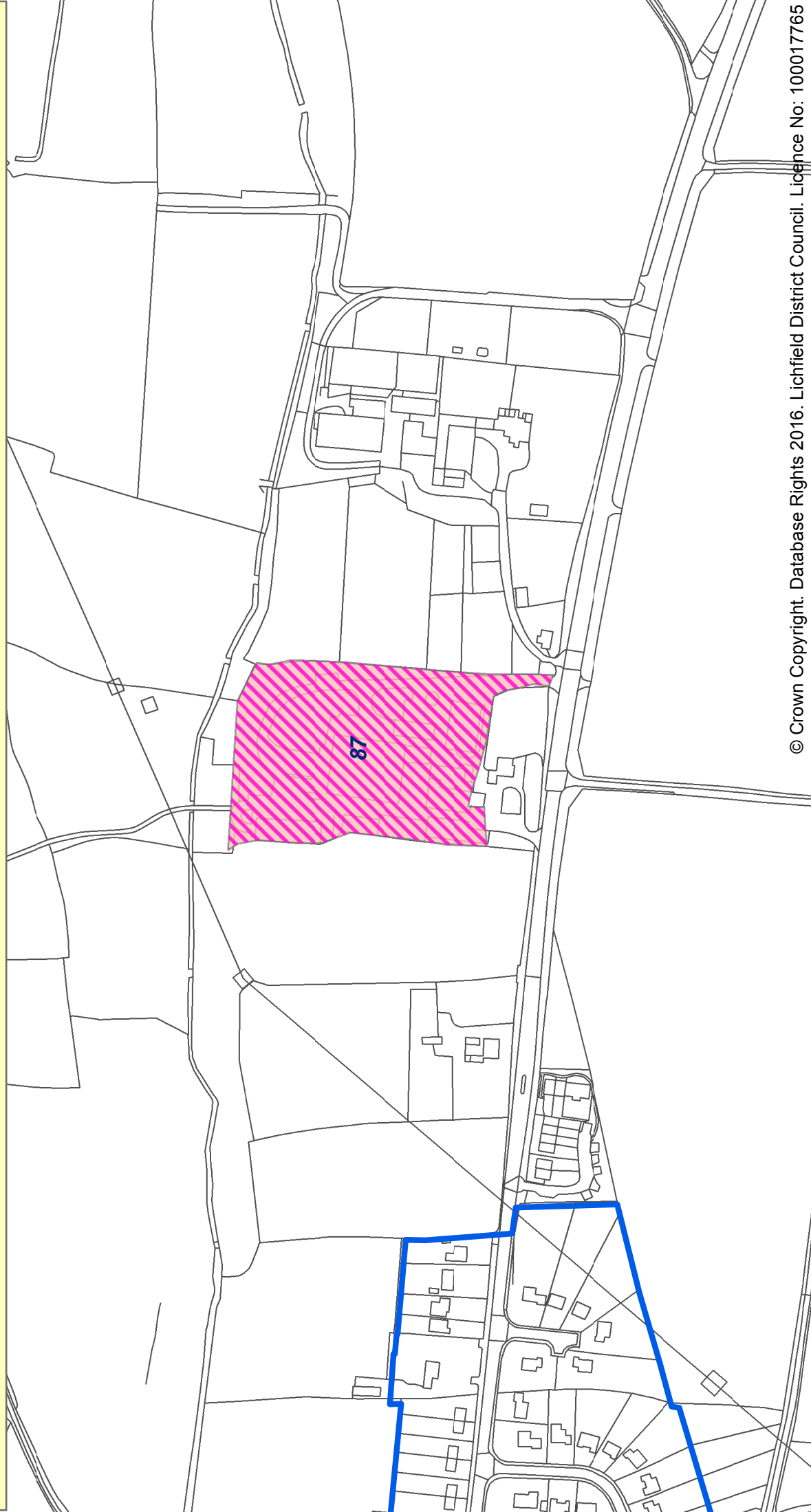
ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'

Green Belt Site

NOT TO SCALE

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Map 24: Alrewas Road, Kings Bromley

