

Lichfield District Council
Employment Land Capacity Assessment 2016

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Prepared by Lichfield District Council

Lichfield
district council
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2.0 Executive Summary

This Employment Land Capacity Assessment (ELCA) has been carried out to understand the current ability of Lichfield District's employment areas to contribute toward the employment land requirements as set out within the adopted Local Plan Strategy (LPS). The Local Plan Strategy notes the importance of the existing employment areas in continuing to provide appropriate locations for business development.

The ELCA used a six stage assessment process which has identified and assessed sites within the existing employment areas and settlement boundaries. This process is set out below:

- Stage 1: Assessment of Remaining Employment Requirement;
- Stage 2: Defining the Study Area and Site Thresholds;
- Stage 3: Identifying the Sources of Sites;
- Stage 4: Devising the Land Availability Questionnaire Pro Forma;
- Stage 5: Undertaking the Survey Work; and
- Stage 6: Conclusions and Recommendations.

Following this process the ECLA makes recommendations as to which sites are considered to be part of the employment land capacity and assist with delivering the requirements of the LPS. The assessment concludes that there is sufficient capacity within the existing employment areas and committed supply to meet the requirements of the LPS.

It is recommended that those sites identified as being part of the employment land capacity within the existing employment areas are considered for potential allocation through the Local Plan Allocations process. Where such 'existing employment area' designations are present it is recommended that these be brought under a single or suite of policies through the Local Plan Allocations process. The ECLA also recommends that sites within the committed supply (either with planning permission or under construction) are considered for allocation to ensure their long term allocation for employment development.

3.0 Introduction

3.1 Purpose of the Employment Land Capacity Assessment

3.1.1 The purpose of the Employment Land Capacity Assessment (ECLA) is to provide an understanding of the potential employment development land capacity within Lichfield District as part of the evidence base supporting the Local Plan Allocations (LPA) document.

3.1.2 It is the purpose of the study to provide an analysis of the potential capacity of the Districts employment land within the context of the adopted Local Plan (as set out at section 3.2 below). The evidence establishes the realistic capacity of the District's employment areas and their ability to assist in meeting the employment land requirements of the LPS and is a key piece of evidence which will inform the preparation of the LPA document.

3.1.3 A sister document (The Urban Capacity Assessment or UCA) has been produced and assesses the capacity of the Districts urban areas to assist in meeting the housing land requirements as set out within the adopted Local Plan Strategy (LPS). The LPS seeks to deliver a minimum of 10,030 homes between 2008 and 2029 through a key settlement focused spatial strategy. Both the UCA and ELCA have been published alongside and make reference to one and other where applicable.

3.2 Strategic and Policy Context

3.2.1 The Lichfield District LPS was adopted on 15th February 2015 and provides the spatial strategy and strategic policies for the District between 2008 and 2029. This includes the creation of between 7,310 and 9,000 additional jobs which will be achieved through the allocation of 79.1 hectares of land informed by the existing portfolio of employment land and a further 10 additional hectares ensure flexibility of provision.

3.2.2 Core Policy 7 (Employment & Economic Development) details that the 79.1 hectares will include approximately 12 hectares of employment within the Cricket Lane South of Lichfield Strategic Development Allocation (SDA) and the remaining requirement will be informed by the employment land portfolio as shown within the Employment Land Review (ELR) and the 10 additional hectares being defined by the LPA. Core Policy 1 (The Spatial Strategy) outlines the spatial approach to employment within the District and provides support for the growth in high value employment including higher wage opportunities in growth sectors relating to business, education and research. Core Policy 1 seeks to provide a balanced portfolio of employment land to support these opportunities to serve Lichfield City and Burntwood and provides support for investment and redevelopment of older, well located, existing employment sites. Core Policy 1 notes in importance of Fradley as a focus for employment within the District.

3.3.3 Core Policy 8 (Our Centres) states that proposals for town centre uses, including offices will be focused within the commercial centres of Lichfield and Burntwood. In addition to these Core Policies, Policy Lichfield 3 (Lichfield Economy) sets a target of up to 30,000m² gross office provision focused upon the city centre while Policy Burntwood 3 (Burntwood Economy) seeks to support up to 5,000m² gross office provision.

3.3.4 Policy Rural 1 (Rural Areas) provides support for rural employment and diversification where this accords with Core Policy 7. The Local Plan Strategy includes further settlement specific policies for key rural settlements. Policy Frad3 (Fradley Economy) recognises the important role that Fradley will continue to play as a major focus for employment provision through the implementation of existing commitments and

redevelopment. Policies Alr3 (Alrewas Economy), Arm3 (Armitage with Handsacre Economy), Faz3 (Fazeley, Mile Oak & Bonehill Economy), Shen3 (Shenstone Economy) and Whit3 (Whittington Economy) recognises the importance of local employment within their respective villages.

3.2.3 There are sixteen designated neighbourhood areas within Lichfield District with neighbourhood plans at varying stages of progression from the early stages through to 'made' neighbourhood plans. Presently there are four 'made' neighbourhood plans (Stonnall, Little Aston, Wigginton & Hopwas and Shenstone).

3.3 Existing Employment Land Capacity Work

3.3.1 The ELCA (and sister document the UCA) will build upon the work of the Employment Land Availability Assessment (ELAA) and Strategic Housing Land Availability Assessment (SHLAA) to determine the ability of the existing urban areas and employment sites to assist in meeting the requirements as set out within the LPS.

3.3.2 The latest versions of the ELAA and SHLAA were published in September 2016 and provide up to date evidence as to the potential supply of sites for both residential and employment/economic development. The ELAA 2016 provides a detailed understanding of the current and potential supply of land for economic/employment development within the District. This ELCA uses this as a starting point and builds upon them to provide a detailed understanding of the capacity of the employment areas. It should be noted that both the SHLAA and ELAA take a 'policy off' approach when assessing sites.

3.3.3 The ELAA 2016 assesses 110 sites (including those sites completed between 01/04/2008 and 31/03/2016) with a potential capacity for employment development of approximately 110 hectares. It must be noted however that this includes sites across the entire District both within and outside of the existing employment areas.

3.3.4 The ELAA 2016 uses data with a base date of 31st March 2016 in terms of employment completions and permissions. This assessment draws on the same data to provide consistency across the evidence base. However, further updates to those assessments and this document will be undertaken at the District Council's discretion, particularly where material changes in circumstances would fundamentally alter the data used as a basis to this study.

3.4 How the Employment Land Capacity Assessment will be used in Plan Making

3.4.1 The ELCA (and UCA) form part of the evidence base supporting the LPA document. Neither the ELCA nor UCA proposes to allocate individual sites for development and the inclusion or exclusion of a site from these assessments does not mean a site will be successfully allocated or successfully achieve planning consent.

3.4.2 The ELCA assists in determining the realistic capacity of existing employment sites which to contribute toward the employment requirement of the LPS. Core Policy 7 and the ELR which supports the policy is clear that much of this should be drawn from existing commitments, which are primarily located within existing employment areas. This study assesses the capacity of these sites to deliver the requirements of the LPS, further allocations for the additional 10 hectares will be considered through the LPA. The assessment provides District wide conclusions and recommendations as to whether there is a need for additional allocations beyond the existing employment areas.

3.5 Methodology

3.5.1 The methodology for the ELCA consists of six consecutive stages as set out below. Officers at Lichfield District Council produced a detailed method statement which identified the methodological approach that would be taken for the purposes of this assessment to ensure that a consistent approach was taken when undertaking the work.

3.5.2 The six stages of the methodology are as follows:

- Stage 1 – Assessment of Remaining Employment Requirement;
- Stage 2 – Defining the Study Area and Site Thresholds;
- Stage 3 – Identifying Sources of Sites;
- Stage 4 – Devising the Land Availability Questionnaire Pro Forma;
- Stage 5 – Undertaking the Survey Work; and
- Stage 6 – Conclusions and Recommendations.

3.5.3 The ELCA and UCA share a broadly consistent methodology and assessment work was carried out on both documents simultaneously. The following sections of the assessment detail and follow the methodology as outlined above.

4.0 The Assessment

4.1 Stage 1: Assessment of Remaining Employment Requirement

4.1.1 The LPS and emerging LPA cover the plan period 2008 to 2029 and the associated employment requirements for that period. At this time there have been eight complete years of the plan period (2008-2016). The first stage of the ELCA assesses the employment land requirement which remains to be met within the plan period. This has been undertaken using data contained within the ELAA 2016 to the 31st March 2016.

4.1.2 Core Policy 1 (The Spatial Strategy) & Core Policy 7 (Employment & Economic Development) detail the overall spatial strategy in terms of employment development and how this will be achieved. Table 4.1 of the LPS sets out that employment development will mainly be delivered through implementation of existing commitments and redevelopment for Lichfield City, Burntwood, Rugeley and Fradley and through the allocation of approximately 12 hectares at Lichfield City through the Strategic Development Allocation (SDA) at Cricket Lane. The LPS does not specify the breakdown of the overall requirement of employment land to specific locations although Core Policy 1 and Table 4.1 make clear that employment development is to be focused on existing employment sites at Lichfield City, Burntwood and Fradley.

4.1.3 Stage 1 of the ELCA has assessed the delivered and existing committed supply of sites for employment development against the requirements of the LPS to establish the overall requirement which remains to be delivered through the LPA process. Table 1 provides this overall assessment. This includes completions since the start of the plan period (as detailed within the Authority Monitoring Reports and ELAA), the currently committed supply of sites including those under construction, with the benefit of extant planning permission and those sites allocated for employment development through the LPS. A detailed trajectory of completions (2008-2016) is included at **Appendix A** while **Appendix B** sets out a schedule of those sites which are currently committed.

Table 1: Employment completions, commitments and remaining requirements

Employment Floorspace		Net Completions (2008-2016) (Appendix A)	Net Committed Supply (Appendix B)	TOTAL	LPS Requirements	Remaining Requirement
B1a	Area (Ha)	1.717	5.2	6.917	N/A	-5,715 m ²
	Floorspace (m ²)	13,932	15,354	29,286	35,000	
B1/B2/B8	Area (Ha)	12.79	109.04	121.83	79.1 (+10)	32.73 Ha
	Floorspace (m ²)	24,256	383,581	407,837	N/A	
Total	Area (Ha)	14.507	114.24	128.747		
	Floorspace (m ²)	38,188	398,935	437,123		

4.1.4 Table 1 clearly illustrates that considerable progress has been made toward the delivery of the LPS employment requirements. Policies Lichfield 3 and Burntwood 3 set the requirements for up to 30,000m² and 5,000m² office provision in each settlement respectively. It should be noted that these office requirements are taken from the LPS not

from newer evidence undertaken in support of the LPA document. Table 1 indicates that substantial progress has been made to meeting this overall requirement through completed developments and existing commitments, although it should be noted that not all of this is within (or serves) Lichfield City or Burntwood. In terms of the 79.1 hectares (+10 ha for flexibility) for employment land Table 1 illustrates that completed developments and the committed supply provide in excess of the overall requirements. However, the ELCA assesses this capacity and will conclude on the availability of this capacity to deliver the requirements of the LPS.

