



Draft Strategic Housing Land Availability Assessment

Contents

- 1 Introduction 3
- 2 Methodology 11
- 3 Assessment of Sites 17
- 4 Summary of Lichfield District Land Availability 35

Appendices

- A Maps of Suggested Sites 38
- B Details of Site 42

Glossary

- Glossary 44



1 Introduction

What is a Strategic Housing Land Availability Assessment (SHLAA) ?

1.1 This Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing sites in Lichfield District. It will inform the Core Strategy DPD and subsequent Allocations of Land DPD. The Core Strategy will set out the key strategic elements of the planning framework for Lichfield District, including a spatial vision and spatial objectives for the area and the policies required to deliver that vision and objectives. The process of preparing the Core Strategy will include the identification of options for the broad location of new housing, based partly on the evidence set out in the SHLAA.

1.2 Practice Guidance on Strategic Housing Land Availability Assessments (hereafter called the Guidance) was published by the Department for Communities and Local Government in July 2007 and is available on its website. The Guidance sets out the methodology for how the assessment will be undertaken. As set out in the Guidance, the primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

1.3 The District Council has consulted key stakeholders on the methodology for the SHLAA, which is based upon the national guidance, and has taken account of the representations received.

1.4 This assessment includes:

- The context provided by potential regional housing requirements and the scale and nature of recent housing development within the District
- A list of identified sites, cross-referenced to maps showing their locations and boundaries
- An assessment of the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability)
- An estimate of the potential quantity of housing that could be delivered on each site
- The constraints on the delivery of identified sites
- Recommendations on how these constraints could be overcome and when.

1.5 The assessment will be kept up-to-date at least annually as part of the Annual Monitoring Report exercise, in order to update the housing trajectory and the five-year supply of specific deliverable sites.

1.6 This SHLAA does not make judgements as to what the spatial strategy of the Core Strategy should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Development Framework. Furthermore, the SHLAA identifies all settlements where housing could be provided, not just the main urban areas, in order to look at all potential sources of supply. It will not make final judgements about whether a particular settlement or location would be appropriate for housing.

Targets and the Lichfield Context

1.7 PPS3 sets out a new approach for planning for housing. In their Local Development Documents, local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years. Local authorities should also identify a further supply of sites, developable for years 6-10 and, where possible, for years 11-15. The role of the Core Strategy is not to allocate sites for housing but to identify broad areas or types of land for new housing. The Lichfield District Core Strategy will cover the period to 2026, and therefore the SHLAA will assess land availability for this whole period. The Council proposes to begin work on the Site Allocations DPD in July 2009, which this SHLAA and subsequent revisions will inform. Further consultation will be undertaken on identifying sites for allocation as part of that DPD.

1.8 The West Midlands Regional Spatial Strategy, published in June 2004, is currently being revised. The Phase Two Revision Draft Submission was formally submitted to the Secretary of State on 21st December 2007 as the draft Revision to the RSS. Following the submission, a 12-week formal consultation exercise commenced on 7th January 2008, however following intervention by the Secretary of State, the Regional Assembly has announced that the consultation will be extended to allow additional work on regional housing provision to be carried out. The submitted preferred option states that Lichfield District should make provision for 8000 additional dwellings (net) to be built in the period 2006 - 2026 at an indicative annual average of 400 homes. The uncertainties in relation to future levels of housing requirements for the District are matters that will need to be addressed through the District Council's Core Strategy rather than matters for the SHLAA.

1.9 Housing figures (permissions, completions and commitments) for each year are compiled and checked in time for the Annual Monitoring Report in the autumn of that year. This information has now been updated to the beginning of October 2007, which identifies 752 completions in the District since 1st April 2006 and there remains a committed supply of some 1,851 dwellings. This would mean a net remaining requirement of 5,397 additional dwellings to deliver to 2026 taking into account completions since April 2006 and current outstanding planning permissions.



Recent Pattern of Housing Developments

Overall Completions

1.10 Between April 2001 and the end of September 2007 there have been approximately 3,760 completions in the District. Approximately 60% of these have come forward on sites allocated within the Lichfield District Local Plan (June 1998). Past annual completion rates, with the exception of 2006/7, have far exceeded the 400 new dwellings per year sought by the submitted revision to the RSS, and this financial year is likely to yield in excess of 500 new dwellings. Relatively low completion rates in 2006/7 are in part due to the completion of the large strategic sites (such as Darwin Park, Fradley South & St Matthews) and the delay by developers in bringing further remaining large sites on stream.

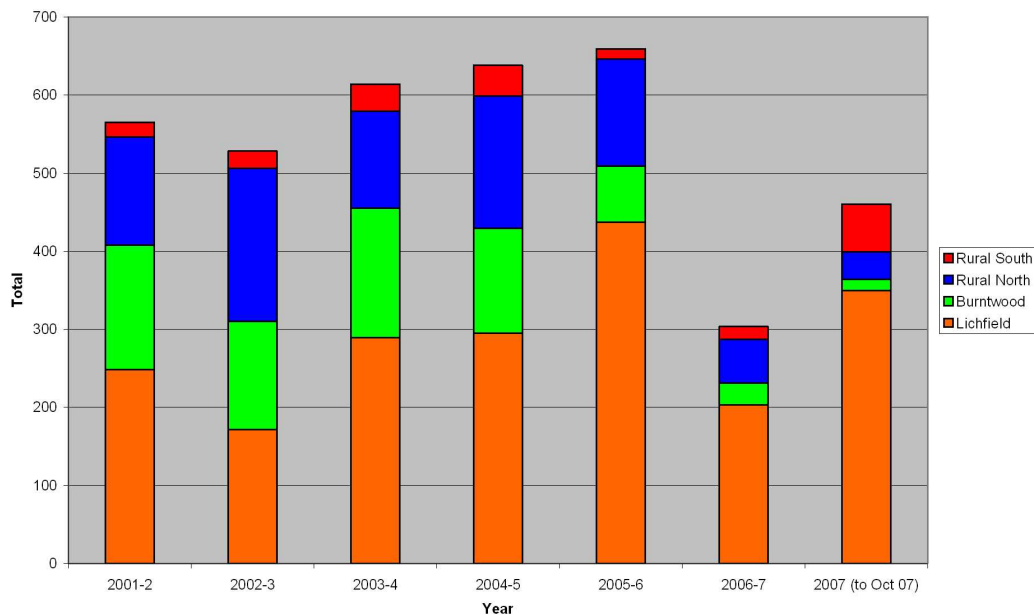


Figure 1.1 Annual Completions 2001 - October 2007

Location

1.11 The location of housing completions has been determined by the allocations remaining in the Lichfield District Local Plan and the availability of previously developed land within settlements. Since 2001 over 50% of the completions have been within or to the edge of Lichfield City, where capacity has been achieved from housing allocations, mainly to the west of the City, and through a high number of windfall sites on previously developed land, particularly in the central and western areas of Lichfield City.

1.12 Completions have been lowest within the Rural South section of the District. This is expected due to the high proportion of land in this area designated as Green Belt, although opportunities for development on previously developed sites have existed in the settlements of Fazeley and Shenstone. Fazeley is likely to yield further capacity with a number of sites committed for residential redevelopment.