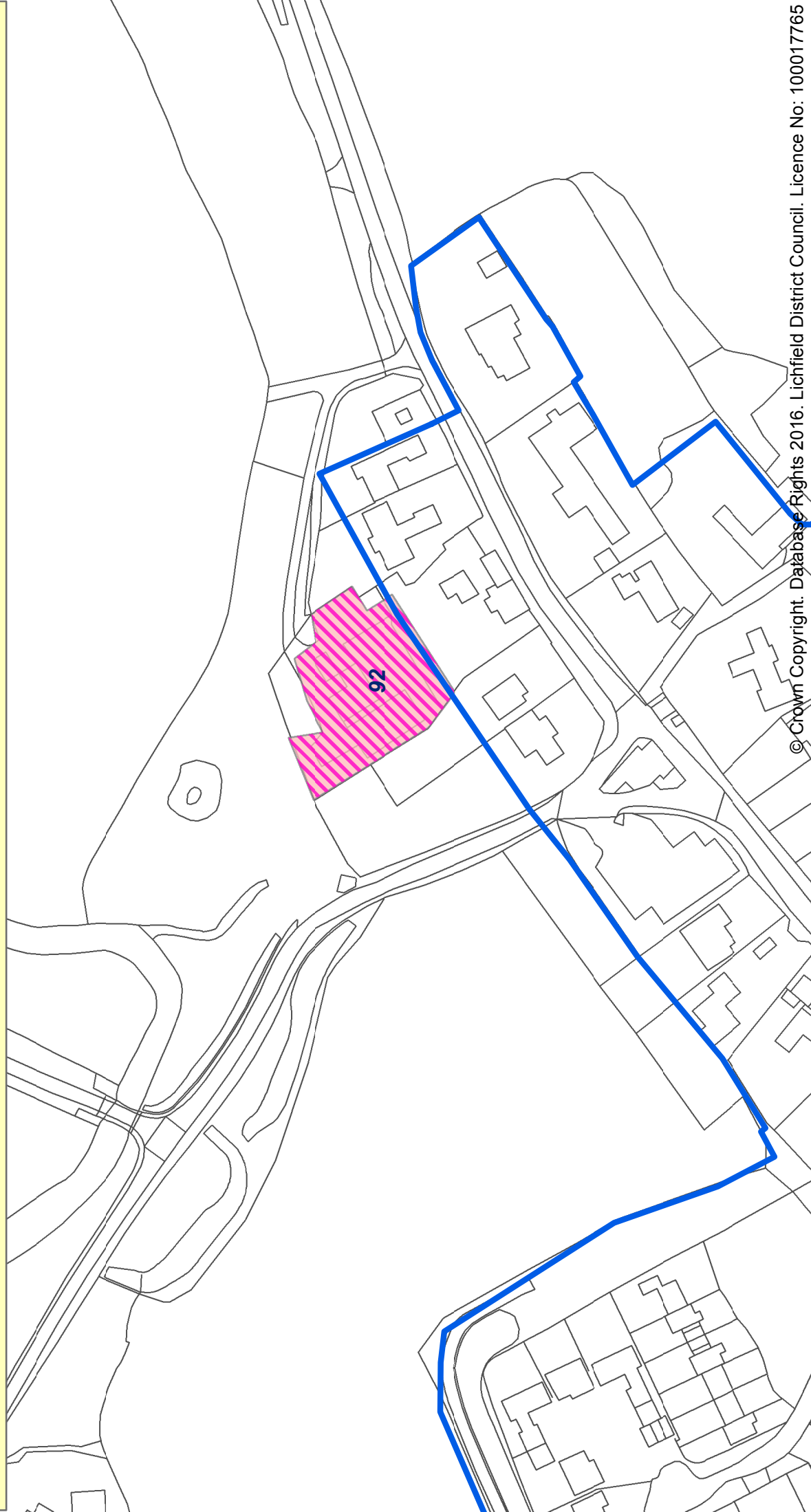
ELAA Sites 2015-2016

-  Complete
-  Available
-  Not Available
-  Settlement Boundary
-  District Boundary
-  Site with planning permission
-  Site under construction
-  Site allocated for employment use
-  Site with expired planning permission
-  Site submitted via 'Call for Sites'

 Green Belt Site

NOT TO SCALE

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.