4.1.6 Whilst the employment requirements appear to be met, their potential capacity has still been assessed within the ELCA. Where developments have been permitted it is possible that schemes may be amended or not be implemented at all and so the ELCA still establishes whether there are further development opportunities within the employment areas.

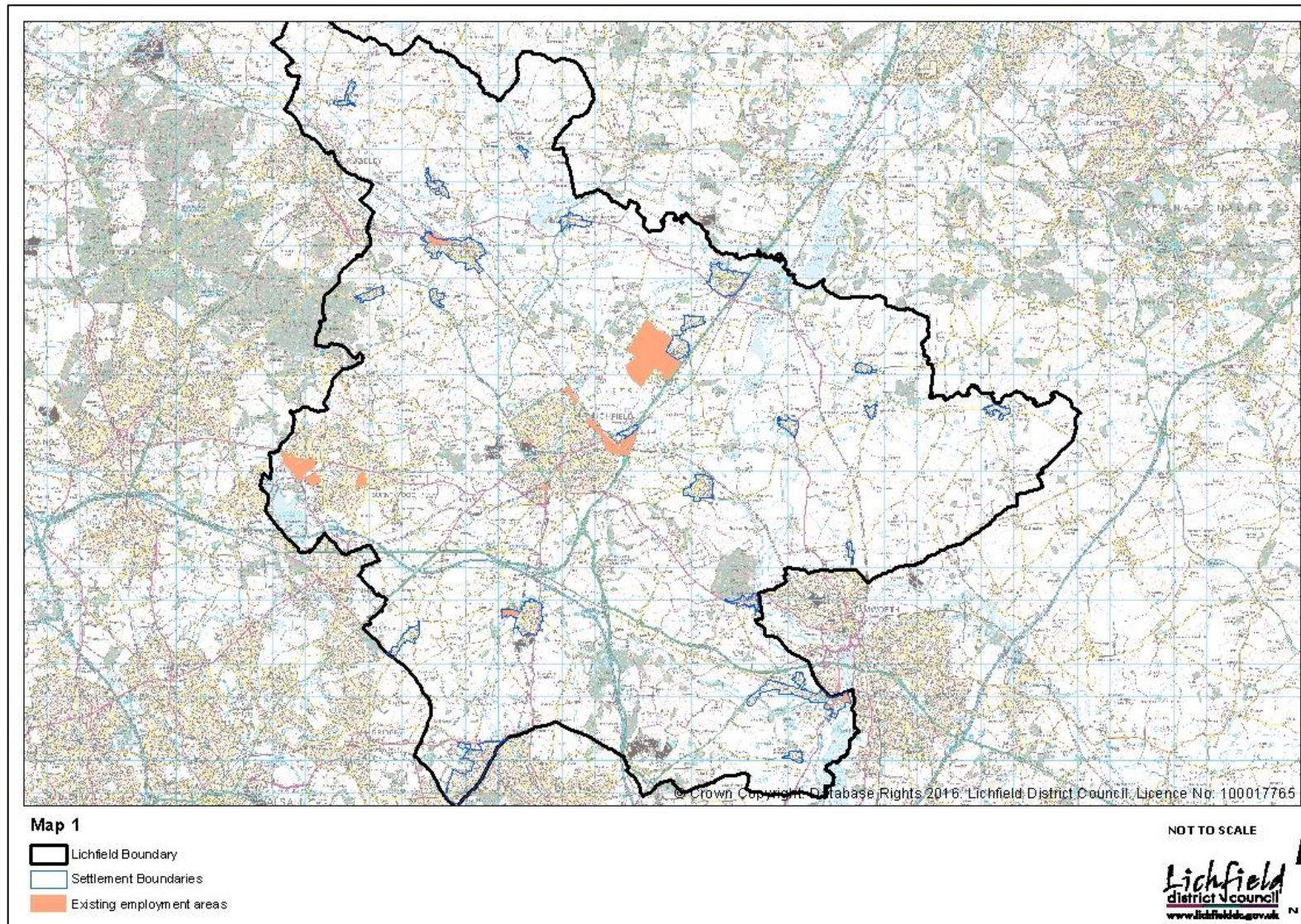
4.2 Stage 2: Defining the Study Area and Site Thresholds

4.2.1 The ELCA assess the capacity of available sites within existing employment areas and those sites included within the potential employment land portfolio within the ELR. Map 1 illustrates those employment areas where capacity has been assessed.

4.2.2 In line with the Spatial Strategy of the LPS the capacity of the following will be assessed:

- Capacity within existing employment areas; and
- Committed sites identified within the ELR 2012 and addendums.

Map 1: Existing employment areas



4.2.3 Stage 1 has demonstrated that a significant proportion of employment land has been delivered within the plan period (a significant proportion through changes of use and redevelopment of older sites) there is still a need to ensure further supply is made available to meet the requirements of the LPS. The ELAA 2016 demonstrated that there is sufficient 'available'¹ land to meet the requirements of the LPS through committed/allocated sites.

4.2.4 The National Planning Practice Guidance (PPG) advocates the use of a site threshold of 0.25ha/500m² for economic development for land availability assessments (Para: 010 Ref: 3-010-20140306). It was considered that due to the manageable number of sites no threshold would be applied for the purpose of the ECLA.

4.2.4 The ELCA assesses sites within the ELAA and ELR within existing urban or employment areas as shown on Map 1.

4.3 Stage 3: Identifying the Sources of Sites

4.3.1 The ELAA 2016 was published in September 2016 and includes data to a base date of 31st March 2016. The ELAA 2016 provides up to date data in terms of potential employment land within the District and as such forms the base data for the ELCA. The ELAA methodology details the sources of data utilised to identify potential sites including;

- Existing allocations (from the LPS and emerging or 'made' Neighbourhood Plans);
- Schemes with the benefit of extant planning permission or are currently under construction;
- Sites considered to be potentially part of the employment land portfolio within the ELR; and
- Sites submitted through the councils 'Call for Sites' process.

4.3.2 All sites identified from the sources listed above have been included within the ELAA 2016. Additionally, sites assessed through the UCA which are unlikely to come forward for economic development are also assessed.

4.3.3 Using GIS software and the ELAA 2016 data base all sites within the study area were identified. Once this initial analysis and sieve of sites was completed 60 sites were identified to be taken forward and assessed through the ELCA. The sites were then exported into a separate UCA GIS database which has been used to store the data collected through this study. Sites assessed as 'Not Available' within the ELAA are not contacted through stages 4 and 5 of the ELCA as the ELAA has already considered these sites and assessed that there are unlikely to be appropriate for employment development within the plan period.

4.3.4 The ELAA 2016 and ELCA use a base date of 31st March 2016. Should further capacity be identified through the District Council's monitoring procedures, through the open consultation or should planning decisions make a material change to the base data then this will be considered through an addendum to this ELCA. Such an interim update to the ELAA would only be undertaken where such changes could be considered to fundamentally change the conclusions of the ELCA or where the District Council considers an addendum is appropriate.

4.3.5 Following the identification of sites for inclusion within the ELCA a review of the property history for each site was undertaken. This stage enabled officers to establish if any of the sites identified had been subject to planning applications or pre-application

¹ See ELAA for detailed methodology and assessment of sites deemed to be 'available'.

submissions. Where applications or pre-application submissions have been made this is noted within the individual site assessments.

4.4 Stage 4: Devising the Land Availability Questionnaire Pro Forma

4.4.1 In order to gather the information to meet the purpose of the ELCA a simple questionnaire was designed which would be sent to each of the sites identified through Stage 3 of the assessment (subject to the caveats set out at paragraph 4.4.5). The pro-forma does not replicate the detailed pro-forma which is required to be completed when a site is submitted to the District Council through the 'Call for Sites'. The existing SHLAA/ELAA process evaluates a number of issues including the achievability and suitability of sites through a range of criteria including potential physical, environmental and policy constraints along with any issues surrounding current land uses.

4.4.2 The pro-forma was used for both the UCA and the ELCA.

4.4.3 The pro-forma was designed to supplement the information already collected through the Call for Sites and SHLAA/ELAA processes and establish detailed information on the availability of a given site and whether development would be likely to take place within the plan period to assist in meeting the requirements of the LPS.

4.4.4 The pro-forma is included at **Appendix C** and asked the following questions:

- Is the site still available/being promoted for development? And if so what type of development?
- Where a site has planning permission confirm the current status of the site: Site complete/site under construction/ revised scheme to be submitted/unlikely to pursue development;
- Where a site does not have planning permission confirm the current status of the site: Preparing or intending to submit a planning application/likely to pursue development/unlikely to pursue development/site being marketed for sale/ site already sold to developer;
- When do you consider development could come forward?
- Are there any known issues preventing the site from coming forward? and
- If a site is no longer being promoted for development are there any other land uses/developments being considered?

4.4.5 Following the review of each sites property and planning history (as outlined at paragraph 4.3.5) it was determined that where a site was now under construction or had been granted planning permission for residential development recently (since 1st April 2015) this was considered to be sufficient indication that the development was likely to proceed². Where this was the case a questionnaire pro-forma was not sent to the owner/agent of the site.

4.5 Stage 5: Undertaking the Survey Work

4.5.1 The pro-forma was emailed/posted to the last known owner/agent who submitted information to the Council for the site. Where this information was not available or proved to be out of date land registry searches were undertaken to establish the contact details of the current owner of a site.

² NPPF paragraph 47 footnote 11 notes that sites with planning permission are to be considered as deliverable unless sufficient information is available to the contrary.

4.5.2 Officers within the Spatial Policy & Delivery Team were responsible for a number of sites each with data being held within a shared database. Once contact details for each site had been established officers began the process of contacting each site.

4.5.3 Each pro-forma was provided to the owner/agent with a response requested within a three week time frame (by 16th September 2016)³. Where a response was not received by the close of the three week period follow up phone calls/emails/letters were made by Officers of the Spatial Policy & Delivery Team to ensure that as much information was gathered as possible. Where there was no information forthcoming following this approach it may be assumed that a site is no longer available for development and as such would be unlikely to contribute to the employment land capacity within the District (see detailed conclusions at section 5.0).

4.5.4 The survey work was carried out alongside the survey work for the UCA, and where sites are considered within both assessments contact was only made once.