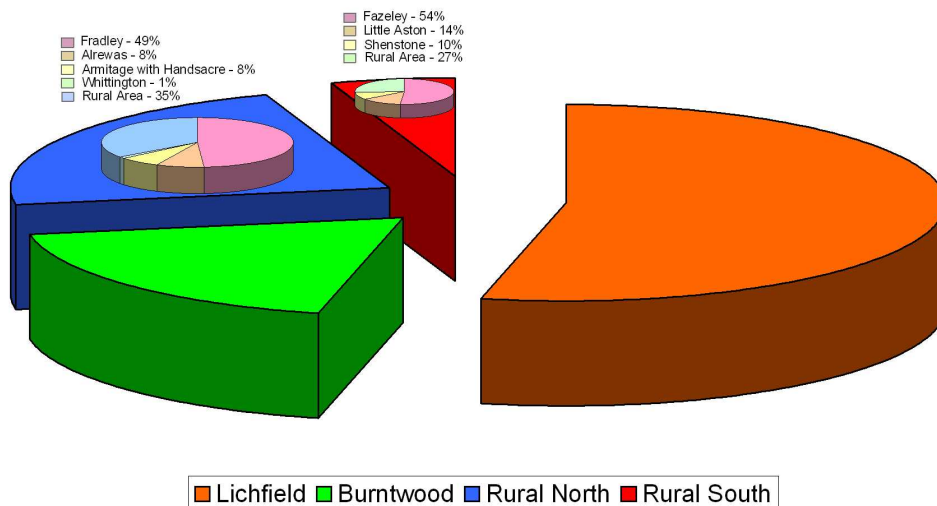


Figure 1.2 Location of Housing Completions 2001 - Oct 2007



Effective Use of Land

1.13 A key objective of PPS3 is for local authorities to continue to make effective use of land by re-using land that has been previously developed. The national annual target is that at least 60% of new housing should be provided on previously developed land, which includes land and buildings that are vacant or derelict as well as land that is currently in use but which has potential for redevelopment. In Lichfield District an average of 60% of all housing completions has been achieved on previously developed land since 2001.

1.14 Many strategic sites in or on the edge of Lichfield City, such as Darwin Park (1100 dwellings) and Chesterfield Road have continued to contribute towards the greenfield proportion since 2001.

1.15 Lichfield District Council published an Urban Capacity Study in 2001, which was subsequently revised in October 2005. High levels of previously developed land were identified within Lichfield City, Burntwood and the larger rural settlements (Alrewas, Armitage with Handsacre, Fazeley, Little Aston, Shenstone, Stonnall and Whittington). These identified large urban windfalls have contributed to the majority of brownfield completions since 2001.

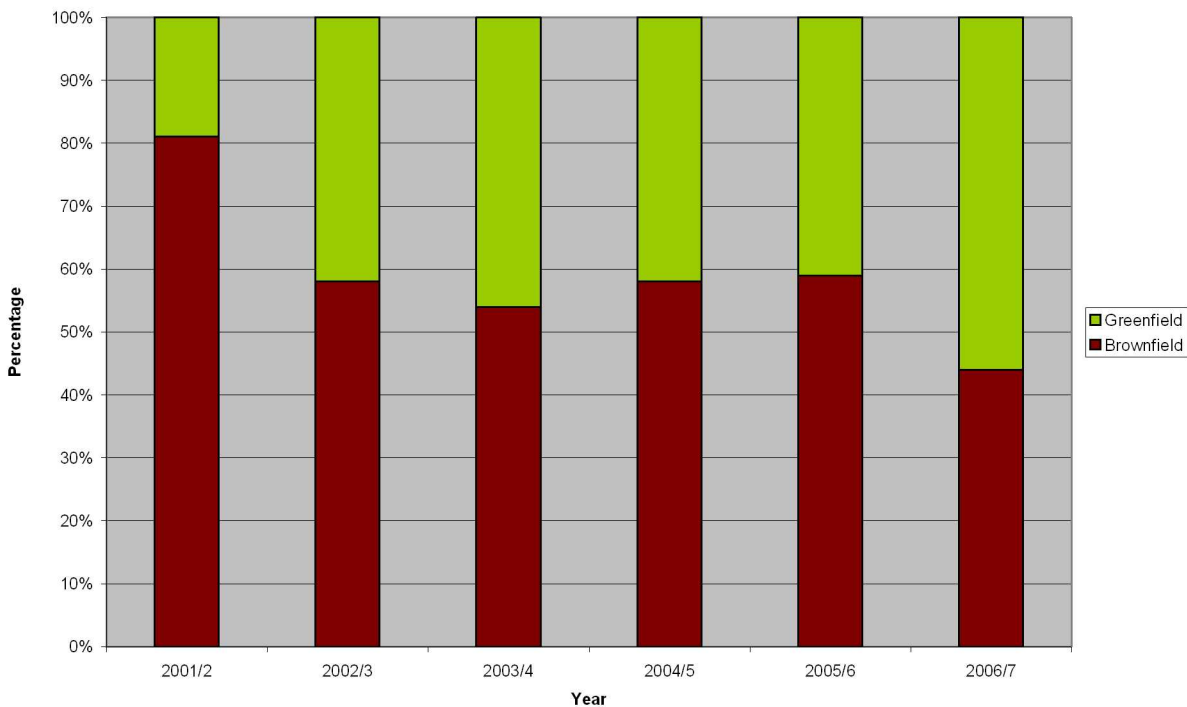


Figure 1.3 Brownfield / Greenfield Split

Density

1.16 PPS3 identifies a national indicative minimum of 30 dwellings per hectare (net) and allows for local planning authorities to set out a range of densities across the plan area rather than one broad density range.

1.17 Average densities achieved on housing developments vary widely across the District with the highest densities achieved in the urban settlements of Lichfield City, Burntwood, Armitage and Fazeley, and the lowest densities in Shenstone and Little Aston within the Rural South. On large strategic sites throughout the District the density of development is generally within the range of 35-45 dwellings per hectare.

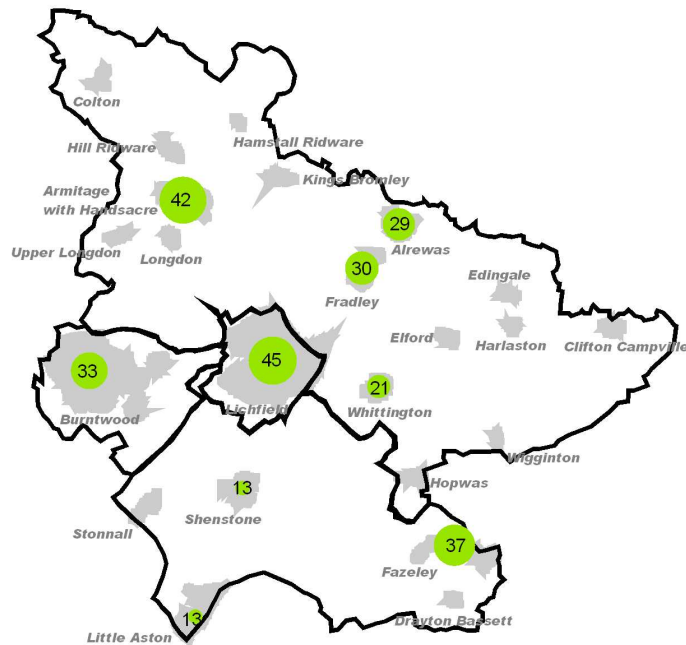


Figure 1.4 Average Densities (Dwellings per Hectare) 2001 - Oct 2007



Affordable Housing

1.18 Lichfield District Council currently seeks 25% of housing on qualifying sites to be delivered as affordable and introduced an interim affordable housing policy at the end of 2007. The interim policy introduced a lower threshold of 15 dwellings before affordable housing is sought to increase the number of qualifying sites. Affordable housing delivery has remained relatively consistent in the District since 2001, although completions tailed off in 2006/7, due in part to a lower overall housing completion rate.