Map 25: Haunton Road, Harlaston

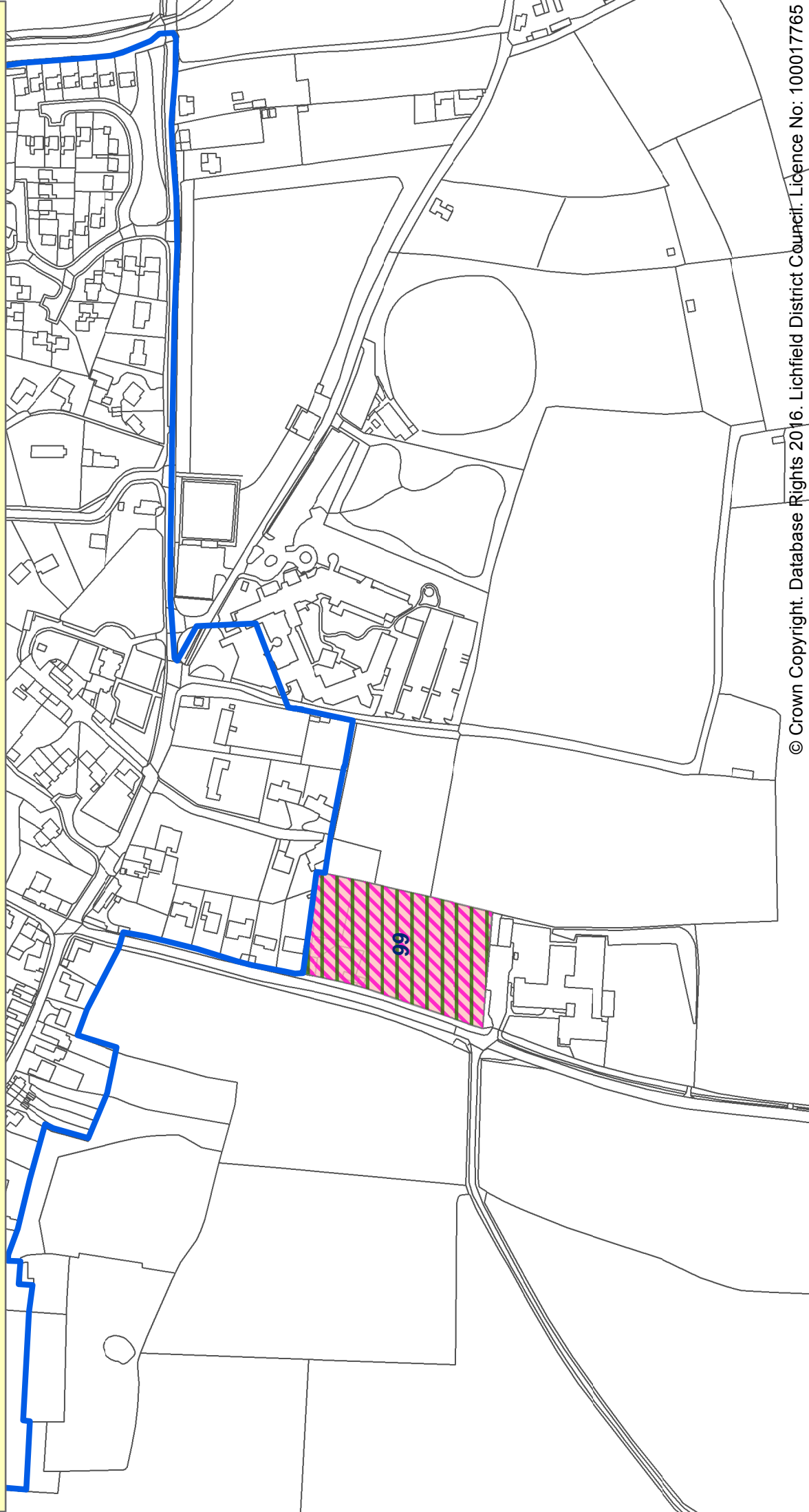
ELAA Sites 2015-2016

- █ Complete
- █ Available
- █ Not Available
- █ Settlement Boundary
- █ District Boundary
- █ Site with planning permission
- █ Site under construction
- █ Site allocated for employment use
- █ Site with expired planning permission
- █ Site submitted via 'Call for Sites'

- █ Green Belt Site

NOT TO SCALE

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Map 26: Common Lane, Whittington