4.5.6 As information was returned officers recorded this within the shared database with officers considering the responses alongside information already assessed through the SHLAA/ELAA process with conclusions being made as to the likelihood of a site being delivered as part of the employment land capacity within the plan period.

4.6 Stage 6: Conclusions and Recommendations

4.6.1 Following the completion of the survey work data was collated within the shared database and reviewed to ensure that a consistent approach has been taken when assessing all sites. Detailed conclusions and recommendations are set out within section 5.0 below.

³ Extensions to this deadline were granted where requested by owners/agents where it was considered reasonable to do so and would not have a detrimental impact upon the timescales of the study.

5.0 Conclusions and Recommendations

5.1 Introduction

5.1.1 The following section draws the detailed conclusions of the assessment as set out in section 4.0. Conclusions are set out at the District wide level with a distinction being made as to the available supply of employment land within the three main employment centres (Lichfield City, Burntwood and Fradley). It should be noted that the employment land requirements as set out within the LPS are District wide with the overall spatial strategy for employment land being to focus development on the established centres of Lichfield, Burntwood and Fradley.

5.1.2 The LPS identifies the supply of employment land (79.1 hectares) being delivered through existing commitments and allocations with an additional 10 hectares of employment land to be allocated through the LPA. This study has focused on the existing employment areas to establish if there is sufficient capacity within such areas to meet the requirement for 79.1 hectares.

5.1.3 The ELCA has also considered the delivery of employment land for Office developments (B1a). Where sites are assessed as being available for only B1a type developments these will not be included within the supply of land to meet the 79.1 hectare requirement set out within the LPS.

5.2 District wide employment land capacity conclusions

5.2.1 Stage 1 of the ECLA established that there has been net completion of 12.79 hectares of employment land in the plan period (2008-2009) as detailed within the Authority Monitoring Reports (AMR), the ELAA 2016 and **Appendix A**.

5.2.2 Following stages 2 and 3 of the assessment a number of sites were identified for consideration through the ECLA process (as detailed at **Appendix D**). The conclusions of the individual site assessments are set out at **Appendix E**.

5.2.3 **Appendix E** details that a number of the sites assessed are still considered to be available for development within the plan period and as such should be considered as part of the employment land capacity within the District to meet the strategic requirements as set out within the LPS. Table 5.2 summarises the results of the ECLA.

Table 5.2

Source of Employment land	Total sum of site(s) (Hectares)
Net sites complete 2008-2016 (Appendix A)	12.79
Total net capacity of sites (Appendix E)	83.79
<i>Lichfield City net capacity of sites (Appendix E, table E.1)</i>	29.14
<i>Burntwood net capacity of sites (Appendix E, table E.2)</i>	2.85
<i>Fradley net capacity of sites (Appendix E, table E.3)</i>	49.4
<i>Rural net capacity of sites (Appendix E, table E.4)</i>	2.4
TOTAL	96.58
LPS Requirement	79.1
Remaining/Surplus requirement	17.48

5.2.2 Table 5.2 demonstrates that there is sufficient capacity within the existing portfolio to more than meet the requirements of the LPS. When the capacity of sites (detailed at **Appendix E**) which are assessed as being part of the employment land capacity are combined with the net completions detailed at **Appendix A** there is a total supply of 96 hectares, almost 17.5 hectares above the 79.1 hectares required by the LPS. A majority

of this capacity is located within areas allocated for employment uses in particular Lichfield City and Fradley. Whilst the supply is in excess of the requirements of the LPS such an excess provides flexibility in the supply across the plan period. The NPPF at paragraph 22 advises against the long term protection of employment sites, where sites are demonstrated to be no longer viable or an alternative use is appropriate then sufficient flexibility exists in policy to allow for development to take place through the planning application process. As such it is considered appropriate to identify supply in excess of the LPS requirements to provide flexibility within the plan period. It should be noted that Tamworth Borough Council's adopted Local Plan notes it is not possible to provide sufficient employment land within the Borough. As such an over provision in Lichfield District may be able to assist with addressing in part this issue.

5.5.3 Core Policy 7 of the LPS provides support for the redevelopment and modernisation of existing employment sites. Opportunities for such redevelopments are supported through the LPS and as such it is important to recognise the role of identified employment areas. This assessment has focused on the availability of land within existing employment areas and identifies capacity within these areas to meet the LPS requirements. However, it is still considered important to define employment areas within which the sites identified within this assessment are located. It is recommended that the 'existing employment areas' are defined through the LPA process. Where planning permission for alternative uses (non-employment) has been granted, or where potential residential allocations are made within existing employment areas then amendments to the boundaries should be considered. Appendix F notes that such sites are located within Lichfield City (ELAA ref 4, 5 and 58), Burntwood (ELAA ref 47) and Fradley (ELAA ref 19). Additionally, where sites have been recommended and considered through the UCA and are recommended for residential allocation which are within employment areas it is considered appropriate to amend the employment area boundaries accordingly.

5.5.4 The assessment has also concluded that there is uncertainty over a small number of sites within the existing employment areas (two sites within Lichfield City and two sites within Armitage with Handsacre with a total capacity of 12.28 hectares). Given the uncertainty over these sites the assessment has not included these within the overall employment land capacity and it is recommended that three of the sites are considered through the UCA. Consideration may be given to whether such sites should be removed from any potential employment area allocation through the LPA. As noted at paragraph 5.2.2 the NPPF advises against the long term protection of employment sites, as such it would be appropriate to consider the role of sites categorised as 'uncertain'.

5.5.5 The ECLA makes the following broad conclusions and recommendations:

- Existing employment areas (as allocated by Saved Policies Emp.2, L.9, L.10, B.21 and EA.1 of the 1998 Lichfield District Local Plan – LPS Appendix J) are considered to be suitable for allocation through the LPA. A single policy (or several) to cover all such allocations should be considered;
- Where there are sites within existing employment areas which have approved development for alternative uses changes to the employment area boundaries should be considered (Lichfield City, Burntwood and Fradley).
- Committed sites which have the benefit of planning permission but are outside of existing employment areas should be considered for allocation for employment uses particularly where sites benefit from planning permission or are under construction;
- Where sites have been considered as 'Uncertain' there may be a need to consider whether such sites should remain within an employment area allocation through

the LPA. This would have particular relevance to sites in Lichfield City and Armitage with Handsacre; and

- In terms of the additional 10 hectares of land required to be allocated elsewhere for employment use (as set out within the LPS) consideration should be given to sites beyond the existing employment areas to ensure flexibility in supply.

Appendix A – Trajectory of employment & office completions (2008-2016)

Table A.1 Trajectory of completions (Gross) of employment (B1, B2 B8) and office (B1a) developments (2008-2016)

Employment Floorspace		2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	TOTAL
B1a	Area (Ha)	0.7	0	0	0	0.441	0	0.256	0.32	1.717
	Floorspace (m ²)	10300	0	0	0	993	0	2184	455	13932
B1/B2/B8	Area (Ha)	1.05	0	4.52	2.02	6.32	5.31	8.97	1.7	29.89
	Floorspace (m ²)	600	0	5510	3009.5	26260	16393	18474.72	4065	74312.22
TOTAL	Area (Ha)	1.75	0	4.52	2.02	6.761	5.31	9.226	2.02	31.607
	Floorspace (m²)	10900	0	5510	3009.5	27253	16393	20658.72	4520	88244.22

Table A.2 Trajectory of completions (Net) of employment (B1, B2 B8) and office (B1a) developments (2008-2016)

Employment Floorspace		2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	TOTAL
B1a	Area (Ha)	0.7	0	0	0	0.441	0	0.256	0.32	1.717
	Floorspace (m ²)	10300	0	0	0	993	0	2184	455	13932
B1/B2/B8	Area (Ha)	1.05	0	4.52	0.24	0.85	2.81	2.6	0.72	12.79
	Floorspace (m ²)	600	0	5510	1367	834	8484	6089	1372	24256
TOTAL	Area (Ha)	1.75	0	4.52	0.24	1.291	2.81	2.856	1.04	14.5077
	Floorspace (m²)	10900	0	5510	1367	1827	8484	8273	1827	38188

Table A.3 Trajectory site by site completions by year (2008-2016)

ELAA ID	ELR Ref	Planning permission reference	Site Name	Site Address	Area (Ha)	Use Class	Floorspcae Complete (m ²)	NET
2008-2009								
59	E25	06/00062/FULM	Council Depot	Plant Road, Burntwood	1.05	B1/B8	600	Yes
6	E7	06/00308/FULM	City Wharf	Davidson Road, Lichfield	0.5	B1a	5000	Yes
57	E5	06/01000/FULM	Greenhough Road	Greenhough Road, Lichfield	0.2	B1a	5300	Yes
TOTAL					1.75		10900	
2009-2010								
TOTAL					0		0	
2010-2011								
60	E6/P5	08/01271/FULM	Former Revelan (Integra Works)	Eastern Avenue, Lichfield	4.52	B2	5510	No
TOTAL					4.52		5510	
2011-2012								
40	E13	11/00231/COU	Unit 26C Burntwood Business Park	Burntwood Business Park Zone 3	0.08	B1/B2/B8	283.5	No
38		11/01051/COU	Kingsbury Pallets	Units 1&2 Burton Road, Streethay	1.7	B2	1359	No
24		10/01242/FUL	Martin & Field Unit No 3	Eastern Avenue, Lichfield	0.24	B2/B8	1367	Yes
TOTAL					2.02		3009.5	
2012-2013								
7	P7	12/00937/COU	Land west of Burton Old Road	Burton old Road, Lichfield	0.6	B8	74	Yes
66		11/00619/COU	Jervis Court 3	Rugeley Road, Burntwood TC	0.001	B1a	139	Yes
64		09/00837/FUL	Mount Villa	2 Trent Valley Road, Lichfield	0.18	B1a	164	Yes
65		12/00524/COU	Access Bookings	30 St John Street, Lichfield	0.1	B1a	315	Yes
28		06/00816/COU	Barn A, Croxall Hall	Croxall Road, Croxall	0.16	B1a	375	Yes
36		11/00981/COU	Unit 7A	Burntwood Business Park Zone 2	0.05	B1/B2/B8	500	No
48	E43	12/01362/COU	Unit 5a & 5b	Burntwood Business Park Zone 2	0.1	B1/B2/B8	543	No
51	E12	13/00105/COU	Unit 3a	Burntwood Business Park Zone 4	0.13	B2/B8	757	No