1.19 Outside Lichfield and Burntwood the level of affordable housing provision has remained low, particularly in the south of the District where only 10 affordable houses have been delivered and where there are areas of particularly high house prices in comparison to the rest of District. The proportion of affordable dwellings in Burntwood and the rural north has also tailed off noticeably since 2004.

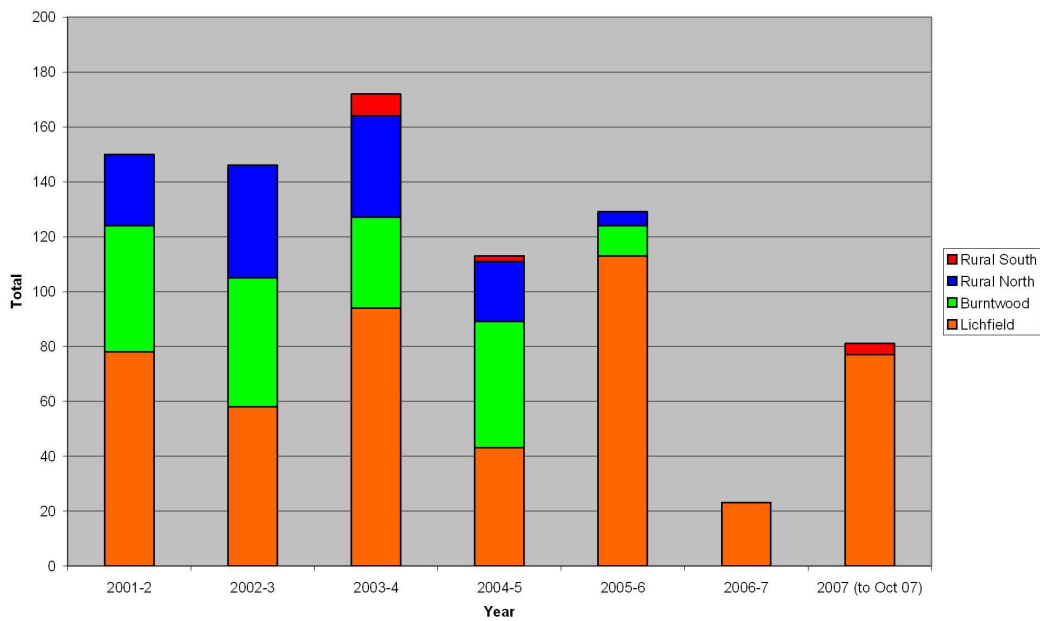


Figure 1.5 Annual Affordable Completions

Housing Mix

1.20 Lichfield District Council currently seeks a variety of house types and size (bedrooms) in helping to provide a balanced housing market or housing to meet a specific identified need. Since 2001 a higher proportion of 4+ bedroom properties were completed within the rural north and south compared to Lichfield and Burntwood. There has been limited development of flats in the rural north, whereas the proportion of flats completed in the rural south is close to 50%, with a particularly high level of apartments having been completed in Fazeley.

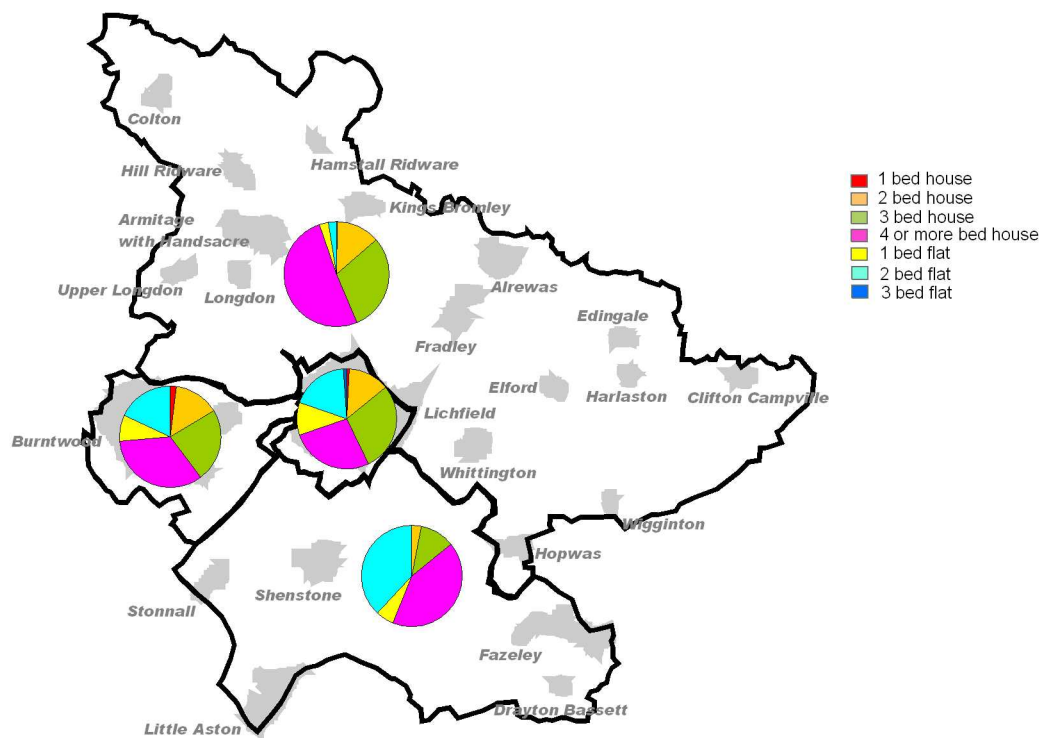


Figure 1.6 Housing Types Completed 2001 - October 2007



2 Methodology

2.1 The Guidance states that if the [standard methodology](#) is followed, a local planning authority should not need to justify the methodology used in preparing the Assessment. The Council published its Methodology in December 2007 and can be found on its [website](#). It is considered consistent with the standard methodology.

2.2 The SHLAA is not making a judgement as to what the policy approach in the Core Strategy should be but provides evidence on the availability of land in Lichfield District for housing. The [Core Strategy](#) document will need to consider whether a change in policy approach, from current Local Plan policies, will have to take place in order to deliver Lichfield District's housing target.