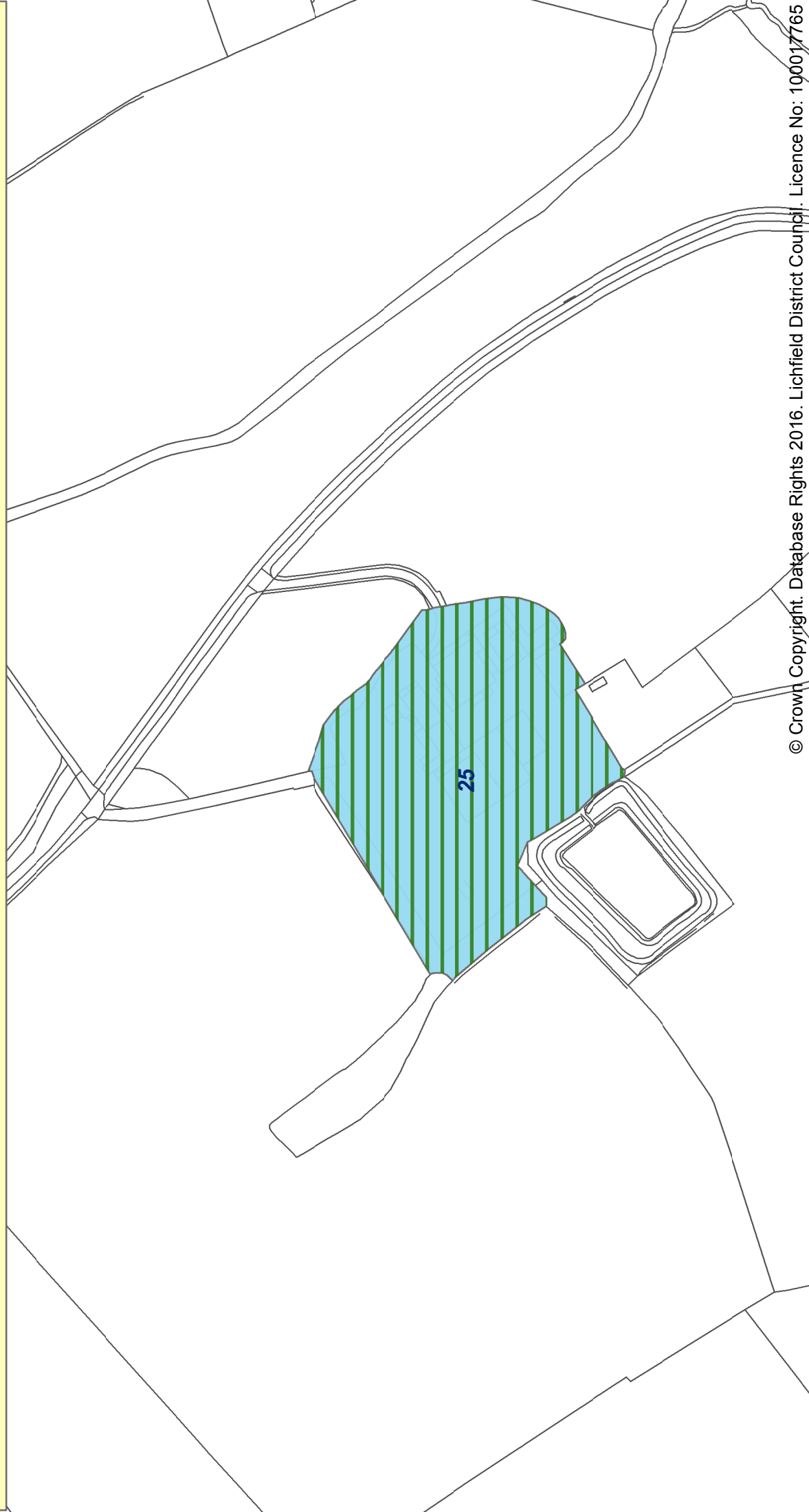
ELAA Sites 2015-2016

- █ Complete
- █ Available
- █ Not Available
- Settlement Boundary
- District Boundary
- █ Site with planning permission
- █ Site under construction
- █ Site allocated for employment use
- █ Site with expired planning permission
- █ Site submitted via 'Call for Sites'

█ Green Belt Site

NOT TO SCALE

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Map 27: Park Lane, Little Hay

NOT TO SCALE

ELAA Sites 2015-2016

- Complete
- Available
- Not Available
- Settlement Boundary
- District Boundary
- Site with planning permission
- Site under construction
- Site allocated for employment use
- Site with expired planning permission
- Site submitted via 'Call for Sites'
- Green Belt Site