Lichfield District Employment Land Capacity Assessment 2016 – Appendix A

ELAA ID	ELR Ref	Planning permission reference	Site Name	Site Address	Area (Ha)	Use Class	Floorspcae Complete (m ²)	NET
49		12/01294/COU	Packington Moor Farm	Jerry's Lane	0.25	B8	760	Yes
55	E13	13/00197/COU	Unit 17	Burntwood Business Park Zone 3	0.5	B2/B8	806	No
53	E12	13/00092/COU	Unit 4a	Burntwood Business Park Zone 4	0.17	B2/B8	1304	No
52	E12	13/00095/COU	Unit 4b	Burntwood Business Park Zone 4	0.17	B2/B8	1391	No
50	E12	13/00106/COU	Unit 4	Burntwood Business Park Zone 4	0.19	B2/B8	1554	No
54	E12	13/00093/COU	Unit 2	Burntwood Business Park Zone 4	0.4	B2/B8	2034	No
33		12/00600/COU	Former Dale Joinery	Britannia Way, Europa Business Park, Lichfield	0.94	B8	3760	No
45	E12	12/01340/COU	Unit 5	Burntwood Business Park Zone 4	1.06	B2/B8	5993	No
44	E13	12/00996/COU	Unit 25	Burntwood Business Park	1.76	B1/B2/B8	6784	No
TOTAL					6.761		27253	
2013-2014								
74		13/01088/COU	Cherry Orchard, land at	Cherry Orchard, Lichfield	0.1	B8	400	Yes
39	E43	14/00905/FULM	Martin & Field Unit 11	land off Eastern Avenue, Lichfield	0.11	A1/B1c/B8	628	Yes
21	E42	09/00414/FULM	Birchbrook Industrial Park	Lynn Lane, Shenstone	0.5	B8	1300	No
27	E1	10/00438/COU	Burton Road, Lichfield (east)	Former Swan National Fleet Hire	0.7	B2	1496	No
34	E33	12/00458/COU	Unit 5, Dove Close	Faurecia Emissions, Fradley	1.3	B2/B8	5113	No
31	E37	11/01305/FULM	Gorse Lane, Fradley	Roxanne, Hanger 5, Wood Lane	2.6	B2/B8	7456	Yes
TOTAL					5.31		16393	
2014-2015								
73		14/01087/COU	19B The Close	The Close, Lichfield	0.02	B1a	86	Yes
70	E4	14/00061/COU	Trent Business Centre	Eastern Avenue, Lichfield	0.01	B1b	112.6	No
68		14/00710/COU	Former Decades Boutique	22 St John Street, Lichfield	0.006	B1a	180	Yes
25		10/01269/COU	Shenstone Park Farm	Park lane, Little Hay	3.07	B1a	306.42	No
71		14/00429/COU	The Olde Corner House	Muckley Corner	0.05	B1a	485	Yes

Lichfield District Employment Land Capacity Assessment 2016 – Appendix A

ELAA ID	ELR Ref	Planning permission reference	Site Name	Site Address	Area (Ha)	Use Class	Floorspcae Complete (m ²)	NET
65		12/00524/COU	Access Bookings	30 St John Street, Lichfield	0.1	B1a	586	Yes
69	E6, P5	14/00963/COU	Unit 1C Eastern Park	Eastern Avenue, Lichfield	0.08	B2	757	No
61		13/00136/FUL	Former St Joseph's Presbytery	New Street, Chasetown, Burntwood	0.08	B1a	847	Yes
31	E37	11/01305/FULM	Roxanne, Hanger 5	Gorse Lane/Wood End Lane, Fradley	2.6	B2/B8	6089	Yes
42	E32	12/00833/FULM	Unit 7	Blenheim Way, Fradley park	3.21	B2/B8	11209.7	No
*72	E36	13/00162/FULM	UK Pallet Express	Wood End Lane, Fradley	8.66	B1a/B8	12895	Yes
*NB - The completion of site 72 within the SHLAA 2015 was made in error, the site has not been completed and there remains an extant planning permission for the proposed development which would deliver a net increase of 4552sqm this has been removed from the completions and included within the committed supply (see above strikethrough).								
TOTAL					9.226	0	20,658.72	
2015-2016								
22		10/00145/COU	RJK Construction	Overly lane, Alrewas	0.15	B1a	115	Yes
35		11/00374/COU	Pool House	Dam Street, Lichfield	0.09	B1a	139	Yes
78	P29	15/01372/COU	Shaw Lane Farm	Shaw Lane, Kings Bromley	0.1	B8	175	Yes
29		11/01319/FULM	31a Sandford Street	Sandford Street, Lichfield	0.08	B1a	201	Yes
61	E19	13/00063/COU	Midwest Motor	Unit 1, Trent Valley Trading Estate	0.08	B8/A1	340	No
75		15/00067/FUL	Orica Building	Fisherwick Road, Fisherwick	0.38	B2	367	Yes
43	E19	12/01052/FUL	Units 9&11	Trent Valley trading Estate	0.1	B1c	600	No
76		15/00377/COU	Former Go Banannas	Smiths Close, BBP Zone 3	0.24	B1b	830	Yes
63	E25	13/00701/COU	Unit 4	BBP Zone 1	0.8	B2/B8	1753	No
TOTAL (2008-2016)					2.02		4520	

Appendix B – Schedule of committed supply

Table B.1 Committed supply

Allocation = within allocated existing employment area, PP= Extant Planning Permission, UC = Under Construction

		Allocation	PP	UC	TOTAL
B1a	Area (Ha)	0	5.2	0	5.2
	Floorspace (m ²)	0	15354	0	15354
B1/B2/B8	Area (Ha)	45.87	61.73	1.44	109.04
	Floorspace (m ²)	158572	218586	6423	383581
TOTAL	Area (Ha)	45.87	66.93	1.44	114.24
	Floorspace (m²)	158572	233940	6423	398935

Table B.2 Schedule of committed supply

ELAA Ref	ELR Reference	Planning permission reference	Site Name	Use Class	Status of site	Area (Ha)	Floorspace (m ²)	NET
12	P12	-	Wellington Crescent, Fradley Park	B1	Allocation	2.3	7475	Yes
13	P13	-	Wellington Crescent (2), Fradley Park	B1/2/8	Allocation	0.6	2150	Yes
14	P14	-	Wellington Crescent (3), Fradley Park	B1/2/8	Allocation	0.4	1397	Yes
15	P15	-	Wellington Crescent (4), Fradley Park	B1/2/8	Allocation	0.3	1075	Yes
16	P16	-	Wellington Crescent (5), Fradley Park	B1/2/8	Allocation	0.26	959	Yes
8	P8	14/00964/FULM &	Burton Old Road, Boley Park, Lichfield	B1/2/8	PP	13.68	40970	Yes

Lichfield District Employment Land Capacity Assessment 2016 – Appendix B

ELAA Ref	ELR Reference	Planning permission reference	Site Name	Use Class	Status of site	Area (Ha)	Floorspace (m ²)	NET
6	P6 (a)	-	Land North of Britannia Park, Lichfield	B1/2/8	Allocation	1.17	4193	Yes
46	P6 (B)		Land North of Britannia Park, Lichfield	B8	UC	1.09	213	Yes
17	P17	10/01403/REMM	Fradley Park (north of Wood End Lane and east of Lancaster Road)	B8	PP	4.20	9290	Yes
18	P18	10/01403/REMM	Halifax Close (1), Fradley Park	B8	PP	8.87	39940	Yes
18	P18.1	10/01403/REMM	Halifax Close (2), Fradley Park	B8	PP	2.03	4645	Yes
20	P20	-	Land South of Auction Centre, Wood End Lane, Fradley Park	B2/8	Allocation	4.53	16850	Yes
1	P1	-	Land north of Plant Lane at Burntwood Business Park (Zone 1)	B1/2/8	Allocation	1.70	6047	Yes
2	P2		Land south of Cannock Road at Burntwood Business Park (Zone 1)	B1/2	Allocation	0.15	472	Yes
3	P3	-	Land east of Miners Way at Burntwood Business Park (Zone 1)	B1/2	Allocation	0.20	675	Yes
9	P9	03/00627/OUT	Rugeley Power Station	B2/8	PP	3.30	11777	Yes
11	P11	12/00609/REMM	Land at East Hill, Fradley	B1/2/8	PP	10.00	35475	Yes
11	P11.1	12/00534/REMM	Land at East Hill, Fradley	B8	PP	14.60	61395	Yes
5	P5	08/01271/FULM	Former Revelen Works (Integra), Eastern Avenue, Lichfield	B1/2/8	UC	First phase of employment scheme implemented now has permission for residential development.		N/A
10	P10		Former Lucas Site, Wood End Lane, Fradley	B1/2/8	Allocation	2.01	2792	Yes
80		14/01059/FUL	Land adjacent to RJK Construction Midlands Ltd, Overlay Lane, Alrewas Parish	B1a	UC	0.15	260	Yes
23	E4		GKN Sinter, Trent Valley Road, Lichfield	B1/2/8	Allocation	2.4	8600	No

Lichfield District Employment Land Capacity Assessment 2016 – Appendix B

ELAA Ref	ELR Reference	Planning permission reference	Site Name	Use Class	Status of site	Area (Ha)	Floorspace (m ²)	NET
47	-		Burntwood Business Park Zone 4, Triangle of land	B1/B2/B8	Allocation	3.17	11288	Yes
58	E5	13/00809/FULM	Greenhough Road (remainder of site), Lichfield	B1a	PP	0.26	2594	Yes
67	P23	14/00395/OUTMEI	Land at Lichfield South (Business Park), Wall Island	B1a	PP	4.79	12500	Yes
77		14/00897/COU	Units A & B, Main Street, Alrewas	B8	UC	0.2	2103	No
79		15/00500/FULM	Former PFS Ltd, Unit 20, Burntwood Business Park Zone 3, Cinder Road	B8	UC	1.09	4060	No
100			Former Norgren site, Eastern Avenue, Lichfield	B2	Allocation	4.1	14620	No
108	P64		Cricket Lane Strategic Development Allocation (SDA), Lichfield	B1/B2/B8	Allocation	13.2	47300	Yes
107	P53		Land north of Armitage Shanks, Armitage with Handsacre	B1/B2/B8	Allocation	3.58	12793	Yes
82	P28		Land off Cinder Road, Burntwood Business Park Zone 3	B1/B2/B8	Allocation	0.8	2795	Yes
83	P31		Units 10 and 11, Burntwood Business Park Zone 4	B1/B2/B8	Allocation	1.5	5375	No
84	P32		Land off Cannel Road, Burntwood Business Park Zone 3	B1/B2/B8	Allocation	0.82	2795	No
85	P34		Land adjacent 39 Cannock Road, Burntwood	B1	Allocation	0.33	1073	Yes
86	P35		Armitage Shanks, land at Old Road, Armitage	B1/B2/B8	Allocation	2.2	7848	No
72	E36	13/00162/FULM	UK Pallet Express, Wood End Lane, Fradley (former auction centre)	B1a/B8	PP	8.66	4552	No

Lichfield District Employment Land Capacity Assessment 2016 – Appendix B

ELAA Ref	ELR Reference	Planning permission reference	Site Name	Use Class	Status of site	Area (Ha)	Floorspace (m ²)	NET
TOTAL (GROSS)						118.64	388,346	
TOTAL (NET)						97.67	338,393	

Appendix C – Questionnaire/Pro forma

Site Assessment Questionnaire 2016



Site Address: XXX XX XX XX	Applicant/Agent Address: XXX XX XX XX
Planning Application Number (if applicable): XX/XXXXXX/XXX	SHLAA/ELAA ID Number: XXX

Lichfield District Council are currently undertaking an Urban and Employment Land Capacity Assessment as part of the evidence supporting the forthcoming Local Plan Allocations document. The following questionnaire has been sent as the above site has been promoted previously and is included with the Lichfield District Council Strategic Housing Land Availability Assessment (SHLAA) and/or Employment Land Availability Assessment (ELAA).