2.3 The SHLAA will be one of a number of background supporting documents to the Local Development Framework, and will be updated on an annual basis. It will feed into preparation of the LDF in 2 key ways:

1. The SHLAA will inform the [Core Strategy](#). In particular it will estimate how much development can be accommodated on suitably located land within settlements over the Plan period. This can be used to inform the likely amount of land which may need to be released elsewhere. The SHLAA will inform the spatial strategy in the Core Strategy Development Plan Document.
2. The SHLAA identifies sites in towns and villages which might be suitable for allocation in the [Site Specific Development Plan Document \(DPD\)](#). We will take suitable sites forward, that are consistent with the Core Strategy, to the next stage of DPD preparation, in which we will give further consideration to the potential sites in the context of the spatial development strategy.

2.4 The identification of a site in this Assessment does not necessarily mean that the site will be allocated for housing or other uses, or that planning permission will be granted for residential development. This will need to be determined through preparation of the LDF, and/or through the normal planning application process. Similarly, the non-inclusion of a site does not preclude future housing development on it. This Assessment represents a snapshot in time.

2.5 [Planning Policy Statement 3](#) encourages the preparation of assessments for the whole of a sub-regional housing market area where several local authorities work together. However, it does not rule out individual local authorities undertaking assessments, so long as the methodology and outputs are consistent with other studies undertaken in the relevant area. Undertaking a joint assessment with all the other planning authorities within the Central Housing Market Area was not possible because several have already commenced their studies. It was also difficult in terms of timescales to link into neighbouring studies, so the Lichfield study only extends as far as the District boundaries. However, this methodology is consistent with

[Government Guidance](#) and the District Council consulted with the neighbouring authorities on the methodology and on the sites submitted. They were also asked to discuss their housing needs and to identify any potential sites.

A partnership approach

2.6 The draft methodology was subject to public consultation in September 2007 and the feedback from respondents helped to shape the final version. The work was carried out by the Development Plans Team and the Strategic Project Team. The Strategic Project Team is usually composed of planning, design and highway officers, but calls on other disciplines such as housing strategy and environmental health as required. Neighbouring authorities, the Environment Agency and the Highways Agency have been asked for their views on the submitted sites. Local landowners, developers, agents and house builders were asked to submit details of any sites they considered to be suitable for consideration.

2.7 When assessing the deliverability and developability of the sites identified, those submitting sites were asked for information on the availability of the site and any constraints to assist with coming to a view on the deliverability and developability of each site. Rather than involving local property agents and developers in assessing each site, due to the number of sites identified it was felt that the best way for them to provide their expertise and knowledge would be through consulting on this draft Assessment. It is hoped that by consulting on this draft, further details if required can be obtained and agreement reached on the assessment of each site.

Geographical extent and Sources of supply

2.8 No particular types of land or areas were excluded from the Assessment but in order to maximise resources the desktop survey for site identification concentrated in and around Lichfield, Burntwood and other settlements with development envelopes defined by the 1998 Local Plan. It was considered that these sites would be more sustainable and more likely to be deliverable or developable as any site outside a settlement boundary will have a policy constraint, therefore making it presently not suitable and not currently developable. Furthermore, landowners, developers, agents, neighbouring authorities and parish councils were invited to identify any sites from across the District that they considered to be suitable for consideration. The sources of sites that have been covered in the Assessment are listed in Table 3.1 of the Methodology. There are no unimplemented Local Plan housing allocations that have been saved. In order to get an up-to-date picture of the supply, sites which were listed as Under Construction, or with Full or Outline Planning Permission not yet implemented as of the 30/09/2007 have been used.

Suitability

2.9 In assessing a site's suitability, a number of factors have been taken into consideration:



- Policy restrictions - any current policy restrictions have been identified ranging from designations to existing planning policy. If it is likely that these will stop a site being developed for housing, such as Green Belt policy, the site has been deemed unsuitable at present.
- Physical problems - the Highways Agency and Staffordshire County Council have provided comments on access and infrastructure and the [latest flood risk maps](#) have been used. If a site falls within flood zone 3 then it is considered to be unsuitable for housing. If part of the site falls within flood zone 3 then that part of the site has been considered unsuitable for housing and an estimate of total yield has been based on the remaining area of the site.
- Potential impacts - the effect of any development on the landscape features and conservation has been taken into account.
- Environmental conditions - which would be experienced by prospective residents has also been taken into account.

Sustainable Mixed Communities

2.10 A site is suitable for housing development if it offers a suitable location for development based on the factors above **and** would contribute to the creation of sustainable mixed communities. The [Academy for Sustainable Communities](#) identifies eight components of a sustainable community: Governance; Transport & Connectivity; Services; Environmental; Equity; Economy; Housing and the Built Environment; and Social and Culture. For the majority of the identified sites, it is just the location for development that has been identified rather than detailed proposals, and so it is difficult to undertake a detailed assessment for a site against each of those eight components with the exception of services, transport and connectivity. The District Council has undertaken a [Rural Settlement Sustainability Study](#) (October 2007) which assessed each rural settlement on accessibility factors and availability of key services and facilities. In the study only settlements with a clear and defined settlement boundary as set out in the adopted [Lichfield District Local Plan](#) were considered and ranked against a scoring matrix to assess their sustainability in terms of accessibility and availability of key services and facilities.

2.11 In the context of the District, the [Core Strategy Issues and Options Paper](#) considers that the top 6 ranking rural settlements (Armitage and Handsacre, Shenstone, Fazeley, Alrewas, Little Aston and Whittington) and Burntwood and Lichfield are the most sustainable communities. The remaining settlements are not presently considered to be sustainable settlements in their own right, however, Fradley, Hopwas, Streethay and Stonnall are considered to require a lower level of additional provision or improved access to services and facilities than the others to become more sustainable.

2.12 Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage and Handsacre, Shenstone, Fazeley, Alrewas, Little Aston and Whittington, it is generally considered to contribute to sustainable mixed communities. If a site is located away from these settlements then generally it will be considered that it does not contribute to a sustainable mixed community unless other provisions as part of the development are being proposed. If a site is considered not to make a contribution to sustainable mixed communities then it is considered not suitable.

Availability

2.13 The assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed and by the knowledge and experience of the Strategic Project Team. Where sites are occupied by existing uses, the need to relocate that use and the time it would likely take to relocate have been considered.

Achievability

2.14 The assessment of achievability has been informed by the landowner / agent and through the knowledge and experience of the Project Team. It has generally been considered that if a site has been put forward then it is achievable, however, the level of any identified additional works such as infrastructure requirements may impact on the achievability of each site. Some of the sites may only be achievable if other sites also come forward to share the cost of strategic infrastructure. It is expected that through consultation on this draft assessment that further information will be put forward by consultees as to whether the sites are achievable.

Deliverability

2.15 Each site identified has been assessed and a judgement made as to whether they are **deliverable**, developable or not currently developable. For a site to be deliverable it must be: available now; be a suitable location for development now; be able to make a contribution to sustainable mixed communities; and have a reasonable prospect of being developed for housing within the next 5 years. To be considered **developable** a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. Where it is unknown when a site could be developed, then it has been considered as **not currently developable**.

Yield

2.16 The yield of each site has been judged by examining the figures put forward with a site, the existing character of the area, physical features of the site, mix of uses, and if other infrastructure is to be provided.

2.17 For larger sites, a size over 10ha has been assumed, it has been assumed that the site would have to provide additional infrastructure. The recently completed Darwin Park development, as well as providing housing, has provided recreational and retail uses, greens and open spaces



and strategic infrastructure. Approximately 60% of the site area is used for residential purposes. This gives a residential density for the whole site of 18 dwellings per hectare. A similar exercise looking at the recently developed housing development at Fradley arrived at a figure of 20 dwellings per hectare. Therefore, for those sites over 10ha, a rate of 20 dph has been applied, unless discussions with landowners / developers have indicated otherwise.

2.18 For other sites under 10ha where the number of units has not been proposed, a guideline of 30dph has been used in rural locations, 40dph for edge of urban locations and 50dph in urban centre locations in addition to looking at the context of the site and the characteristics of the local area.

2.19 Each site has been assessed primarily for housing, however other uses may be more appropriate on some of the sites. [Other assessments for offices, employment land review and for specialist housing are currently being undertaken.](#)



3 Assessment of Sites

3.1 In total 447 sites have been identified and assessed through the process. These 447 sites cover approximately 1806 hectares of land with the capacity of 32,618 units. Plans showing the location and extent of each site can be found in Appendix A and the assessment of each site can be found in Appendix B. The summary below of the assessment of the sites has been split according to the main categories in table 3.1 in the Methodology, 'Sources of sites with potential for housing'. They have then been split further into wards for ease of reference (where a site falls within several wards, the ward in which the centre point of the site falls has been used).

Sites in the Planning Process

Table 3.1 Land allocated (or with permission) for employment or other land uses which are no longer required for those uses

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Leomansley	10	0.08	1	20	0.15	2	-	-	-
Shenstone	-	-	-	-	-	-	84	2.08	1
St Johns	45	0.54	1	-	-	-	-	-	-
Total	55	0.62	2	20	0.15	2	84	2.08	1

Unimplemented / outstanding planning permissions for housing

3.2 Applicants / Agents for unimplemented or outstanding planning permissions were asked for a status update on each site. Where a response was received this has informed the assessment of each site. Unless advised otherwise, an assumption has been made that the sites with unimplemented / outstanding planning permissions are all deliverable.

Full Permission

Table 3.2 Sites with Full Planning Permission

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
All Saints	-	-	-	-	-	-	1	0.05	1

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Alrewas & Fradley	11	0.83	6	-	-	-	-	-	-
Armitage with Handscare	13	0.80	10	-	-	-	-	-	-
Boney Hay	1	0.04	1	-	-	-	-	-	-
Bourne Vale	8	2.18	5	-	-	-	-	-	-
Chase Terrace	8	0.21	6	-	-	-	-	-	-
Chasetown	4	0.18	3	-	-	-	-	-	-
Colton & Mavesyn Ridware	34	2.12	9	-	-	-	-	-	-
Curborough	2	0.04	1	-	-	-	-	-	-
Fazeley	26	1.02	7	-	-	-	-	-	-
Hammerwich	1	0.02	1	-	-	-	-	-	-
Highfield	1	0.19	1	-	-	-	-	-	-
Kings Bromley	4	0.27	3	-	-	-	-	-	-
Leomansley	22	0.56	7	-	-	-	-	-	-
Little Aston	12	1.90	8	-	-	-	-	-	-
Longdon	2	0.11	2	-	-	-	-	-	-
Mease & Tame	8	0.45	7	-	-	-	3	1.10	3
Shenstone	26	4.61	7	-	-	-	1	0.01	1
St Johns	12	0.39	5	-	-	-	2	0.01	1
Stonnall	5	0.45	2	-	-	-	-	-	-
Stowe	86	2.42	7	-	-	-	9	0.59	1



Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Summerfield	4	0.20	1	-	-	-	-	-	-
Whittington	3	0.37	2	-	-	-	-	-	-
Total	293	19.36	101	-	-	-	16	1.76	7

Outline Permission

Table 3.3 Sites with Outline Planning Permission

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
All Saints	2	0.10	1	-	-	-	-	-	-
Alrewas and Fradley	1	0.03	1	-	-	-	-	-	-
Armitage with Handsacre	695	34.68	3	-	-	-	-	-	-
Boley Park	6	0.15	1	-	-	-	-	-	-
Chasetown	5	0.12	1	-	-	-	-	-	-
Colton & Mavesyn Ridware	2	0.19	2	-	-	-	-	-	-
Fazeley	81	1.76	4	-	-	-	-	-	-
Hammerwich	50	1.41	1	-	-	-	-	-	-
Highfield	1	0.07	1	-	-	-	-	-	-
Kings Bromley	1	0.16	1	-	-	-	-	-	-
Leomansley	75	1.51	1	-	-	-	-	-	-
Little Aston	2	0.43	1	-	-	-	-	-	-

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Longdon	1	0.07	1	-	-	-	-	-	-
Mease and Tame	2	0.29	2	-	-	-	-	-	-
Stowe	5	0.48	2	6	0.75	1	-	-	-
Summerfield	13	0.28	2	-	-	-	-	-	-
Whittington	76	1.98	2	-	-	-	-	-	-
Total	1018	44.35	27	6	0.75	1	-	-	-

Planning permissions for housing that are under construction

3.3 Where sites are under construction, the remaining capacity of each site has been calculated by subtracting the number of completed units prior to the end of September 2007 from the number with permission. As each site is under construction, they are classed as deliverable unless the developer / landowner advises that some completions will not be for at least 5 years.

Table 3.4 Sites under construction

Ward	Yield	Area (ha)	Number of Sites
All Saints	4	0.05	2
Alrewas & Fradley	17	0.75	5
Armitage and Handsacre	12	0.45	4
Boley Park	1	0.08	1
Boney Hay	3	0.12	2
Bourne Vale	15	3.09	9
Chadsmead	4	0.14	1
Chase Terrace	7	0.34	4
Chasetown	29	0.93	6
Colton & Mavesyn Ridware	17	1.27	11



Ward	Yield	Area (ha)	Number of Sites
Curborough	2	0.25	2
Fazeley	14	1.90	10
Hammerwich	14	1.63	4
Kings Bromley	13	2.14	8
Leomansley	10	0.30	2
Little Aston	7	1.59	7
Longdon	2	0.29	2
Mease & Tame	18	1.65	12
Shenstone	9	1.80	5
St Johns	287	17.74	7
Stonnall	8	3.26	5
Stowe	17	0.18	5
Summerfield	9	0.18	1
Whittington	21	1.78	8
Total	540	41.91	123

Sites not currently in the Planning Process

3.4 Each site identified has been assessed and a judgement made as to whether they are deliverable, developable or not currently developable. For a site to be deliverable it must be available now, be a suitable location for development now, be able to make a contribution to sustainable mixed communities and have a reasonable prospect of being developed for housing within the next 5 years. Judgements on the availability and achievability have firstly been informed by the landowner or agent and through the knowledge and experience of the Project Team. It is expected that through consultation on this draft assessment further information will be put forward by consultees as to whether this judgment is correct.