The questionnaire seeks to understand the likelihood of your site coming forward for development. Please note the Questionnaire does not indicate that a site will be successfully allocated or gain planning permission were an application to be submitted.

Q1: Is the site still available/being promoted for development?

- Yes Residential Other (please specify)
 No Employment

Q2: Please confirm the current status of the site (please tick all that apply):

Site has benefit of planning permission:

- Site is complete - please include approx. date of completion

 Site is currently under construction - please include approx. date of anticipated completion

 Likely to submit revised scheme
 Unlikely to pursue development

Other Comments:

Site does not have benefit of planning permission:

- Currently preparing/intending to submit planning application - If so please indicate estimated date of submission of application
.....
- Likely to pursue development
- Unlikely to pursue development
- Site currently being marketed for sale
- Site already sold/under option to developer

Other Comments:

Q3: When do you consider development could come forward?

0-5 Years	6-10 years	10+ Years

Q4: Are there any known issues preventing this development from coming forward? (For example viability issues)

Q5: If the site is no longer being promoted for residential development are there any other land uses being considered?

Appendix D – Schedule of sites to be assessed

ELAA ID	Location	Settlement/Employment Area	ECLA to contact	Reason not contacted through ECLA
77	Unit A&B, Main Street	Alrewas	No	Site under construction – included in schedule of committed supply (Appendix B).
86	Armitage Shanks, land at Old Road	Armitage with Handsacre	Yes	
107	Land north of Armitage Shanks	Armitage with Handsacre	Yes	
1	Land North of Plant Lane, Burntwood Business Park (Zone 1)	Burntwood	Yes	
2	Land S of Cannock Road, Burntwood Business Park (Zone 1)	Burntwood	Yes	
3	Land E of Miners Way, Burntwood Business Park (Zone 1)	Burntwood	Yes	
47	Burntwood Business Park Triangle, Burntwood Business Park Zone 4	Burntwood	Yes	
79	Former PFS Ltd, Unit 20, Burntwood Business Park Zone 3, Cinder Road	Burntwood	No	Site under construction – included in schedule of committed supply (Appendix B).
82	Land off Cinder Road, Burntwood Business Park Zone 3	Burntwood	Yes	
83	Units 10 and 11, Burntwood Business Park Zone 4	Burntwood	Yes	
84	Land off Cannel Road, Burntwood Business Park Zone 3	Burntwood	Yes	
85	Land adj 39 Cannock Road	Burntwood	Yes	
81	Former Olaf Johnson, Cannock Road	Burntwood	No	Assessed as 'Not Available' in ELAA.
9	Rugeley Power Station	East of Rugeley	Yes	
26	Mile Oak Business Centre, Motor vehicle service units 6 & 10	Fazeley, Mile Oak & Bonehill	No	Assessed as 'Not Available' in ELAA.
41	Fazeley Saw Mills, Lichfield Street	Fazeley, Mile Oak & Bonehill	No	Assessed as 'Not Available' in ELAA.
106	Land west of Bonehill Mews, Lichfield Street	Fazeley, Mile Oak & Bonehill	No	
10	Land at Wood End Lane, Fradley Park	Fradley	Yes	
11	Land at East Hill, Wood End Lane, Fradley	Fradley	Yes	
12	Wellington Crescent, Fradley	Fradley	Yes	
13	Wellington Crescent, Fradley (2)	Fradley	Yes	
14	Wellington Crescent, Fradley (3)	Fradley	Yes	
15	Wellington Crescent, Fradley (4)	Fradley	Yes	
16	Wellington Crescent, Fradley (5)	Fradley	Yes	
17	Land North of Wood End Lane, Fradley Park	Fradley	Yes	
18	Land at Halifax Close, Fradley Park	Fradley	Yes	

Lichfield District Employment Land Capacity Assessment 2016 – Appendix D

ELAA ID	Location	Settlement/Employment Area	ECLA to contact	Reason not contacted through ECLA
20	Land South of Auction Centre, Wood End Lane	Fradley	Yes	
19	Fradley Park North, Halifax Avenue	Fradley	No	Assessed as 'Not Available' in ELAA.
72	UK Pallet Express, Wood End Lane (former auction centre)	Fradley	Yes	
93	Land at Dunmore Hay Lane	Fradley	No	Assessed as 'Not Available' in ELAA.
97	Land at Easthill	Fradley	No	Assessed as 'Not Available' in ELAA.
98	Fradley West	Fradley	No	Assessed as 'Not Available' in ELAA.
102	Land north of Fradley Lane,	Fradley	No	Assessed as 'Not Available' in ELAA.
105	Land at Hilliard's Cross	Fradley	No	Assessed as 'Not Available' in ELAA.
110	Land south of Fradley South	Fradley	No	Assessed as 'Not Available' in ELAA.
6	Land N of Britannia Park, Britannia Way, Lichfield	Lichfield	No	Unable to contact land owner, part of site currently under construction.
8	Land east of Burton Old Road, Lichfield	Lichfield	No	Planning permission granted May 2006 – no need to contact.
23	Former GKN, Trent Valley Road	Lichfield	Yes	
58	Land at Greenhough Road (remainder of site), Lichfield	Lichfield	Yes	
46	Land N of Britannia Park (2), Britannia Way, Lichfield	Lichfield	No	Site under construction – included in schedule of committed supply (Appendix B).
100	Former Norgren, Eastern Avenue	Lichfield	Yes	
108	Land at Cricket Lane	Lichfield	Yes	
4	City Wharf (Blocks C&D), Davidson Road	Lichfield	No	Assessed as 'Not Available' in ELAA.
5	Former Integra Hepworth, Eastern Avenue	Lichfield	No	Assessed as 'Not Available' in ELAA.
103	Land at Junction of A51 and A515, Stafford Road	Lichfield	No	Assessed as 'Not Available' in ELAA.
30	Lonkhill Farm, Ashby Road	North of Tamworth	No	Assessed as 'Not Available' in ELAA.
80	Land adj RJK, Overly Lane, Alrewas Parish	Rural	No	Site under construction – included in schedule of committed supply (Appendix B).
37	176 Birmingham Road, Shenstone Wood End	Rural	No	Site under construction for residential development – included in UCA.
67	Land at Lichfield South, Business Park	Rural	No	Planning permission granted – no need to contact.
32	Lyavale Express, Express Estate, Fisherwick	Rural	No	Assessed as 'Not Available' in ELAA.
87	Eastfields Farm, Alrewas Road	Rural	No	Assessed as 'Not Available' in ELAA.
88	North of Bassett's Pole	Rural	No	Assessed as 'Not Available' in ELAA.
92	The Homestead, Haunton Road	Rural	No	Assessed as 'Not Available' in ELAA.
94	Land North Bassett's Pole (2)	Rural	No	Assessed as 'Not Available' in ELAA.
95	Land North East Bassett's Pole	Rural	No	Assessed as 'Not Available' in ELAA.
96	Leavesley Group HQ, Ryknield House	Rural	No	Assessed as 'Not Available' in ELAA.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix D

ELAA ID	Location	Settlement/Employment Area	ECLA to contact	Reason not contacted through ECLA
101	Seedy Mill Water Treatment Works, Lichfield Road	Rural	No	Assessed as 'Not Available' in ELAA.
104	Land south of Bassett's Pole	Rural	No	
89	Land west of Shenstone, Lynn Lane	Shenstone	No	Assessed as 'Not Available' in ELAA.
90	South of Birchbrook Industrial Park, Lynn Lane	Shenstone	No	Assessed as 'Not Available' in ELAA.
91	West of Birchbrook industrial Park, Lynn Lane	Shenstone	No	Assessed as 'Not Available' in ELAA.

Appendix E – Assessments (by settlement/employment area)

Note: Site size (Ha) is taken from planning permission/allocation/ELAA where relevant.