Table 3.5 Sites not currently in the planning process

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
All Saints	7	0.18	1	32	0.69	2	-	-	-
Alrewas and Fradley	8	0.17	1	15	0.50	1	7881	668.60	17
Armitage and Handscare	23	0.58	2	63	2.48	2	1039	46.83	6
Boley Park	-	-	-	109	1.97	2	-	-	-
Boney Hay	-	-	-	29	0.57	1	-	-	-
Bourne Vale	-	-	-	-	-	-	2952	149.90	4
Burntwood Central	-	-	-	-	-	-	47	1.56	1
Chadsmead	-	-	-	-	-	-	0	2.00	1
Chase Terrace	15	0.17	2	50	0.66	2	-	-	-
Chasetown	31	0.56	3	9	0.46	1	496	24.14	3
Colton and Mavesyn Ridware	-	-	-	-	-	-	266	8.43	10
Curborough	-	-	-	12	0.39	1	26	0.90	2
Fazeley	217	1.99	4	38	0.62	2	616	15.38	3
Hammerwich	-	-	-	-	-	-	1220	64.42	4
Highfield	-	-	-	-	-	-	1161	56.35	4
Kings Bromley	-	-	-	-	-	-	83	2.77	2
Leomansley	154	2.68	8	16	0.40	2	1340	60.45	12
Little Aston	-	-	-	-	-	-	525	23.60	4



Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Longdon	-	-	-	-	-	-	368	12.29	5
Mease and Tame	6	0.13	1	-	-	-	3758	186.31	21
Shenstone	2	0.43	1	-	-	-	2758	135.71	6
St Johns	121	3.74	3	12	0.15	1	1979	105.41	8
Stonnall	-	-	-	-	-	-	1229	60.58	4
Stowe	74	1.20	4	121	2.43	7	379	9.46	2
Streethay	-	-	-	-	-	-	200	4.13	1
Summerfield				12	0.24	1	110	2.76	1
Whittington	14	0.60	2	-	-	-	953	29.67	5
Total	668	12.15	31	522	11.84	26	29386	1671.65	126

The following table summarises all of the sites assessed by ward.

Table 3.6 Site assessment by ward

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
All Saints	13	0.33	4	32	0.69	2	1	0.05	1
Alrewas and Fradley	37	1.78	13	15	0.50	1	7881	668.60	17
Armitage with Handsacre	743	36.52	19	63	2.48	2	1039	46.83	6
Boley Park	7	0.23	2	109	1.97	2	-	-	-
Boney Hay	4	0.16	3	29	0.57	1	-	-	-

Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Bourne Vale	23	5.27	14	-	-	-	2952	149.90	4
Burntwood Central	-	-	-	-	-	-	47	1.56	1
Chadsmead	4	0.14	1	-	-	-	-	2.00	1
Chase Terrace	30	0.72	12	50	0.66	2	-	-	-
Chasetown	69	1.79	13	9	0.46	1	496	24.14	3
Colton & Mavesyn Ridware	53	3.58	22	-	-	-	266	8.43	10
Curborough	4	0.29	3	12	0.39	1	36	0.90	2
Fazeley	338	6.66	25	38	0.62	2	616	15.38	3
Hammerwich	65	3.05	6	-	-	-	1220	64.42	4
Highfield	2	0.26	2	-	-	-	1161	56.35	4
Kings Bromley	18	2.58	12	-	-	-	83	2.77	2
Leomansley	271	5.14	19	36	0.56	4	1340	60.45	12
Little Aston	21	3.93	16	-	-	-	525	23.60	4
Longdon	5	0.47	5	-	-	-	368	12.29	5
Mease and Tame	34	2.52	22	-	-	-	3761	187.41	24
Shenstone	37	6.84	13	-	-	-	2843	137.80	8
St Johns	465	22.40	16	12	0.15	1	1981	105.42	9
Stonnall	13	3.72	7	-	-	-	1229	60.58	4
Stowe	182	4.28	18	127	3.18	8	388	10.06	3



Ward	Deliverable Sites			Developable Sites			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Streethay	-	-	-	-	-	-	200	4.13	1
Summerfield	26	0.66	4	12	0.24	1	110	2.76	1
Whittington	114	4.74	14	-	-	-	953	29.67	5
Total	2574	117.78	284	548	12.75	29	29496	1675.52	134

3.5 Table 3.6 shows that 284 sites have been identified as deliverable with an estimated yield of 2574. The [Phase 2 revision of the RSS](#) identifies that Lichfield District needs to accommodate 2000 homes in the first 5 years of the plan. The table shows that this target could be met. 29 sites have been identified as developable with a capacity of 548 and at present 134 sites have been identified as not currently developable with a capacity of 29,496. The Core Strategy will guide future growth in the District, and in doing so may alter the identified policy restrictions on some of those sites which are considered not currently developable, which would then be classed as developable or deliverable. The impact of the possible options identified for the Core Strategy are explored below.

3.6 The table shows that the ward with the highest identified yield of deliverable sites is Armitage and the majority of those are already benefiting from planning permission at Rugeley ERZ. The wards in Lichfield and Burntwood also have the higher identified capacity as does Fazeley. Whittington ward has been identified as having a high capacity, however 75 of this deliverable capacity relates to one site on the edge of Lichfield that falls into this particular ward.

Not Currently Developable Sites

3.7 For the sites that have been assessed as Not Currently Developable, there may be a number of reasons why the site can not be developed ranging from suitability due to policy reasons and physical constraints, to availability and achievability factors. A summary of these is listed below. It is worth noting that some sites may have more than one constraint that contributes to making them unsuitable. Also listed in the table is the number of sites that have been considered to contribute to sustainable mixed communities.

Table 3.7 Sites not currently developable

	All Not Currently Developable Sites			Sustainable Mixed Communities		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Development in Rural Area	12904	860.4	51	6436	575	8
Green Belt	14860	712.81	57	9830	468	38
Recreation Zone	341	9.22	3	314	9.22	3
Floodzone	16	0.83	2	6	0.83	11
Other	811	63.74	22	280	9	2
Total	28932	1647	135	16876	1062	62

3.8 Table 3.7 shows that if the constraints were overcome, there are sites which are considered to contribute to sustainable mixed communities with a potential of 16,876 houses, however, the constraints are principally related to policy matter which need to be considered through the spatial development strategy for the period up to 2026.

Issues and Options

3.9 The [Core Strategy Issues and Options Paper](#) identified four spatial options for growth in the District as follows:

- [Option 1 - Town Focused Development](#)
 - Focusing development in and around the two largest settlements in the District (Lichfield and Burntwood) and allowing for development within the District to accommodate growth for Tamworth and Rugeley.
- [Option 2 - Town & key rural village focused development](#)
 - Allow development in and around the two largest settlements in the District (Lichfield and Burntwood) and other sustainable settlements (Alrewas, Armitage and Handscare, Fazeley, Little Aston, Shenstone & Whittington)
- [Option 3 - Dispersed development](#)
 - Allow dispersal of development to rural settlements with a more limited range of facilities according to local needs
- [Option 4 - New Settlement development](#)



- Allow for a new settlement in the District to provide the bulk of the housing requirement to 2026, with the remainder directed to urban capacity, mainly in Lichfield and Burntwood.