E.1: Lichfield City

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
6	Land north of Britannia Park, Britannia Way	1.17	No	Yes – employment development	Site allocated for employment development	Unknown	No	No	Available	Yes (net increase)	Within allocated employment area. Part of wider site currently under construction (ELAA 46) for employment development. ELAA notes TPO's adjacent to site. Site included within schedule of committed supply at Appendix B .
8	Land east of Burton Old Road	13.68	No	Yes – employment development	Resolution to grant planning permission subject to s106 agreement.	0-5 Years	N/A	N/A	Available	Yes (net increase)	Within allocated employment area. Resolution to grant planning permission for second part of site granted September 2016. First part of site granted reserved matters consent November 2014. Bridge works to improve access to site complete. Site included within schedule of committed supply at Appendix B .
23	Former GKN, Trent Valley Road	2.4	Yes	Yes – mixed use development	No planning permission – likely to pursue development	0-5 Years	No	Residential, retail and leisure	Available	Uncertain	Site is within area allocated for employment uses. Alternative schemes to traditional employment uses have been promoted previously (planning permission for car dealerships lapsed). Site included within schedule of committed supply at Appendix B . Land owner notes that a mixed use scheme to include retail, residential and leisure likely to be pursued. <u>As uncertain remove site from overall employment land capacity and consider through UCA</u> – however potentially could provide development opportunities within the plan period.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
58	Land at Greenhough Road (remainder of site)	0.26	Yes	Yes – residential development	Planning application currently being determined (16/00945/F ULM)	0-5 Years	None	Yes - residential	Available	No	Site has extant planning permission for second phase of B1a office development. Second phase not implemented and application submitted for residential development. Site included within schedule of committed supply at Appendix B. Remove site from overall employment land capacity and consider through UCA. If site is proposed for residential allocation then employment area boundary should be considered.
46	Land north of Britannia Park, Britannia Way (2)	1.09	No	Yes – employment development	Site under construction	0-5 Years	N/A	N/A	Available	Yes (net increase)	Site included within schedule of committed supply at Appendix B.
100	Former Norgren, Eastern Avenue	4.1	Yes	Yes – mixed use development (retail and residential)	Currently undertaking pre-application advice. Preparing planning application for submission autumn 2016.	0-5 Years	None known	Mixed use development including residential and retail,	Available	Uncertain	Within allocated employment area. Land owner promoting mixed use scheme (residential and retail) and considers redevelopment of site for traditional employment uses unviable. Site has been marketed for employment uses for number of years. Site included within schedule of committed supply at Appendix B. As uncertain remove site from overall employment land capacity and consider through UCA.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
108	Land at Cricket Lane (South Lichfield Cricket Lane SDA)	13.2	Yes	Yes – employment development	Site is allocated for employment use through LPS. Currently preparing planning application to be submitted autumn 2016.	0-5 Years	No	No	Available	Yes (net increase)	LPS allocates land at South Lichfield Cricket Lane for residential and employment development with approximately 12 hectares of land for employment use. Agent confirms employment development to be pursued by land owner and is currently preparing planning application.
4	City Wharf (Blocks C & D), Davidson Road	0.41	No	Yes – residential development	Redevelopment of site for residential complete.	N/A	N/A	Yes - residential	Not Available	No	Site considered 'Not Available' in the ELAA. Site granted planning permission for residential development see UCA. Residential planning permission granted as such employment area boundary should be considered.
5	Former Integra Hepworth, Eastern Avenue	3.1	No	Yes – residential development	Planning permission for residential development .	N/A	N/A	Yes - residential	Not Available	No	Site considered 'Not Available' in the ELAA. Site granted planning permission for residential development see UCA. Residential planning permission granted as such employment area boundary should be considered.
103	Land at Junction of A51 & A515	3.91	No	No	N/A	N/A	N/A	N/A	Not Available	No	Within green belt, beyond urban area of Lichfield City. Site considered 'Not Available' in the ELAA.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

E.2: Burntwood

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
1	Land North of Plant Lane, Burntwood Business Park (Zone 1)	1.7	Yes	Yes – employment development (one land owner notes land would also be available for residential)	Site allocated for employment development . One land owner confirms planning application for employment being prepared for submission 2017.	0-5 Years	Site access from Cannock Road.	Yes – residential considered	Available	Yes (net increase)	Within allocated employment area. Not considered suitable for residential as is surrounded on three sides by employment development. Land registry used, land is in three separate ownerships. Land owners confirmed site is available for employment and/or residential development. Site included within schedule of committed supply at Appendix B.
2	Land S of Cannock Road, Burntwood Business Park (Zone 1)	0.15	Yes	Yes – employment development	Site allocated for employment development . Likely to submit planning application.	0-5 Years	None	Yes – residential considered	Available	Yes (net increase)	Within allocated employment area. Considered most suitable for employment development due to location and surrounding uses. Land owner confirmed intention to submit planning application associated with employment use of the site within 5 years. Site included within schedule of committed supply at Appendix B.
3	Land E of Miners Way, Burntwood Business Park (Zone 1)	0.2	Yes	Yes – employment development .	Site allocated for employment development .	Unknown	Unknown	Unknown	Available	Yes (net increase)	Within allocated employment area and would provide suitable location for development. ELAA notes site has been previously promoted for employment uses. Site included within schedule of committed supply at Appendix B.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
47	Burntwood Business Park Triangle, Burntwood Business Park Zone 4	3.17	Yes	Yes – residential development	Resolution to grant planning permission subject to s106 agreement.	0-5 Years	No	Yes - residential	Available (will change to 'Not Available' in future ELAA.	No	Outline planning permission for residential development of up to 150 dwellings granted subject to s106 agreement (16/00666/OUTM). Site included within schedule of committed supply at Appendix B . <u>Remove site from overall employment land capacity and consider through UCA</u> . Residential planning permission granted as such employment area boundary should be considered.
79	Former PFS Ltd, Unit 20, Burntwood Business Park Zone 3, Cinder Road	1.09	No	Yes – employment development	Site under construction	0-5 Years	N/A	N/A	Available	Yes (No net increase in Ha)	Site included within schedule of committed supply at Appendix B .
81	Former Olaf Johnson, Cannock Road	2.4	No	N/A	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site is within Burntwood Town Centre boundary. Scheme for town centre uses being advanced.
82	Land off Cinder Road, Burntwood Business Park Zone 3	0.8	Yes	Yes – employment development	Currently marketing site	6-10 Years	No	No	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes that site is currently being marketed for employment development. Unsure if site will come forward in short term but remains available for employment development within the plan period. Site included within schedule of committed supply at Appendix B .
83	Units 10 and 11, Burntwood Business	1.5	Yes	Yes – employment development	Currently preparing planning application.	6-10 Years	No	No	Available	Yes (No net increase in Ha)	Site is within allocated employment area. Land owner notes that application is currently being prepared for future development of

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
	Park Zone 4										the industrial estate with development likely to come forward within the medium term. Site included within schedule of committed supply at Appendix B.
84	Land off Cannel Road, Burntwood Business Park Zone 3	0.82	Yes	Yes – employment development	Yes – planning permission granted for redevelopment of site October 2016 (R16/00821/FULM)	0-5 Years	No	No	Available	Yes (No net increase in Ha)	Site is within allocated employment area. Land owner noted that planning application for redevelopment of site including increased employment floor space had been submitted. This has now been approved (October 2016). Site included within schedule of committed supply at Appendix B.
85	Land adj 39 Cannock Road	0.33	Yes	Yes – residential development	Currently preparing planning application.	0-5 Years	No	No	Available	No	Land owner notes that planning application for residential use of the site is currently being prepared and will be submitted shortly. Site is within allocated employment area but is adjacent to residential, employment and town centre uses. Site included within schedule of committed supply at Appendix B. <u>Remove site from overall employment land capacity and consider through UCA.</u>

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

E.3: Fradley

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
10	Land at Wood End Lane, Fradley Park	2.01	Yes	Yes – employment development	Currently preparing planning application following pre-application advice.	0-5 Years	No	No	Available	Yes (net increase)	Site is within allocated employment area. Has previously had benefit of planning permission. Agent notes that planning application for site is being prepared. Site included within schedule of committed supply at Appendix B .
11	Land at East Hill, Wood End Lane	24.6	Yes	Yes – employment development	Under Construction – phase 1 infrastructure works near completions. Revised planning application to be submitted autumn/winter 2016.	0-5 Years	No	Further land to be promoted for employment use adjacent to site (see site ELAA 97)	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes that current infrastructure works are taking place and a revised planning application is likely to be submitted imminently. Agent also notes that adjacent site (ELAA 97) likely to be promoted – this site is not within the allocated employment area so is not considered through the ELCA. Site included within schedule of committed supply at Appendix B .
12	Wellington Crescent, Fradley	2.3	Yes	Yes – employment development	Currently preparing/intending to submit planning application.	0-5 Years	No	No	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes intention to bring site forward and is preparing/intending to submit planning application. Site included within schedule of committed supply at Appendix B .
13	Wellington Crescent, Fradley (2)	0.6	Yes	Yes – employment development	Likely to pursue development	6-10 Years	No comment provided.	No comment provided.	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes intention to bring site forward and is preparing/intending to submit planning application. Site included within schedule of committed supply at Appendix B .
14	Wellington Crescent, Fradley (3)	0.4	Yes	No	N/A	N/A	N/A	Additional car parking.	Available	No	Site is within allocated employment area. Land owner states that likely to pursue change of use application for

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
											additional car parking within next 12 months. <u>Remove from overall employment land capacity.</u>
15	Wellington Crescent, Fradley (4)	0.3	Yes	No	N/A	N/A	N/A	Additional car parking.	Available	No	Site is within allocated employment area. Land owner states that likely to require site for access arrangements to adjacent site. <u>Remove from overall employment land capacity.</u>
16	Wellington Crescent, Fradley (5)	0.26	Yes	Yes – employment development	Currently preparing/intending to submit planning application.	0-5 Years	No	No	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes intention to bring site forward and is preparing/intending to submit planning application. Site included within schedule of committed supply at Appendix B.
17	Land north of Wood End Lane	4.2	Yes	Yes – employment development	No comment provided – site has extant planning permission.	0-5 Years	No comment provided.	No comment provided.	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes intention to deliver site within 0-5 year period. Site has the benefit of extant planning permission, agent/owner confirmed that ground works were commenced which constitute a start on site. Site being marketed for development opportunities. Site included within schedule of committed supply at Appendix B.
18	Land at Halifax Close, Fradley Park	10.9	Yes	Yes – employment development	No comment provided – site has extant planning permission.	0-5 Years	No comment provided.	No comment provided.	Available	Yes (net increase)	Site is within allocated employment area. Land owner notes intention to deliver site within 0-5 year period. Site has the benefit of extant planning permission, agent/owner confirmed that ground works were commenced which constitute a start on site. Site being marketed for development opportunities. Site included within schedule of committed supply at Appendix B.

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ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
19	Fradley Park, North Halifax Avenue	16.6	No						Not Available	No	Site considered 'Not Available' in the ELAA. Site allocated for residential development within the LPS. Residential planning permission granted as such employment area boundary should be considered.
20	Land south of Auction Centre, Wood End Lane	4.53	Yes	Yes – employment development	Planning permission.	N/A	N/A	N/A	Available	Yes (net increase)	Site is within allocated employment area. Site has benefit of extant planning permission. No response from owner or agent received. Site included within schedule of committed supply at Appendix B .
72	UK Pallet Express, Wood End Lane	8.66	Yes	Yes – employment development	Planning permission.	N/A	N/A	N/A	Available	Yes (No net increase in Ha)	Site is within allocated employment area. Site has benefit of extant planning permission. No response from owner or agent received. Site included within schedule of committed supply at Appendix B .
93	Land at Dunmore Hay Lane	1.9	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
97	Land at Easthill	5.5	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
98	Fradley West	30	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
102	Land north of Fradley Lane	4.76	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
105	Land at Hilliard's Cross	1.63	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement. Site is allocated for hotel use through saved policy EA13. Land owners suggests site is available for range of employment and other uses, consideration of change to employment area boundary.
110	Land south of Fradley South	3.9	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site is within allocated employment area but is allocated as protected open space through saved policy EA1 as an area of open space between the adjacent residential and employment uses. Saved policy to be reviewed through LPA. ELAA notes access to site is considered to be uncertain. Site has been promoted for residential uses. Consider site through UCA.