3.10 For the options listed above, growth at Streethay is assumed to be growth at Lichfield, although as sites at Streethay have been recorded separately they are shown in Table 3.8 below next to the Lichfield figure.

3.11 The assessed sites (excluding those which are Under Construction or have planning permission) which fall within or adjacent to a settlement have been collated to that particular settlement to see if each option with regards to housing can be achieved. The figures for those sites with Planning Permission or Under Construction have then been added on because these are locations that are already fixed.

Table 3.8 Total sites with planning permission or under construction

	Deliverable			Developable			Not Currently Developable		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Total with Planning Permission or Under Construction	1851	104.99	251	6	0.75	1	15	1.22	6

Option 1

Table 3.9 Option 1 site consideration

Settlement	Deliverable			Developable			Not Currently Developable			Total		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Lichfield	404	8.24	17	290	5.53	15	5983	289.94	29	6677	303.71	61
Streethay	-	-	-	-	-	-	1072	31.12	5	1072	31.12	5
Burntwood	53	0.91	6	132	2.63	7	2725	134.89	10	2910	138.43	23
North Tamworth	-	-	-	-	-	-	2886	151.46	3	2886	151.46	3
Fazeley	217	1.99	4	38	0.62	2	616	15.38	9	871	18	15
Rugeley	-	-	-	-	-	-	372	16.93	2	372	16.93	2
Total	674	11.14	27	460	8.78	24	13654	639.72	58	14788	659.64	109
Total inc PP & UC	2525	116.13	278	466	9.53	25	13669	640.94	64	16660	766.6	367

Option 2

Table 3.10 Option 2 site consideration

Settlement	Deliverable			Developable			Not Currently Developable			Total		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Lichfield	404	8.24	17	290	5.53	15	5983	289.94	29	6677	303.71	61
Streezhay	-	-	-	-	-	-	1072	31.12	5	1072	31.12	5
Burntwood	53	0.91	6	132	2.63	7	2725	134.89	10	2910	138.43	23
Armitage	23	0.58	2	23	2.48	2	667	29.9	4	713	32.96	8
Shenstone	2	0.43	1	-	-	-	121	4.03	1	123	4.46	2
Fazeley	217	1.99	4	38	0.62	2	616	15.38	9	871	17.99	15
Alrewas	8	0.17	4	15	0.5	1	295	17.84	2	318	18.51	4
Little Aston	-	-	-	-	-	-	501	22.8	3	501	22.8	3
Whittington	14	0.6	2	4	0.28	1	81	2.69	1	95	3.29	3
Total	721	12.92	33	498	11.76	27	12061	548	64	13280	573.27	124
Total inc PP & UC	2572	117.91	284	504	12.51	28	12076	549.81	70	15152	680.23	382



Option 3

Table 3.11 Option 3 site consideration

Settlement	Deliverable			Developable			Not Currently Developable			Total		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Alrewas	8	0	1	15	0.5	1	295	17.84	2	318	19	4
Armitage	23	0.58	2	23	2.48	2	667	29.9	4	713	33	8
Burntwood	53	0.91	6	132	2.63	7	2725	134.89	10	2910	138	23
Clifton Campville	-	-	-	-	-	-	8	0.41	1	8	0	1
Colton	-	-	-	-	-	-	107	3.37	6	107	3	6
Drayton Basset	-	-	-	-	-	-	-	-	-	0	0	0
Edingale	6	0.13	1	-	-	-	581	24.43	6	587	25	7
Elford	-	-	-	-	-	-	108	3.61	3	108	4	3
Fazeley	217	1.99	4	38	0.62	2	616	15.38	9	871	18	15
Fradley	-	-	-	-	-	-	2138	103.63	13	2138	103.63	13
Hammerwich	-	-	-	-	-	-	216	10.82	1	216	11	1
Harlaston	-	-	-	-	-	-	114	4.68	5	114	5	5
Hill Ridware	-	-	-	-	-	-	65	2.17	2	65	2	2
Hopwas	-	-	-	-	-	-	-	-	-	0	0	0



Settlement	Deliverable			Developable			Not Currently Developable			Total		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Kings Bromley	12	1.02	7	-	-	-	83	2.77	2	95	4	9
Lichfield	404	8.24	17	290	5.53	15	5983	289.94	29	6677	304	61
Streethay	-	-	-	-	-	-	1072	31	5	1072	31	5
Little Aston	-	-	-	-	-	-	501	22.8	3	501	23	3
Longdon	-	-	-	-	-	-	277	9.25	1	277	9	1
Shenstone	2	0.43	1	-	-	-	205	6.12	2	207	7	3
Stonnall	-	-	-	-	-	-	633	31.73	2	633	32	2
Upper Longdon	-	-	-	-	-	-	38	1.28	2	38	1	2
Whittington	10	0.60	1	4	0.28	1	81	2.69	1	95	3	3
Wigginton	-	-	-	-	-	-	45	1.2	2	45	1	2
Total	739	14	41	4982	12	27	21558	1275	112	22795	1301	180
Total inc PP & UC	2590	119	291	504	13	28	21573	1276	118	24667	1407	438

Option 4

Table 3.12 Option 4 site consideration

Settlement	Deliverable			Developable			Not Currently Developable			Total		
	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites	Yield	Area	No. of Sites
Lichfield	399	8.02	16	290	5.53	15	877	23.88	12	1566	37.42	43
Burntwood	53	0.91	6	132	2.63	7	197	5.65	3	382	9.19	23
Fradley	-	-	-	-	-	-	7138	628.29	14	7138	628.29	14
Rural Sites	270	4	10	116	4	6	606	17	13	992	24.66	82
Total	722	13.21	33	538	11.75	27	8818	687.98	42	10078	699.56	194
Total inc PP & UC	2573	118.2	284	544	12.5	28	8833	676.2	48	11950	806.52	360



3.12 The RSS identifies a target of 8,000 homes to be delivered in the District over 20 years, equating to 400 homes a year, or 2,000 homes in the first 5 years, 4,000 homes in years 5-15, and 2,000 homes in years 15-20.

3.13 For each option enough sites are identified that would meet the requirement for the first 5 years of the plan. However, the Assessment has not identified enough sites to meet the target for years 5-15. However, looking at the Not Currently Developable Sites, if the current restrictions are overcome, each option could deliver the required growth.

3.14 To ensure the data is as up-to-date as possible, figures for sites with planning permission and those Under Construction were taken from the Council's Residential Land database as of 30th September 2007. As the figures from the RSS date from 2006-2026, it is useful to highlight that 755 completions have taken place between April 2006 and 30th September 2007. These figures should only be taken into account when comparing against the draft RSS allocation, and when they are they do not alter the medium to long term picture as described above.