E.4: Rural (including all key/other rural settlements and rural areas)

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
77	Unit A&B Main Street, Alrewas	0.2	No	Yes – employment development	Site under construction	0-5 Years	N/A	N/A	Available	Yes (No net increase in Ha)	Site included within schedule of committed supply at Appendix B .

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

ELAA ID	Location	Site size (Ha)	Site contacted through ELCA – Questionnaire sent	Questionnaire questions (where site not contacted assessment carried out by officers)					ELAA 2016 Assessment	Include in Employment land capacity	Notes
				Q1	Q2	Q3	Q4	Q5			
86	Armitage Shanks, land at Old Road, Armitage with Handsacre	2.2	Yes	Unsure – no response received	N/A	N/A	N/A	N/A	Available	Uncertain	Site is within allocated employment area. Site no longer required for business use and redevelopment would not impact upon current business. Site not expected to be available within 5 years. Pre-application for residential scheme submitted number of years ago. Investigation of coal subsidence may be required. Site included within schedule of committed supply at Appendix B. As uncertain remove site from overall employment land capacity and consider through UCA (SHLAA ID 120).
107	Land north of Armitage Shanks, Armitage with Handsacre	3.58	Yes	Unsure – no response received	N/A	N/A	N/A	N/A	Available	Uncertain	Site is within allocated employment area. Site included within schedule of committed supply at Appendix B. Uncertain as to how site would be accessed. <u>As uncertain remove site from overall employment land capacity.</u>

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

9	Land at Rugeley Power Station, East of Rugeley	3.3	Yes	Unsure – no response received	N/A	N/A	N/A	N/A	Available	Uncertain	Site is allocated for residential and employment development within the LPS. Outline planning permission granted for scheme in 2003 which included employment development on part of the site. Residential element of scheme has now been implemented. Wider Power Station site has now ceased generating power and is due to be decommissioned and demolished within 4 years (approx.). Site is likely to come forward for redevelopment within the plan period, however the mix/scale of uses and timescales are currently unknown. Site included within schedule of committed supply at Appendix B . <u>As uncertain remove site from overall employment land capacity.</u>
26	Mile Oak Business Centre, Motor vehicle service units 6 & 10, Fazeley, Mile Oak & Bonehill	0.3	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
41	Fazeley Saw Mills, Lichfield Street	0.4	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area. Site has been promoted for residential development – see UCA.
106	Land west of Bonehill Mews, Lichfield Street	0.11	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area. Site has been promoted for residential development – see UCA.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

89	Land west of Shenstone, Lynn Lane, Shenstone	12.0	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
90	Land south of Birchbrook Industrial Park, Lynn Lane, Shenstone	2.6	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
91	Land west of Birchbrook Industrial Park, Lynn Lane, Shenstone	2.34	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
30	Lonkhill Farm, Ashby Road, North of Tamworth	0.9	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
80	Land adjacent RJK, Overly Lane, Alrewas Parish	0.15	No	Yes – employment development	Site under construction	0-5 Years	N/A	N/A	Available	No	Site under construction - no need to contact. <u>Site is permitted for B1a uses as such site should contribute to office requirements.</u>
37	176 Birmingham Road, Shenstone Wood End	0.16	No	Yes – residential development	Site under construction – for residential	N/A	N/A	N/A	Available	No	Site under construction for residential development (see UCA). Site included within schedule of committed supply at Appendix B . <u>Remove site from overall employment land capacity.</u>

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

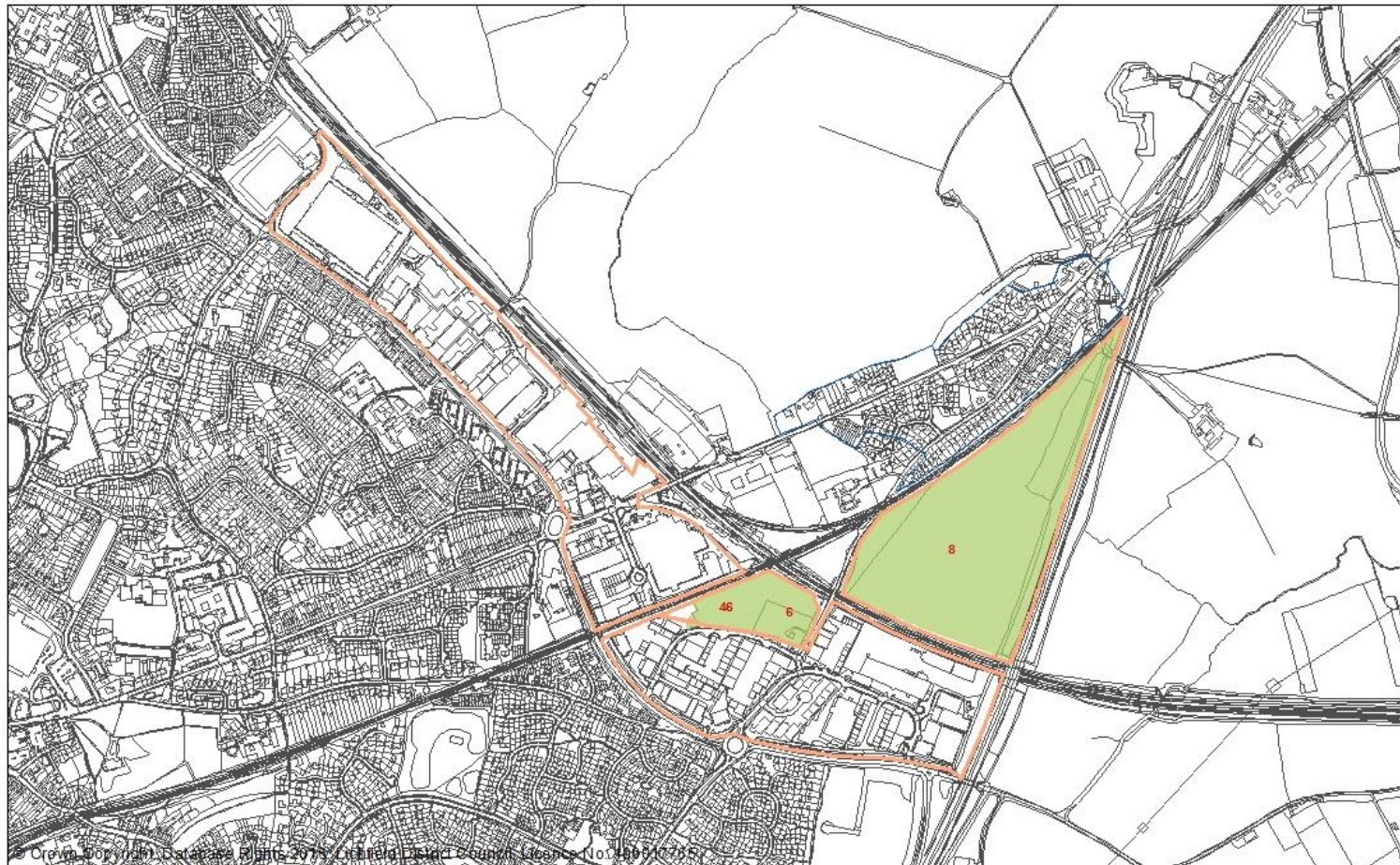
67	Land at Lichfield South Business Park, Wall Island	4.79	No							No	Planning permission granted, conditions being discharged and reserved matters application anticipated in near future – no need to contact. <u>Site is permitted for B1a uses as such site should contribute to office requirements.</u>
32	Lyalvale Express, Express Estate, Fisherwick	0.16	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
87	Eastfields Farm, Alrewas Road, Kings Bromley	1.34	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
88	Land north of Bassetts Pole, Canwell	3.0	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
92	The Homestead, Haunton Road	0.17	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
94	Land north of Bassetts Pole, Canwell (2)	6.4	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
95	Land north east of Bassetts Pole, Canwell	32.3	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.

Lichfield District Employment Land Capacity Assessment 2016 – Appendix E

96	Leavesley Group HQ, Ryknield House	2.4	No	Yes – employment development	Planning permission granted 16/05/2016 for B8 uses.	N/A	N/A	N/A	Not Available (to be available in future updates)	Yes	Site considered 'Not Available' in the ELAA but ELAA notes site was granted planning permission for B8 uses following the base date of the ELAA. Site has extant planning permission and as such should be considered available and included within the employment land capacity.
101	Seedy Mill Water Treatment Works, Lichfield Road	5.25	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.
104	Land south of Bassetts Pole	0.12	No	No	N/A	N/A	N/A	N/A	Not Available	No	Site considered 'Not Available' in the ELAA. Site not within allocated employment area or within settlement.

Appendix F – Employment land capacity maps

F.1 Lichfield City



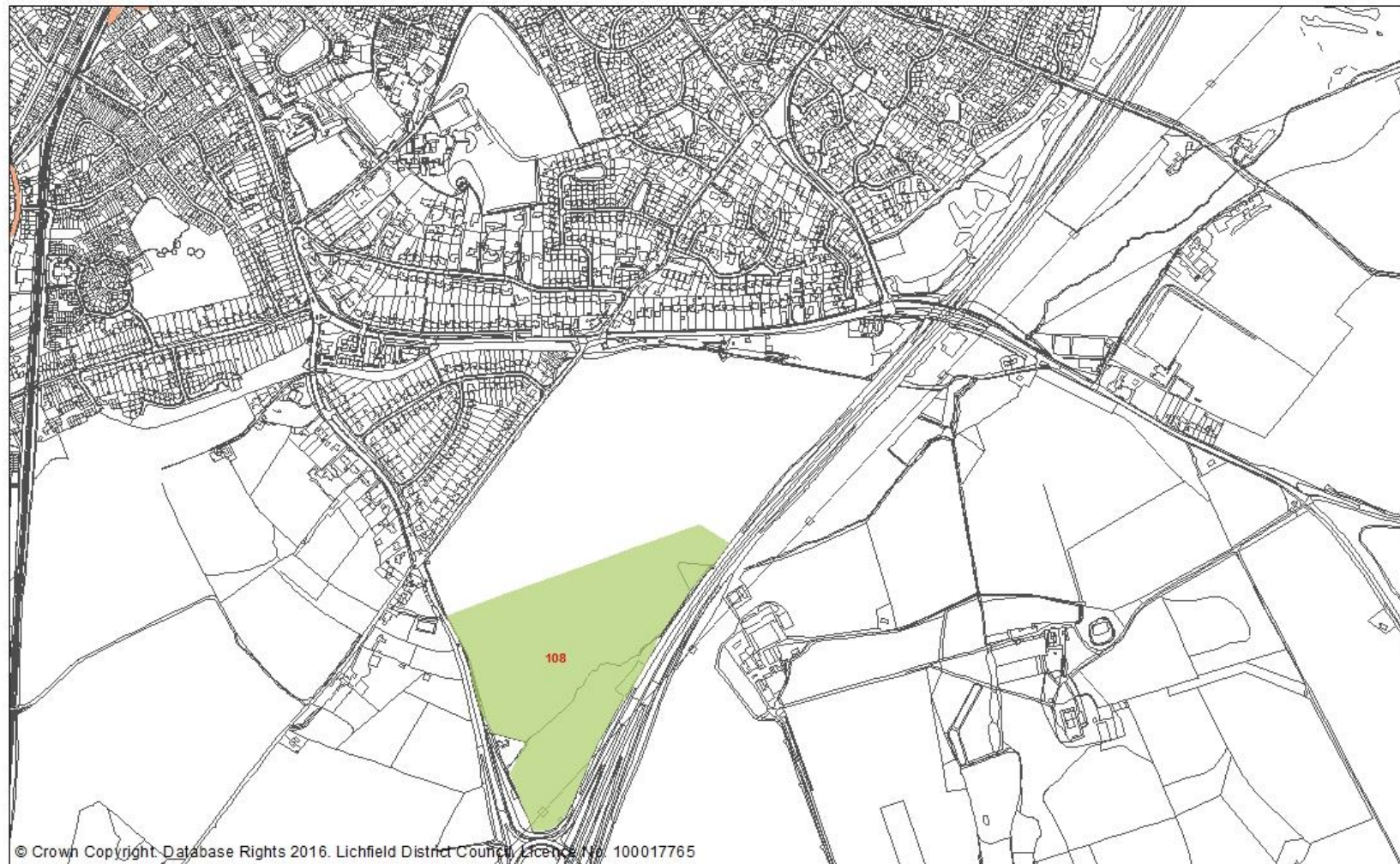
Employment land capacity assessment 2016 - Lichfield City (East)

Village settlement boundaries	District boundary	Existing employment areas
Sites assessed as employment land capacity	Number ELAA reference	

NOT TO SCALE



Lichfield District Employment Land Capacity Assessment 2016 – Appendix G



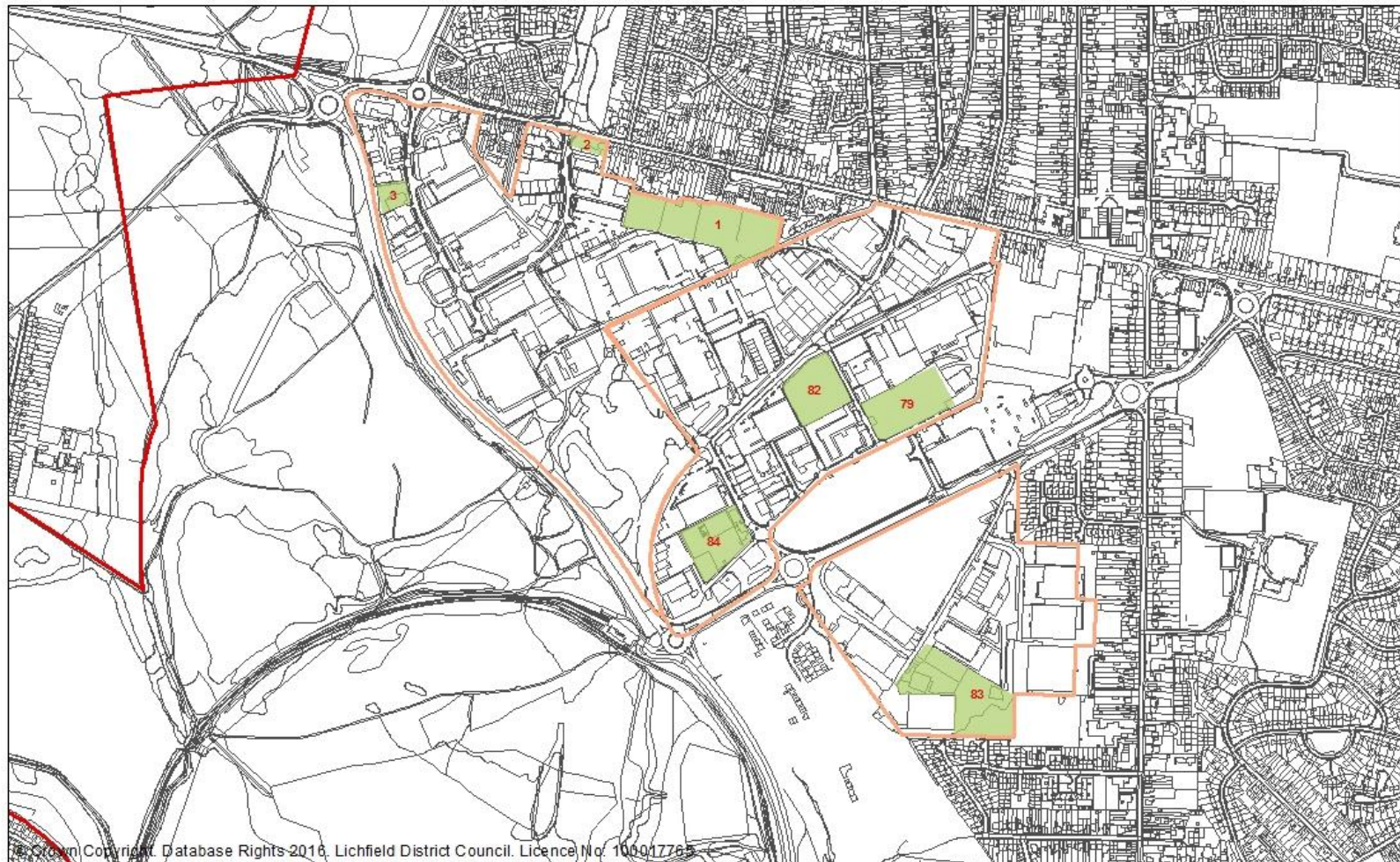
Employment land capacity assessment 2016 - Lichfield City (South)

- Village settlement boundaries
- District boundary
- Existing employment areas
- Sites assessed as employment land capacity
- Number ELAA reference

NOT TO SCALE



F.2 Burntwood



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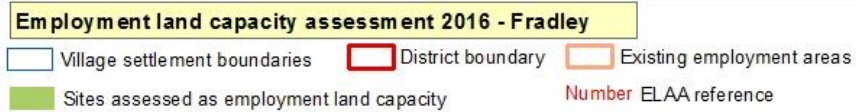
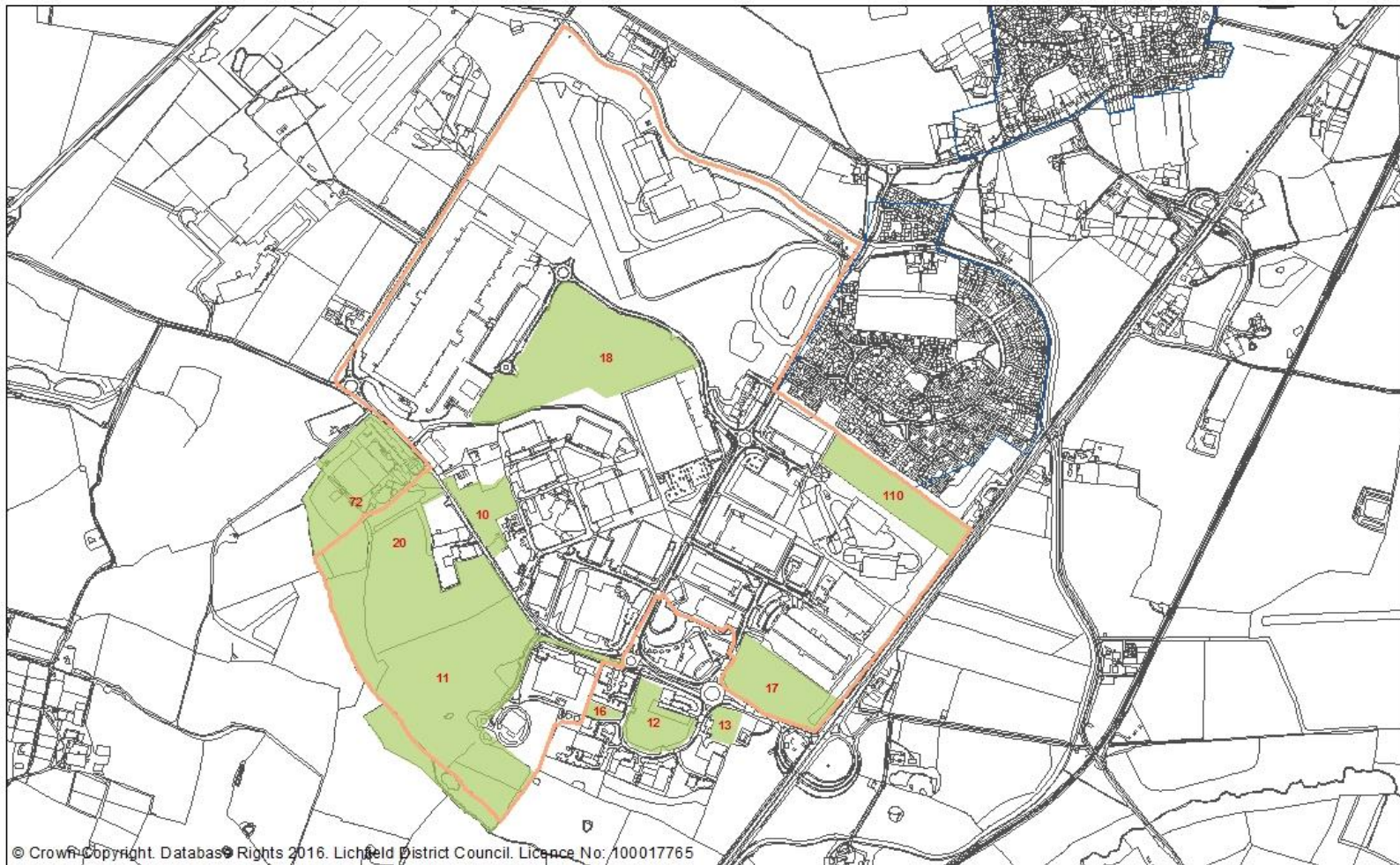
Employment land capacity assessment 2016 - Burntwood

Village settlement boundaries	District boundary	Existing employment areas
Sites assessed as employment land capacity	Number ELAA reference	

NOT TO SCALE



F.3 Fradley



NOT TO SCALE



F.4 Rural (including all key/other rural settlements and rural areas)



Employment land capacity assessment 2016 - Rural

- Village settlement boundaries
- District boundary
- Existing employment areas
- Sites assessed as employment land capacity
- Number ELAA reference

NOT TO SCALE