4 Summary of Lichfield District Land Availability

Indicative Housing Trajectory

4.1 Based on the survey of the sites and the assessment of their deliverability / developability, an indicative housing trajectory will be produced that sets out how much housing can be provided, and at what point in the future.

4.2 The Assessment shows that sufficient deliverable sites have been identified to help top-up the five-year supply of specific deliverable sites. At this stage it is not considered appropriate to identify broad locations for growth as this will be a requirement of the Core Strategy. However, the Assessment demonstrates that sufficient sites have been identified for one or a combination of the following broad locations for growth for consideration by the Core Strategy:

- to the north of Burntwood
- to the south of Burntwood
- to the south of Lichfield
- to the west of Lichfield
- to the east of Lichfield
- at Fradley
- to the west of Tamworth
- to the north of Tamworth
- to the east of Rugeley
- within / adjacent to key sustainable settlements
- smaller scale development within / adjacent to other villages



Maps of Suggested Sites

Appendix A Maps of Suggested Sites

To enable analysis of the sites, they have been grouped by settlement. Where they fall within a settlement boundary or adjacent to a settlement, they have been assigned to that settlement. Therefore the sites which are not adjacent or within the settlement boundary have not been assigned to a settlement.

Further plans have also been drafted showing the ward boundaries, the north of the District and the south of the District.

Settlement	Site ID
Alrewas	32, 40, 50, 128, 129, 212, 238, 239, 292
Armitage	96, 97, 125, 126, 127, 185, 222, 244, 245, 251, 252, 254, 285, 298, 299, 300, 396, 428, 438
Burntwood	3, 4, 5, 7, 12, 46, 74, 75, 76, 98, 103, 104, 107, 124, 134, 148, 152, 154, 158, 159, 162, 163, 165, 170, 174, 182, 189, 202, 229, 259, 260, 261, 262, 263, 264, 269, 270, 271, 303, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 399, 414, 415, 418, 421, 426, 437, 446
Burntwood North	
Burntwood South	
Clifton Campville	112, 183, 205, 361, 363, 364, 366
Colton	78, 79, 80, 81, 82, 83, 84, 160, 338
Drayton Bassett	258, 306
East Rugeley	31, 164, 180, 423
Edingale	41, 52, 53, 54, 70, 281, 424, 444
Elford	39, 91, 138, 379
Fazeley & Mile Oak	99, 100, 101, 102, 105, 120, 121, 122, 123, 145, 153, 168, 169, 178, 208, 209, 240, 273, 274, 340, 341, 342, 343, 344, 345, 346, 406, 419, 427
Fradley	38, 87, 88, 92, 135, 136, 137, 143, 206, 234, 250, 291, 293, 294, 386, 393, 394, 408, 429, 443
Hammerwich	77, 227
Harlaston	29, 30, 71, 73, 90, 280, 360



Settlement	Site ID
Hill Ridware	140, 141, 166, 176, 187, 188, 266, 286, 287, 332, 333, 339, 404, 417
Hopwas	232, 247, 249, 381
Kings Bromley	13, 184, 192, 193, 295, 351, 352, 390
Lichfield City	1, 2, 6, 9, 11, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 35, 36, 43, 44, 48, 56,
Lichfield City Central	57, 58, 59, 61, 62, 63, 64, 65, 66, 67, 68, 69, 93, 94, 95, 110, 114, 115, 116,
Lichfield City North	117, 118, 119, 131, 132, 133, 144, 146, 147, 149, 150, 155, 156, 157, 171,
Lichfield City South	179, 181, 190, 191, 195, 196, 197, 198, 199, 200, 207, 214, 215, 217, 218,
	221, 236, 241, 243, 256, 257, 267, 282, 283, 288, 289, 312, 313, 314, 315,
	316, 317, 318, 330, 371, 372, 373, 377, 378, 395, 398, 403, 410, 411, 430,
	431, 432, 433, 435, 436, 439, 441, 442, 445
Little Aston	14, 142, 167, 186, 210, 211, 219, 228, 231, 246, 276, 277, 354, 355, 356,
	357, 397, 400, 407
Longdon	173, 392
North Tamworth	47, 109, 113
Shenstone	34, 72, 175, 225, 233, 255, 278, 367, 370, 434
Stonnall	237, 376, 387, 440
Streethay	60, 108, 130, 194, 420, 425, 447
Upper Longdon	139, 284, 358, 391, 416
Whittington	8, 106, 151, 161, 172, 268, 275, 382
Wigginton	49, 111, 290, 380, 402

Table A.1 Maps of Suggested Sites



Details of Site

Appendix B Details of Site

The Assessment of each site can be found as a [downloadable pdf](#)



Glossary

Glossary

Achievability

A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

Affordable Housing

Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households and remain at an affordable price for future eligible households.

Annual Monitoring Report (AMR)

A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.

Availability

A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, or operational requirements of landowners. This means that is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.

Brownfield

See 'previously developed land'

Conservation Area

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Deliverability

A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that



housing will be delivered on the site within five years from the date of adoption of the plan.

Density

Measure of the number of dwellings which can be accommodated on a site or in an area.

Developable

A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged.

Flood plain

Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

Green Belt (not to be confused with 'greenfield')

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. Areas of the Green Belt within Lichfield District form part of the West Midlands Green Belt.

Greenfield Land or Site

Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Intermediate Housing

Housing at prices and rents above those of social rent, but below market price or rents, and which meet the affordable housing criteria. These can include shared equity, other low cost homes for sale and intermediate rent.

Listed Building

A building of special architectural or historic interest. Graded I (highest quality), II* or II.

Local Development Documents (LDDs)

These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.

Local Development Framework (LDF)	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents. The Local Development Framework will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Plan	An old-style development plan prepared by District and other Local Planning Authorities. Saved policies within these plans will continue to operate for a time after the commencement of the new development plan system until replaced by relevant policies that are adopted in the Local Development Framework.
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local district or borough council.
Low Cost Market Housing	Small housing units provided without subsidy to meet the needs of households with income levels just adequate to access the housing market.
Mixed Use (or mixed use development)	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
Planning Policy Statement (PPS)	Issued by central government to replace the existing Planning Policy Guidance Notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Previously Developed Land (PDL)	Previously developed land is that which is or was occupied by a permanent structure (excluding agriculture or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the



development. PPS3 'Housing' has a detailed definition.

Regional Spatial Strategy (RSS)

A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The West Midlands Regional Planning Guidance (RPG 11), approved June 2004, is now considered RSS and forms part of the development plan. The RPB has commenced a partial review of the RSS.

Saved Policies

Policies within Unitary Development Plans, Local Plans and Structure Plans that are saved for a time period during replacement through the production of Local Development Documents.

Shared Equity Housing

Housing available for rent where a proportion is also available to purchase.

Social Rented Housing

Rented housing owned and managed by registered social landlords, for which guideline target rents are determined through a national rent regime.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Strategic Flood Risk Assessment (SFRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Suitability	Whether the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities. Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. For other sites, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.
Supplementary Planning Documents (SPDs)	SPDs are Local Development Documents that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainable Communities	ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.
Yield	The potential total number of dwellings that can be delivered on a site including houses and flats.

Table 1 Glossary